



# Prime Commercial Development Opportunity

3070 S Delsea Dr Vineland, NJ

Sale Price: \$1,250,000

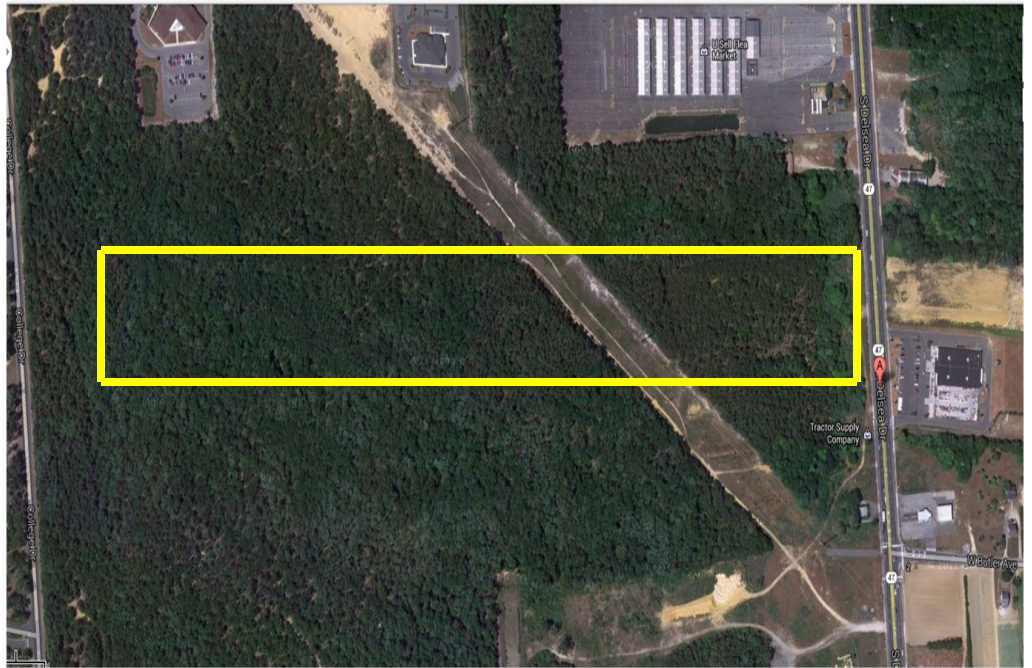
Lot Size: 31+ Acres of vacant land

Zoning: B-3 (Business) and  
IN-1 (Institutional)

Taxes (2017): \$11,697

#### Key Facts:

- Prime Vacant Land
- 417 feet of road frontage on Delsea Dr
- Multiple Zoning offers endless possibilities
- High Visibility and Traffic Counts
- Close Proximity to Cumberland County College, Inspira Medical Center & Cumberland Mall
- Within one mile of Rt 55
- Easy Commute to Philadelphia, Atlantic City and surrounding southern New Jersey



**Priced to Sell!** 31+ Acres of vacant commercial land is available for sale which is strategically located on heavily traveled Delsea Dr (Rt. 47) in Vineland, Cumberland County. The parcel with 417 feet of road frontage is zoned both B-3 (Business) and IN-1 (Institutional) which offers endless possibilities along with the unique opportunity to take advantage of its location in relation to nearby Cumberland County College, Inspira Medical Center and Cumberland Mall. Uses include professional or medical offices, hotels/motels, retail, restaurants, facility uses such as ambulatory care, bank, rehab, childcare, diagnostic, therapeutic rehab, assisted living, recreational, educational and vocational. This prime location offers high visibility, traffic counts and is within one mile of Rt. 55 for easy commuting to surrounding South Jersey and Philadelphia communities.

## Eagle Commercial Real Estate

26 S. Maple Avenue  
Suite 103  
Marlton, NJ, 08053

Anthony Pustizzi, Broker  
Phone: 856-985-8565  
Fax: 856-985-8563

[tpustizzi@eaglecommercialre.com](mailto:tpustizzi@eaglecommercialre.com)