

# RITE AID

2791 SOUTH DELSEA DRIVE, VINELAND, NEW JERSEY

RETAIL PROPERTY



## PRESENTED BY

### Lawrence Gariano

Senior Vice President  
609.220.3583  
Lgariano58@gmail.com

### Michael Hinchman

First Vice President  
609.408.8674  
michaelhinchman1018@gmail.com



# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Graystone Capital Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Graystone Capital Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Graystone Capital Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Graystone Capital Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Graystone Capital Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Graystone Capital Advisors in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

### PROPERTY INFORMATION

---

### SALE COMPARABLES

---

### FINANCIAL ANALYSIS

---



# PROPERTY INFORMATION





# DEMOGRAPHICS MAP & REPORT

## POPULATION

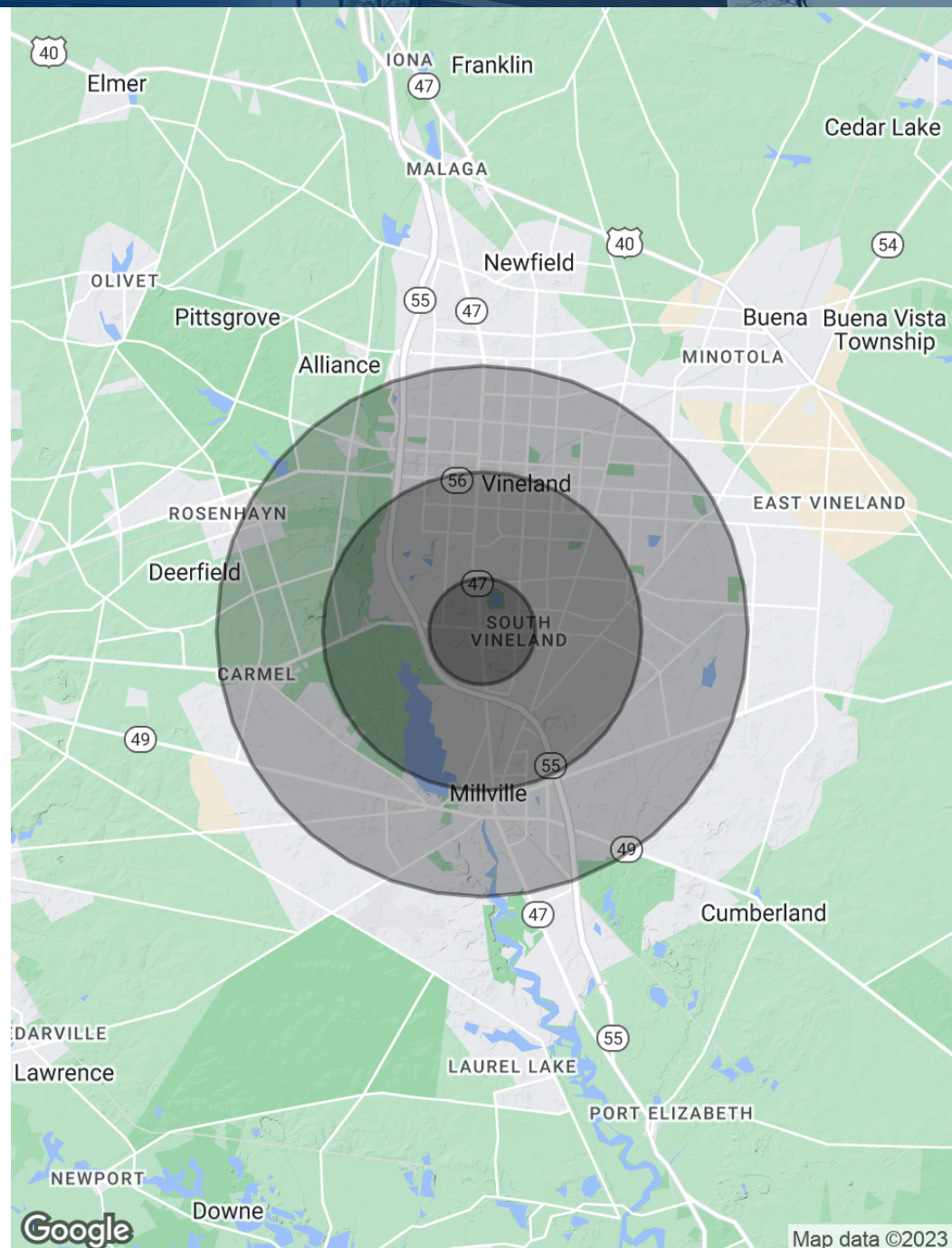
	5 MILES	3 MILES	1 MILE
Total Population	74,994	30,855	1,212
Average Age	38.8	38.3	42.3
Average Age (Male)	35.9	35.2	39.9
Average Age (Female)	41.4	41.9	51.5

## HOUSEHOLDS & INCOME

	5 MILES	3 MILES	1 MILE
Total Households	30,227	12,235	421
# of Persons per HH	2.5	2.5	2.9
Average HH Income	\$76,538	\$71,134	\$100,581
Average House Value	\$163,330	\$157,077	\$182,546

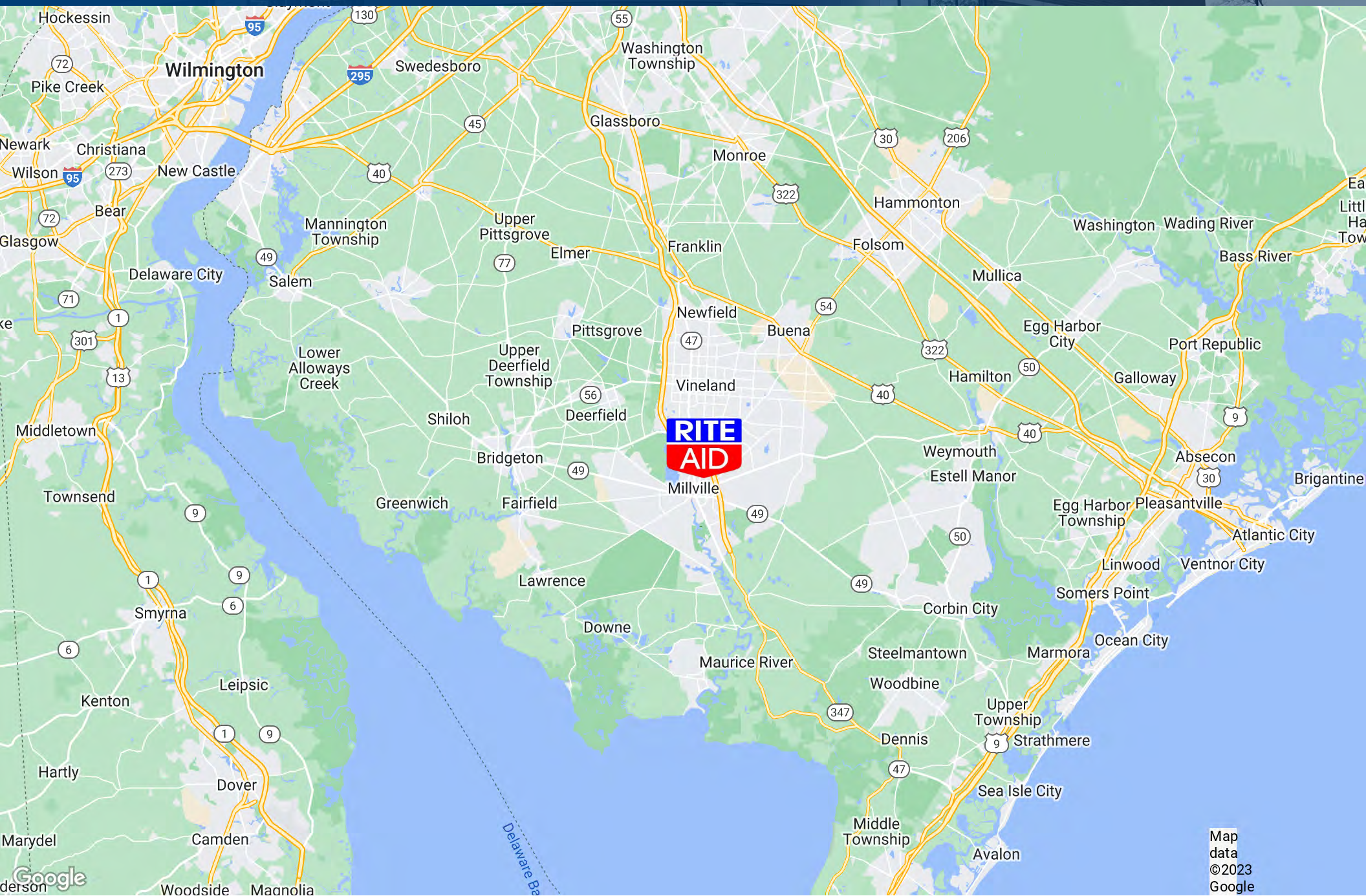
## RACE

	5 MILES	3 MILES	1 MILE
Total Population - White	50,794	19,184	848
Total Population - Black	11,680	5,286	128
Total Population - Asian	1,133	539	21
Total Population - Hawaiian	13	0	0
Total Population - American Indian	249	83	0
Total Population - Other	6,209	3,282	130





# REGIONAL MAP



Map  
data  
©2023  
Google



# LOCATION MAP



Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO