

# 415 W. LANDIS AVE

VINELAND, NJ

**MSC**

2,500 SF OF OFFICE SPACE FOR LEASE



**STIVE**  
PHYSICAL THERAPY





# 415 W LANDIS AVENUE

## DEMOGRAPHICS

### EST. POPULATION

1 mi **15,209**

3 mi **45,218**

5 mi **65,978**

### EST. AVG HH INCOME

1 mi **\$57,933**

3 mi **\$77,291**

5 mi **\$85,704**

### EST. EMPLOYEES

1 mi **7,543**

3 mi **20,880**

5 mi **33,462**

### EST. HOUSEHOLDS

1 mi **5,305**

3 mi **16,340**

5 mi **24,192**

### TRAFFIC

**12,017 ADT**

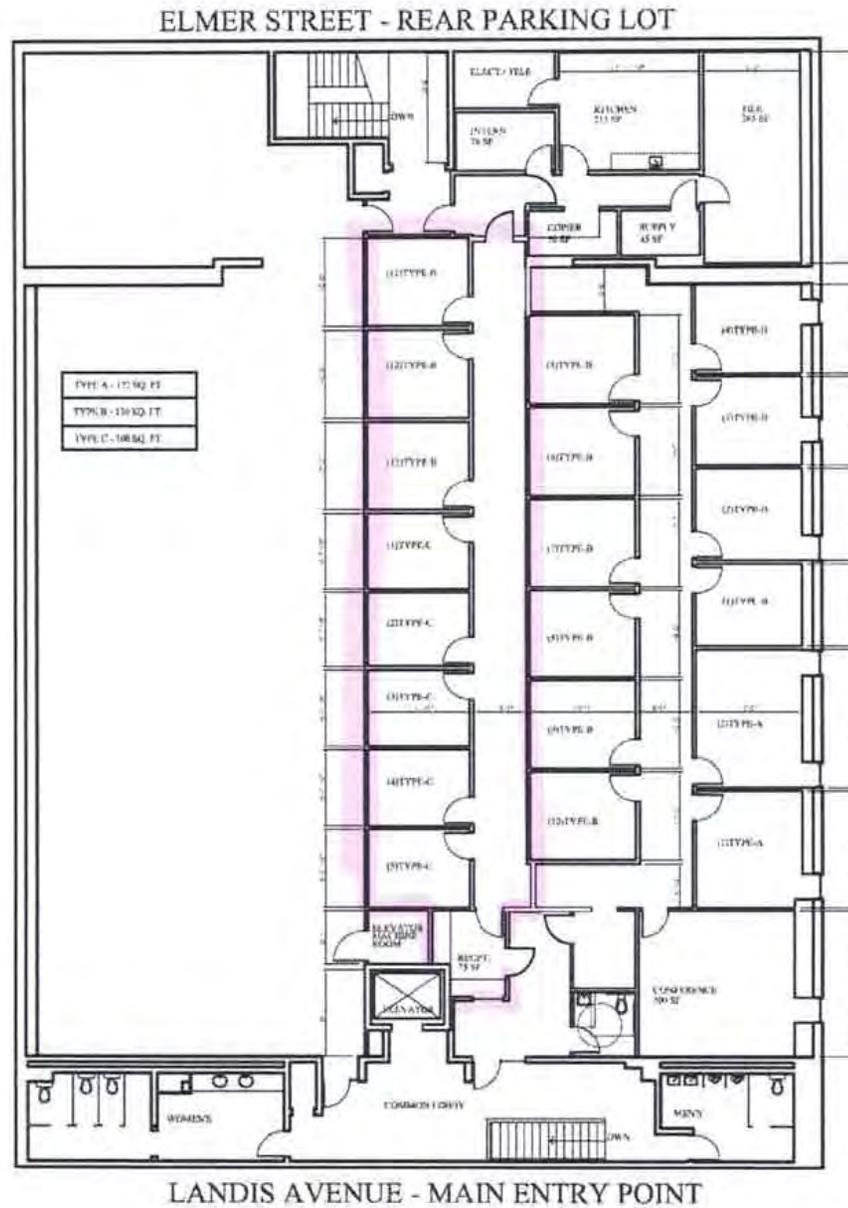
## PROPERTY DETAILS

- ▶ *Located on Landis Ave in the heart of Vineland's downtown business district*
- ▶ *Easy access to Route 55, Philadelphia, Atlantic City*
- ▶ *Fully fit out office space*
- ▶ *Gross lease plus separately metered gas and electric*
- ▶ *Located next to retail, restaurants and residential neighborhoods*

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



# FLOOR PLAN



**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

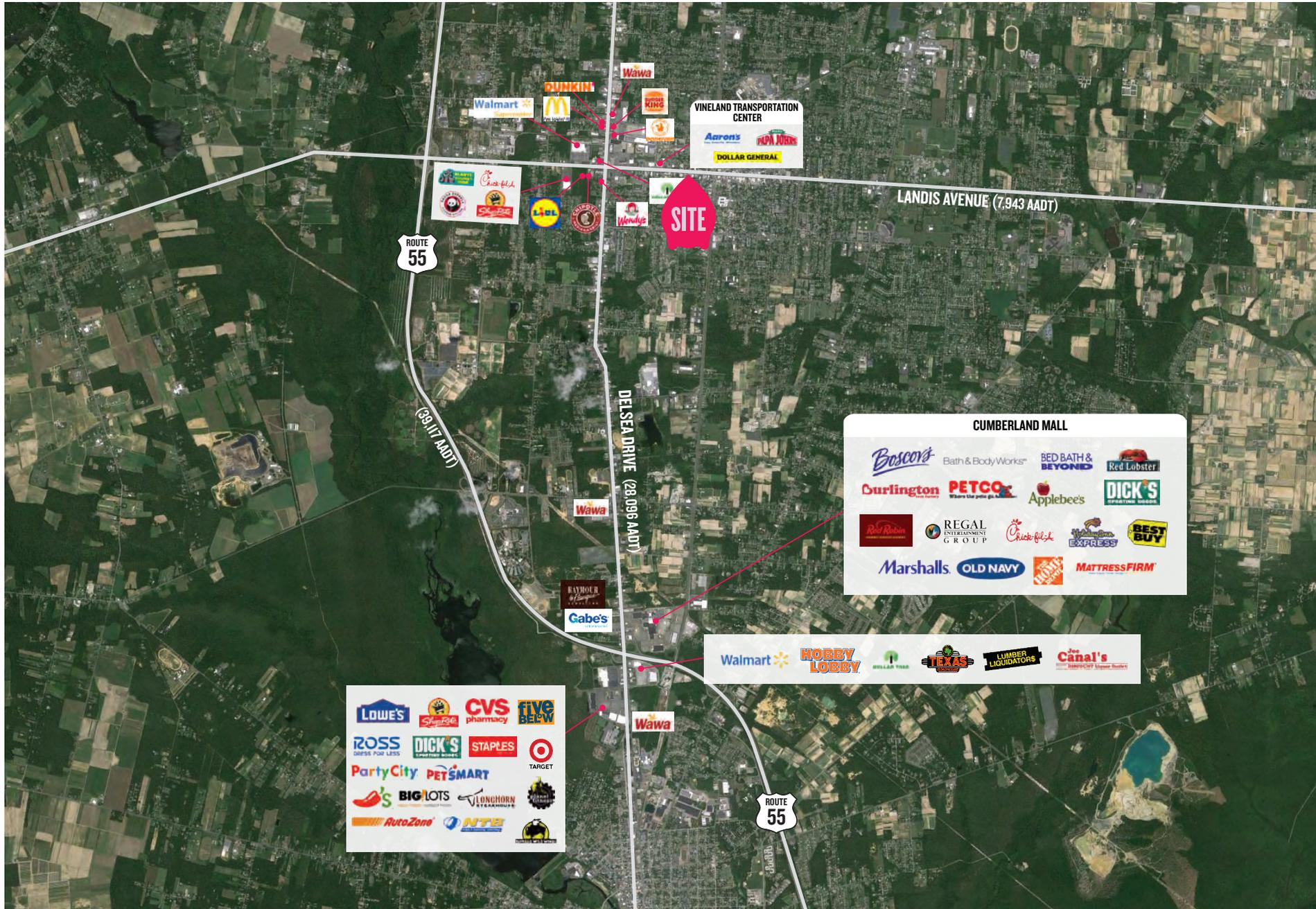
# AERIAL PHOTO



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**MSC**

AERIAL



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# MSC

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