

# PRIME COMMERCIAL OPPORTUNITY



**710 S. MAIN RD  
VINELAND, NJ 08360**

**HIGH VISIBILITY.  
HIGH TRAFFIC.  
ENDLESS POTENTIAL.**

## 2 LOTS

- ONE IS 1 ACRE
- THE OTHER IS 1/2 ACRE  
NEXT TO EACH OTHER

Situated along a heavily traveled Main Road corridor in Vineland, this prime commercial opportunity offers newly subdivided lots available for sale or ground lease.

The property benefits from exceptional visibility and exposure, with strong daily traffic counts and easy accessibility. Located just one block from a major signalized intersection, the site is surrounded by established commercial businesses, retail activity, and ongoing development, making it ideal for a wide range of commercial or retail uses.

The two individual lots provide flexibility for investors, developers, or end users seeking high-profile frontage in one of Vineland's busiest commercial areas.

While currently zoned residential, the property is positioned between existing commercial properties, creating strong potential for a use variance approval.



### PROPERTY HIGHLIGHTS:



**TWO NEWLY SUBDIVIDED LOTS**  
Available for sale or ground lease



**EXCELLENT FRONTAGE ON MAIN ROAD**  
High daily traffic and strong visibility



**ONE BLOCK FROM A MAJOR INTERSECTION**  
Easy accessibility and exposure



**FLEXIBLE DEVELOPMENT POTENTIAL**  
Residential zoning with strong potential for use variance approval



**SURROUNDED BY COMMERCIAL BUSINESSES AS WELL AS RESIDENTIAL**  
Retail activity and ongoing development



**IDEAL FOR:**  
Retail, medical, restaurant, office, or service-related uses



This is a rare opportunity to secure highly visible development parcels in a growing commercial corridor within Vineland.



**CONTACT US TODAY:  
609-412-8246**

