



8,000 SF Freestanding Commercial Opportunity

2695 S Lincoln Avenue, Vineland, NJ

Freestanding Medical / Community Facility For Lease

 SCOPE

TABLE OF CONTENTS

- 3. PROPERTY INFORMATION
- 6. LEASE COMPARABLES
- 8. LOCATION INFORMATION

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PROPERTY OVERVIEW

Scope Commercial Real Estate is pleased to present 2695 S Lincoln Avenue, Vineland, NJ, this ±8,000 square foot freestanding commercial building sits on approximately 1.10 acres in a well-established corridor of Southern New Jersey. The property was originally built in 1996 and features a highly functional single-story layout designed for medical or community-oriented use.

The building includes multiple large activity rooms, private offices, exam/consultation areas, staff support spaces, and dedicated quiet rooms. Ample on-site parking, strong frontage along S Lincoln Avenue, and convenient accessibility make this property ideal for medical, educational, nonprofit, adult care, professional office, or community service users.

Vineland serves as a regional hub within Cumberland County, benefiting from a growing population base and strong healthcare and service-sector employment. The surrounding area includes national retailers, healthcare facilities, and established residential neighborhoods, creating strong daytime and local traffic.

LEASING HIGHLIGHTS

- **Freestanding ±8,000 SF Facility on 1.10 Acres:** Well-maintained single-story commercial building offering strong site presence, efficient layout, and ample land area to support parking, circulation, and future flexibility.
- **Medical & Community-Ready Infrastructure:** Purpose-built interior featuring multiple large activity rooms, private offices, exam/consultation areas, and support spaces — ideal for medical, adult care, education, nonprofit, or professional office users.
- **Ample On-Site Parking with Dedicated Drop-Off Access:** Convenient surface parking and accessible entry points support high-traffic service uses and provide operational efficiency for staff and visitors.
- **Established Commercial Corridor with Dense Residential Support:** Located along S Lincoln Avenue in a well-established corridor serving Vineland and surrounding communities, benefiting from strong local population and healthcare demand drivers.
- **Strategic Southern New Jersey Positioning:** Centrally located within Cumberland County with convenient regional accessibility, making it

ZONING OVERVIEW

Zoning Intent

The R-4 Residential Standards Zone is designed to preserve the character of established neighborhoods within the City of Vineland while allowing for lower-density residential development.

Zoning Classification

R-4 – Residential Standards Zone

Zoning District: Residential

Permitted Uses

- Agriculture
- Day Care Facility
- Single-Unit Residential Housing
- Infrastructure
- Public Service Uses
- Educational / School Facilities

Setback Requirements

Front Yard:

- Single-Family: 40 ft

Side Yard:

- Single-Family: 15 ft
- Farm: 40 ft

Rear Yard:

- 50 ft

Development Standards

Maximum Site Coverage

- Single-Family: 30%
- Farm Use: 15%

Maximum Building Height

- Single-Family: 30 feet
- Farm: 35 feet

Minimum Lot Area

- Single-Family (Interior Lot): 16,500 SF
- Single-Family (Corner Lot): 18,000 SF
- Farm: 100,000 SF

OFFERING SUMMARY



Lease Rate:	\$19 PSF
Lease Type:	NN
Monthly Rate:	\$12,666
Annual Rent:	\$152,000
Bldg Size:	8,000 SF
Year Built	1996



LEASE COMPARABLES



2835 S Delsea Dr Vineland, New Jersey 08360

Lease Rate:	\$17-20/SF
Gross Leasable Area:	11,630 SF
Parking Space:	18
Year Built:	1995



125 East Ave - Woodstown Square Woodstown, New Jersey 08098

Lease Rate:	\$18/SF
Gross Leasable Area:	5,200 SF
Parking Space:	60
Year Built:	2009



80 S Main Rd Vineland, New Jersey 08360

Lease Rate:	\$15-19/SF
Gross Leasable Area:	8,000 SF
Parking Space:	40
Year Built:	1946

LEASE COMPARABLES



373 S White Horse Pike Hammonton, New Jersey 08037

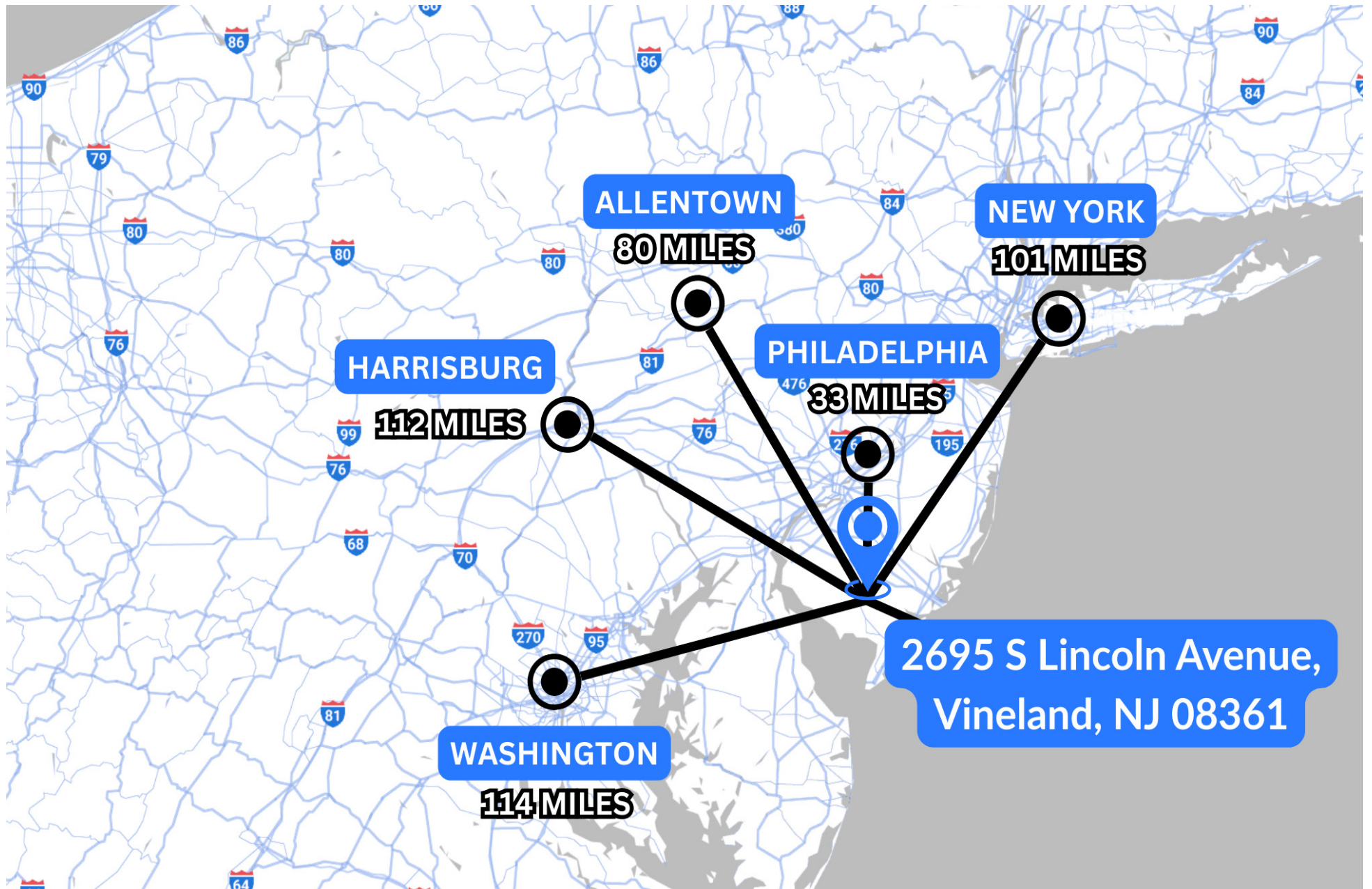
Lease Rate:	\$25.20/SF
Gross Leasable Area:	18,640 SF
Parking Space:	44
Year Built:	1960



820 S White Horse Pike - Central Professional Office Hammonton, New Jersey 08037

Lease Rate:	\$16/SF
Gross Leasable Area:	9,246 SF
Parking Space:	55
Year Built:	1969

REGIONAL MAP



DEMOGRAPHICS



POPULATION

	2 MILES	5 MILES	10 MILES
Total Population	13,886	74,230	115,564
Average Age	43	40	41
Average Age (Male)	41	39	40
Average Age (Female)	44	41	42

HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Households	5,301	27,709	43,730
# of Person per HH	2.6	2.7	2.6
Average HH Income	\$105,856	\$87,149	\$92,506
Average House Value	\$330,491	\$277,338	\$276,556