

3071
East Chestnut Street
VINELAND, NJ

2,159 SF
FULLY-LEASED MEDICAL OFFICE BUILDING
INVESTMENT FOR SALE



Building D-12 Features

- 2,159 SF medical office building
- Fully leased to Metropolitan Dermatology, a well-established, privately owned regional dermatology group with 21 locations in NJ and NY; one of the largest dermatology groups in the state of New Jersey
- Triple Net lease structure limits landlord responsibilities
- Long-term lease structure in place
- Designed and built for medical use
- Stable, passive income stream with an established healthcare operator
- Ample on-site parking for staff and patients
- Situated on East Chestnut Street, a well-traveled corridor
- Excellent visibility and easy access from Routes 47 & 55
- Close proximity to Inspira Medical Center (5 minutes) as well as urgent care centers, a mix of primary care practices, dental offices, and specialty providers
- Part of a regional medical and commercial hub
- Strong residential base and expanding senior population in surrounding communities
- Located near retail amenities such as ShopRite, Target, and restaurants - enhancing tenant and patient convenience

FOR MORE INFORMATION

Darren Lizzack, MSRE | Vice President
P: 201.488.5800 x104 | dlizzack@naihanson.com

Randy Horning, SIOR, MSRE | Vice President
P: 201.488.5800 x123 | rhorning@naihanson.com



FOLLOW US: [f](#) [@](#) [X](#) [in](#) [v](#) | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

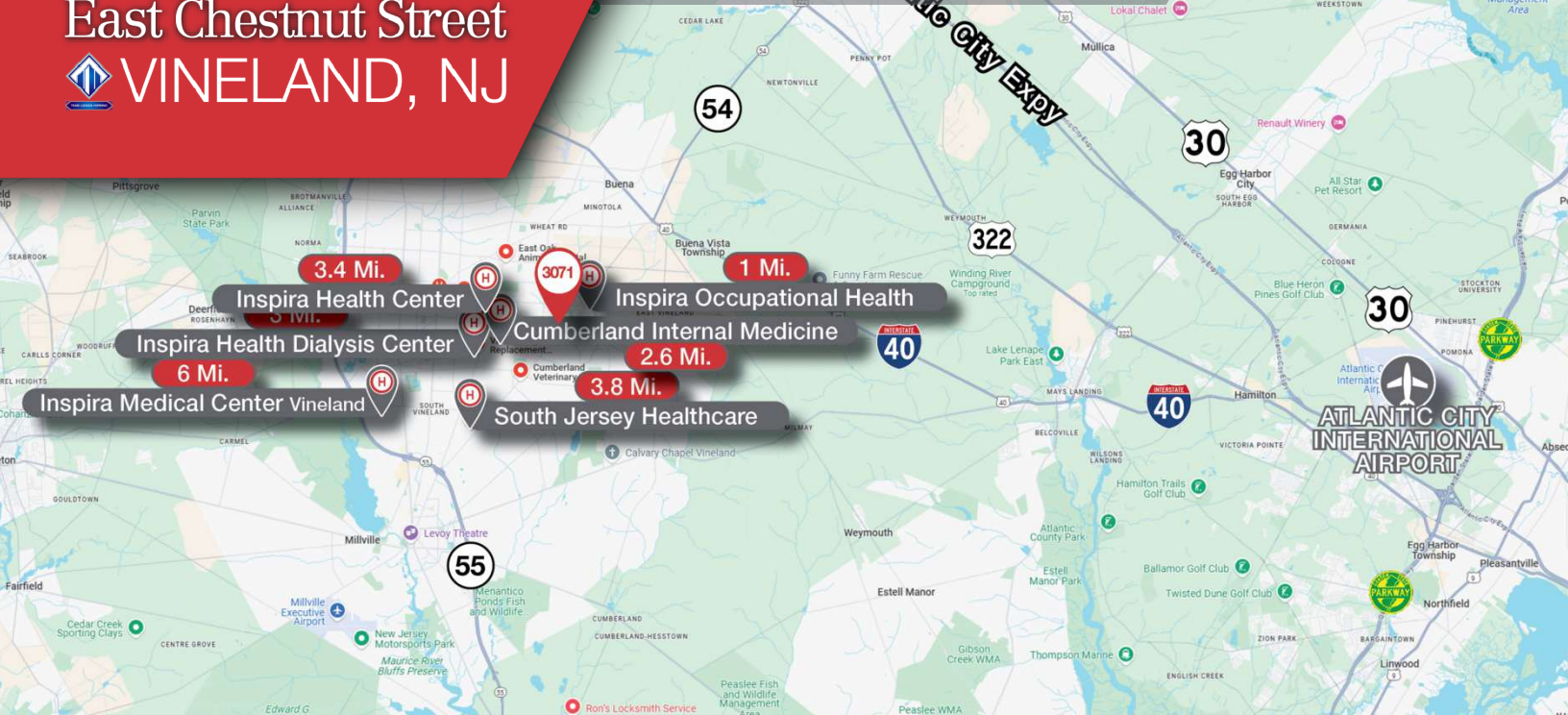
Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

3071

East Chestnut Street
VINELAND, NJ

LOCATION OVERVIEW



Location Description

Located along the well-traveled East Chestnut Street corridor, this location offers unmatched accessibility in one of Vineland's key medical and commercial hubs. Just minutes from Routes 55, this site provides seamless north-south access to Philadelphia, the Jersey Shore, and surrounding South Jersey communities. The property also benefits from direct access to Routes 47 and 40—major arteries that connect to regional business centers and residential populations.

The building is ideally situated within a short drive of several prominent healthcare facilities, including Inspira Medical Center Vineland (approximately 3 miles away), South Jersey Healthcare Regional Medical Center, and multiple specialty clinics, rehabilitation centers, and urgent care facilities. This close proximity to a robust healthcare ecosystem makes the site highly attractive for a wide range of medical and wellness-related uses.

Property Description

Situated in the heart of Vineland's thriving East Chestnut Street corridor, this 2,159 SF medical office building presents a compelling opportunity for investors. The property boasts a well-designed layout featuring multiple exam rooms, a recovery area, private offices, a spacious reception, and a comfortable waiting area, all tailored to meet the demands of modern medical practices.

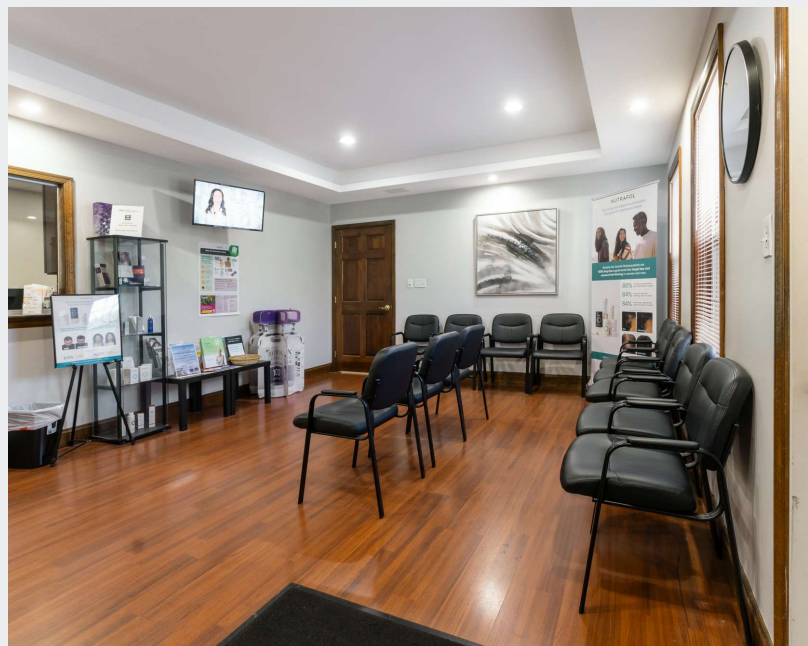
Demographics 1 Mile 3 Miles 5 Miles

Total Households	1,240	12,456	24,824
Total Population	3,147	33,017	66,645
Average HH Income	\$97,643	\$94,639	\$92,673

3071

East Chestnut Street
VINELAND, NJ

PROPERTY PHOTOS



3071
East Chestnut Street
VINELAND, NJ

ADDITIONAL PHOTOS

