

1470 Main
Vineland, NJ 08361

Asking \$2,600,000.00



COMMENTS

Property prior approved site plan was for 47,400 SF in 4 buildings. See prior site plan. Prior owner built an imaging facility 10,180 SF with a basement and a garage designed to locate a full size bus, used as a mobile imaging facility. There are improvements constructed for underground electric, gas, water, sanitary sewer, storm sewer with a full size storm water basin. Other improvements include parking lots, lighting, 120+ parking spaces with curbing and wheel stops, fully landscaped, 2 egress points from Main Road- Route 555. Main Road is a high traffic county road with access to Route 55 exit 26, Route 47/ Delsea Drive, Route 552/ Sherman Ave, Route 40, Landis Avenue/ Route 56. In 2004-2015 there was a site plan approval for a portion of the site for a free standing 9,026 SF Dollar General Store which opened in 2016. Primary lease is a 15 year net rental. The lease is guaranteed by Dollar General Corporate. This is a great investment opportunity as a \"value added\" investment! There are improvements in place for an additional 25,000 +/- SF of multiple buildings and a potential for a free standing pad site for a retail facility, fast food with drive thru, adjacent to the Dollar General Store fronting on Main Road. There is an existing 10,180 SF medical building constructed in 2002 that will require a substantial build out for remodeling, electric, heating, water and sewer. Building has a large garage and a partial basement that is heated with a sprinkler system.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Aluminum	Security Light/System	11 or More Spaces	220 Volt Electricity
Block	Sign	Off Street	440 Volt Electricity
Brick	Truck Door	Other (See Remarks)	Fire Sprinkler System
Masonry			Other (See Remarks)
			Restroom
			Security System
			Smoke/Fire Alarm
			Storage
Basement	Heating	Cooling	HotWater
6 Ft. or More	Head Forced Air	Central	Gas
Room	Gas-Natural	Multi-Zoned	
Finished			
Partial			
Partially Finished			
Water	Sewer		

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