



OFFERING MEMORANDUM

# Vineland Gardens

508 NW Ave & 515 S. 3rd St, Vineland, NJ 08360



Marcus & Millichap

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SECTION 1

# Investment Overview

EXECUTIVE SUMMARY

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INVESTMENT HIGHLIGHTS

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REGIONAL MAP

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LOCAL MAP

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508 N. WEST - AERIAL VIEW

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515 S. 3RD ST - AERIAL VIEW

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508 NW AVE - FULL AERIAL

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508 NW AVE - TOWNHOMES

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508 NW AVE - BUNGALOW

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515 S. 3RD ST - TOWNHOMES

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## OFFERING SUMMARY



List Price  
**\$6,000,000**



Cap Rate  
**5.91%**



# of Units  
**36**

### FINANCIAL

Listing Price	\$6,000,000
Down Payment	35% / \$2,100,000
Cap Rate (Current)	5.91%
Cap Rate (Year 1)	7.71%
Cap Rate (Through Unit Renovation)	10.57%
Price/Unit	\$166,667

### OPERATIONAL

Gross SF	54,000 SF
Rentable SF	54,000 SF
# of Units	36
Lot Size	3.59 Acres (156,380 SF)
Occupancy	95%
Year Built	1997 (508 NW Ave) & 1967 (515 S. 3rd St)



# VINELAND GARDENS

508 NW Ave & 515 S. 3rd St, Vineland, NJ 08360

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 508 N. West Avenue and 515 S. 3rd St, a mixture of thirty-six townhome-style and bungalow-style apartment units located in Vineland, NJ. The collection consists of eight buildings (located just five minutes apart). Each of the six buildings located at 508 N. West Ave contain four units each, and the two buildings located at 515 S. 3rd St contain six units each. The investment not only provides an investor the opportunity to acquire thirty-six apartment units in Cumberland County, NJ, which has been a rent growth leader in New Jersey in recent years, but also provides an investor to the freedom to capitalize on the currently below-market rents by either raising rents to market rate with the units in their current condition, or executing a light renovation plan and nearly doubling the potential rent roll.

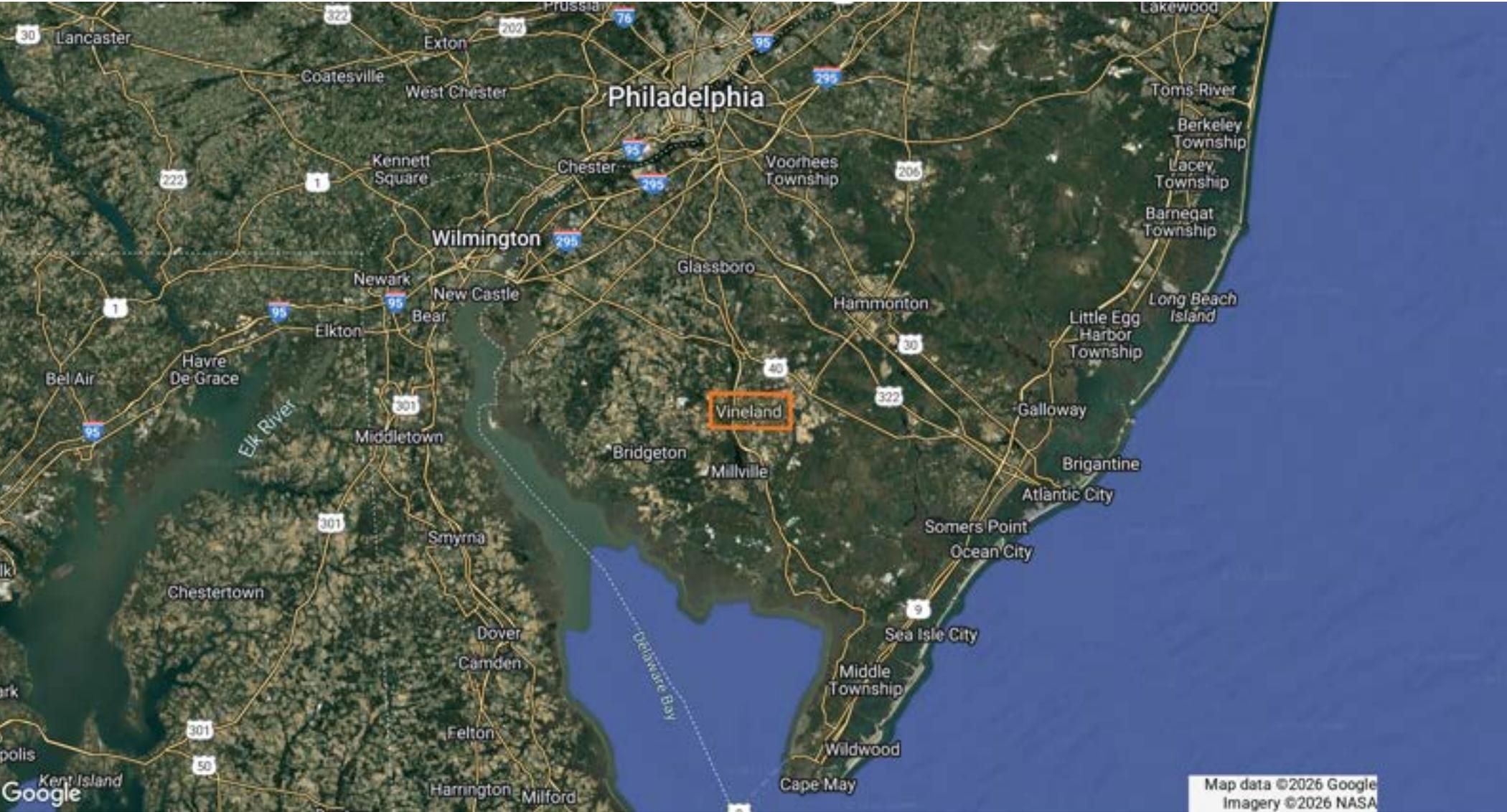
The townhome-style units located at 508 N. West avenue were completed in 1997 and the bungalow-style units at 508 N. West Ave and townhome-style units located at 515 S. 3rd St were completed in the late 1960's. The townhome-style units located at 508 N. West Ave are comprised of two-bedroom, two-and-a-half bathroom units, the bungalow-style units consist of two-bed, one-bathroom units, and the townhome-style units located at 515 S. 3rd St consist entirely of two-bedroom, one-and-a-half bathroom units. All units are finished with hardwood flooring in bedrooms and living spaces. The kitchens are fitted with vinyl countertops and tile flooring, dishwashers, gas stoves, and microwaves. Each unit relies on window units for air conditioning and gas baseboard-unit heat. There are two designated parking spots for each unit at 508 NW Ave, and one designated spot each at 515 S. 3rd St, with ample visitor parking at both properties.

Residents enjoy easy access to State Route 55, which runs from Philadelphia to Cape May, and State Route 40, which runs from Atlantic City to Wilmington. There are multiple NJ Transit stops located on Landis Avenue, directly in between the two properties, each located just half a mile from the respective properties. Each NJ Transit stop has multiple transit lines running through it, giving residents giving residents a convenient way to get where they need to go. 508 N. West Ave and 515 S. 3rd St offer an investor the unique opportunity to acquire two value-add assets in a strong rental market with a history of steady rent growth.

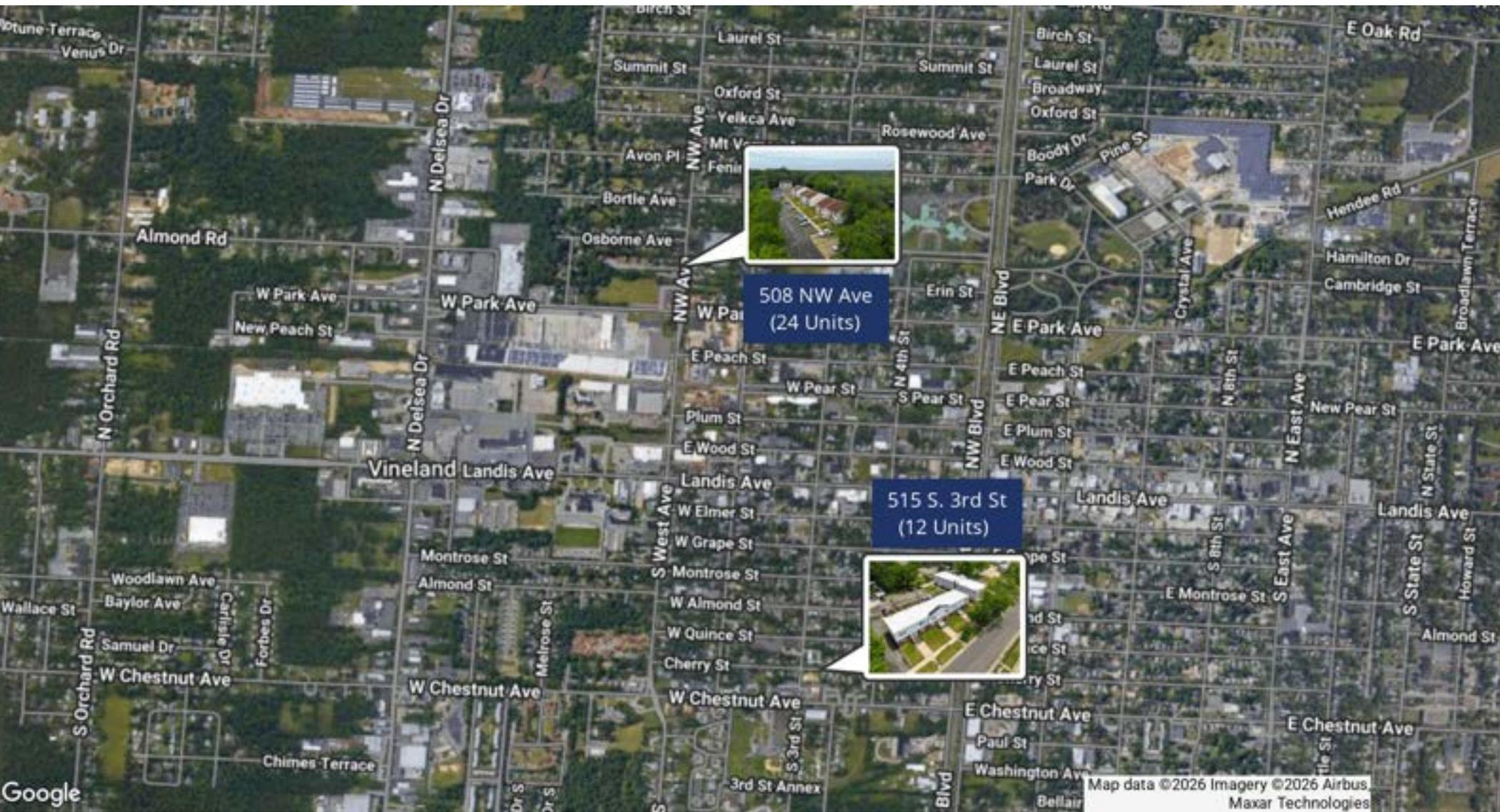
## INVESTMENT HIGHLIGHTS

- Current Rent Roll 19% Below Market Without Renovation (No Rent Control in Vineland, NJ)
- Opportunity to Increase Rent Roll by 55% Through Unit Renovation Plan
- Properties Located 5 Minutes Apart

Vineland Gardens // REGIONAL MAP



# LOCAL MAP // Vineland Gardens



Vineland Gardens // 508 N. WEST - AERIAL VIEW



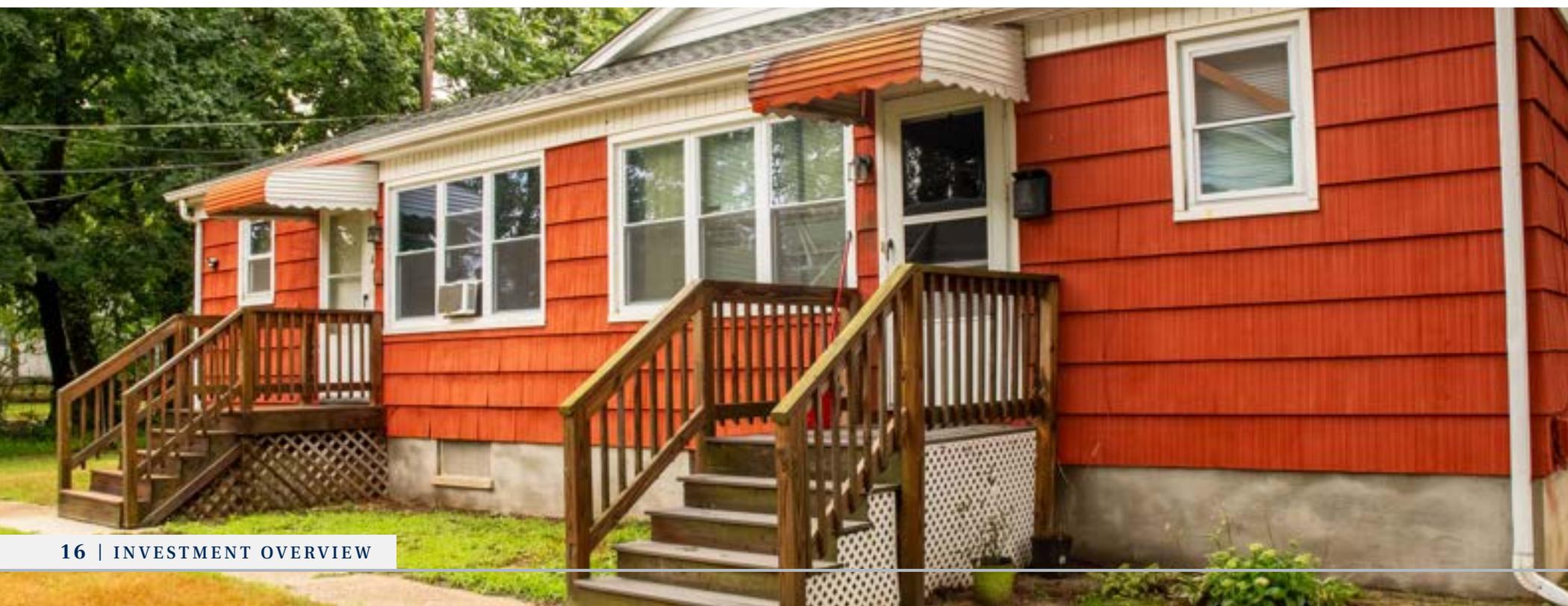
515 S. 3RD ST - AERIAL VIEW // **Vineland Gardens**

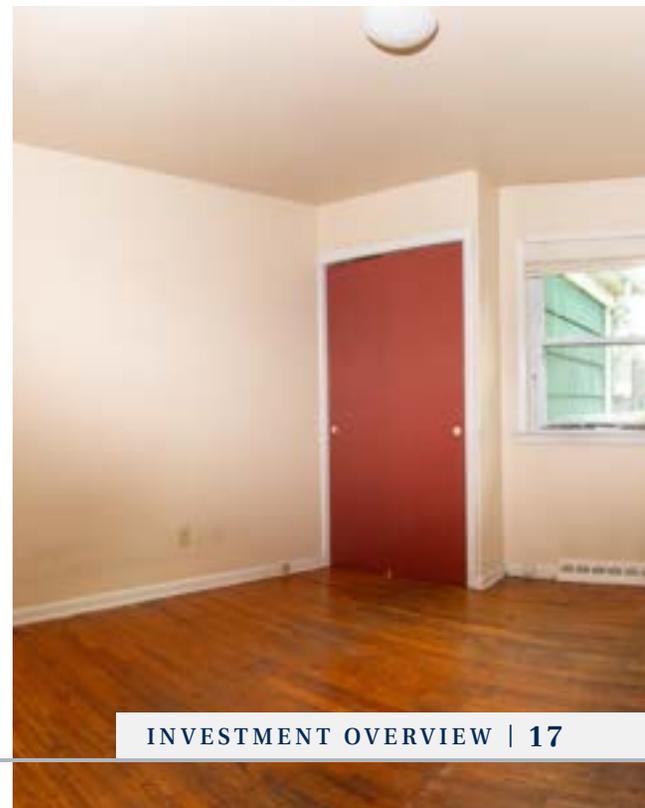














SECTION 2

# Financial Analysis

RENT ROLL - SUMMARY

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RENT ROLL - DETAIL

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OPERATING STATEMENT

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PRICING DETAILS

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# RENT ROLL - SUMMARY // Vineland Gardens

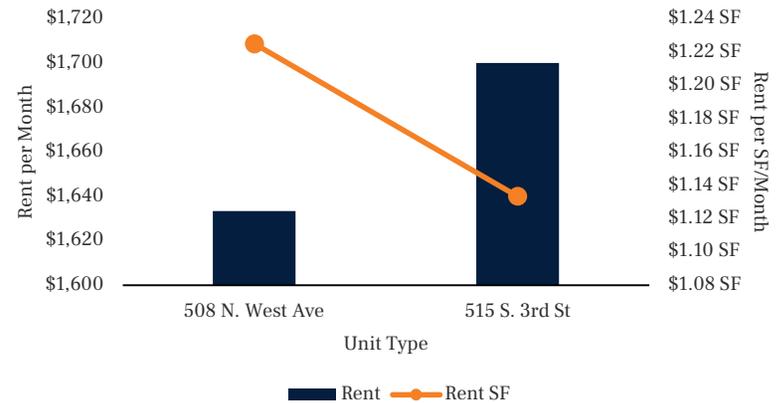
As of August, 2025

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL			RENOVATION	
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
2 Bed // 3 Bath - 508 Townhome	16	1,500	\$1,400 - \$1,500	\$1,406	\$0.94	\$22,500	\$1,700	\$1.13	\$27,200	\$2,250	\$36,000
2 Bed // 1 Bath - 508 Bungalow	8	1,000	\$1,400 - \$1,400	\$1,400	\$1.40	\$11,200	\$1,500	\$1.50	\$12,000	\$1,950	\$15,600
2 Bed // 1.5 Bath - 515 Townhome	12	1,500	\$875 - \$1,400	\$1,275	\$0.85	\$15,305	\$1,700	\$1.13	\$20,400	\$2,000	\$24,000
<b>TOTALS/WEIGHTED AVERAGES</b>	<b>36</b>	<b>1,389</b>		<b>\$1,361</b>	<b>\$0.98</b>	<b>\$49,005</b>	<b>\$1,656</b>	<b>\$1.19</b>	<b>\$59,600</b>	<b>\$2,100</b>	<b>\$75,600</b>
<b>GROSS ANNUALIZED RENTS</b>				<b>\$588,060</b>			<b>\$715,200</b>			<b>\$907,200</b>	

Unit Distribution



Unit Rent



## Vineland Gardens // RENT ROLL - DETAIL

As of August, 2025

UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL	RENOVATION	RENOVATION
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month	Rent / Month	Rent/ SF/ Month
507 W. 1	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 2	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 3	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 4	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 5	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 6	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 7	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 8	2 Bed // 1 Bath - 508 Bungalow	1,000	\$1,400	\$1.40	\$1,500	\$1.50	\$1,950	\$1.95
508 W. 9	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 10	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 11	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 12	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 13	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 14	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 15	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 16	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,500	\$1.00	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 17	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 18	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 19	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 20	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 21	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 22	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 23	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
508 W. 24	2 Bed // 3 Bath - 508 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,250	\$1.50
515 S. T1	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T2	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,375	\$0.92	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T3	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,200	\$0.80	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T4	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,375	\$0.92	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T5	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$990	\$0.66	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T6	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,375	\$0.92	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T7	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,375	\$0.92	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T8	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,190	\$0.79	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T9	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,375	\$0.92	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T10	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$875	\$0.58	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T11	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,400	\$0.93	\$1,700	\$1.13	\$2,000	\$1.33
515 S. T12	2 Bed // 1.5 Bath - 515 Townhome	1,500	\$1,375	\$0.92	\$1,700	\$1.13	\$2,000	\$1.33
<b>Total</b>		<b>50,000</b>	<b>\$49,005</b>	<b>\$0.98</b>	<b>\$59,600</b>	<b>\$1.19</b>	<b>\$75,600</b>	<b>\$1.51</b>

## OPERATING STATEMENT // Vineland Gardens

INCOME	Actual		Current		Year 1		Reno	NOTES	PER UNIT	PER SF
Rental Income	(Seller-Provided)		(Current Pricing)		(Pro Forma)		(If Renovated)			
Gross Potential Rent	588,060		715,200		715,200		907,200		19,867	14.30
Loss / Gain to Lease	0	0.0%	(127,140)	18%	(7,152)	1.0%	(9,072)	1.0%	(199)	(0.14)
Gross Scheduled Rent	588,060		588,060		708,048		898,128		19,668	14.16
Physical Vacancy	(47,045)	8.0%	(29,403)	5.0%	(35,402)	5.0%	(44,906)	5.0%	(983)	(0.71)
<b>TOTAL VACANCY</b>	<b>(\$47,245)</b>	<b>8.03%</b>	<b>(\$29,403)</b>	<b>5.0%</b>	<b>(\$35,402)</b>	<b>5.0%</b>	<b>(\$44,906)</b>	<b>5.0%</b>	<b>(\$983)</b>	<b>(\$1)</b>
Economic Occupancy	91.97%		95.00%		95.00%		95.00%			
Effective Rental Income	540,815		558,657		672,646		853,222		18,685	13.45
Other Income										
All Other Income	8,463		8,463		8,463		8,463	[1]	235	0.17
<b>TOTAL OTHER INCOME</b>	<b>\$8,463</b>		<b>\$8,463</b>		<b>\$8,463</b>		<b>\$8,463</b>		<b>\$235</b>	<b>\$0.17</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$549,278</b>		<b>\$567,120</b>		<b>\$681,109</b>		<b>\$861,685</b>		<b>\$18,920</b>	<b>\$13.62</b>
<b>EXPENSES</b>	<b>Actual</b>		<b>Current</b>		<b>Year 1</b>		<b>Reno</b>	<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
Real Estate Taxes	56,371		56,371		56,371		56,371		1,566	1.13
Insurance	29,144		36,000		36,000		36,000		1,000	0.72
Utilities										
Utilities - Electric	0		0		0		0		0	0.00
Utilities - Water & Sewer	22,341		22,341		22,341		22,341		621	0.45
Utilities - Gas	120		120		120		120		3	0.00
Operating Expenses										
Trash Removal	15,721		15,721		15,721		15,721		437	0.31
Landscaping & Snow Removal	10,712		10,712		10,712		10,712		298	0.21
Janitor / Payroll	2,900		10,800		10,800		10,800	[2]	300	0.22
Repairs & Maintenance	5,480		5,400		5,400		5,400	[2]	150	0.11
Cleaning & Decorating	950		5,400		5,400		5,400	[2]	150	0.11
Advertising	347		347		347		347			
Supplies	0		3,600		3,600		3,600	[2]	100	0.07
License / Permits	8,591		8,591		8,591		8,591		239	0.17
Misc. Expenses	9,754		0		0		0	[3]	0	0.00
Operating Reserves	0		9,000		9,000		9,000		250	0.18
Management Fee	15,395	2.8%	28,356	5.0%	34,055	5.0%	43,084	5.0%	946	0.68
<b>TOTAL EXPENSES</b>	<b>\$177,826</b>		<b>\$212,759</b>		<b>\$218,458</b>		<b>\$227,487</b>		<b>\$6,068</b>	<b>\$4.37</b>
EXPENSES AS % OF EGI	32.4%		37.5%		32.1%		26.4%			
<b>NET OPERATING INCOME</b>	<b>\$371,452</b>		<b>\$354,361</b>		<b>\$462,650</b>		<b>\$634,197</b>		<b>\$12,851</b>	<b>\$9.25</b>

### NOTES TO OPERATING STATEMENT

- [1] Includes: Application Fees, Late Fees, NSF Fees
- [2] Broker Estimate: Current & Year 1
- [3] Includes: Legal Fees, Bank Fees, & Travel Expenses

## Vineland Gardens // PRICING DETAILS

SUMMARY		
Price	\$6,000,000	
Down Payment	\$1,800,000	30%
Number of Units	36	
Price Per Unit	\$166,667	
Price Per SqFt	\$120.00	
Rentable SqFt	50,000	
Lot Size	3.59 Acres	
Approx. Year Built	1997 & 1967	

RETURNS	Current	Year 1	Renovated
CAP Rate	5.91%	7.71%	10.57%
GRM	10.20	8.47	6.68
Cash-on-Cash	4.2%	10.2%	14.1%
Debt Coverage Ratio	1.27	1.66	2.28

*\* Renovated Cash-on-Cash  
Assumes \$20K per Unit in  
Renovation Cost*

FINANCING	1st Loan
Loan Amount	\$4,200,000
Loan Type	New
Interest Rate	5.25%
Amortization	30 Years
Year Due	2030

*Loan information is subject to change. Contact your Marcus & Millichap  
Capital Corporation representative.*

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS	RENO RENTS
8	508 NW Ave - Bungalow	1000	\$1,400	\$1,700	\$1,950
16	508 NW Ave - Townhome	1500	\$1,406	\$1,500	\$2,250
12	515 S. 3rd St - Townhome	1500	\$1,275	\$1,700	\$2,000

OPERATING DATA						
INCOME		Current		Year 1		Reno
Gross Scheduled Rent		\$588,060		\$708,048		\$898,128
Less: Vacancy/Deductions	5.0%	\$29,403	5.0%	\$35,402	5.0%	\$44,906
Total Effective Rental Income		\$558,657		\$672,646		\$853,222
Other Income		\$8,463		\$8,463		\$8,463
Effective Gross Income		\$567,120		\$681,109		\$861,685
Less: Expenses	37.5%	\$212,759	32.1%	\$218,458	26.4%	\$227,487
Net Operating Income		\$354,361		\$462,650		\$634,197
Cash Flow		\$354,361		\$462,650		\$634,197
Debt Service		\$278,311		\$278,311		\$278,311
Net Cash Flow After Debt Service	4.23%	\$76,050	10.24%	\$184,340	14.12%	\$355,887
Principal Reduction		\$59,222		\$62,407		\$62,407
TOTAL RETURN	7.52%	\$135,273	13.71%	\$246,747	23.24%	\$418,294

EXPENSES	Current	Year 1	Reno
Real Estate Taxes	\$56,371	\$56,371	\$56,371
Insurance	\$36,000	\$36,000	\$36,000
Utilities - Water & Sewer	\$22,341	\$22,341	\$22,341
Utilities - Gas	\$120	\$120	\$120
Trash Removal	\$15,721	\$15,721	\$15,721
Landscaping & Snow Removal	\$10,712	\$10,712	\$10,712
Janitor / Payroll	\$10,800	\$10,800	\$10,800
Repairs & Maintenance	\$5,400	\$5,400	\$5,400
Cleaning & Decorating	\$5,400	\$5,400	\$5,400
Supplies	\$3,600	\$3,600	\$3,600
License / Permits	\$8,591	\$8,591	\$8,591
Operating Reserves	\$9,000	\$9,000	\$9,000
Management Fee	\$28,356	\$34,055	\$43,084
TOTAL EXPENSES	\$212,412	\$218,111	\$227,140
Expenses/Unit	\$5,900	\$6,059	\$6,309
Expenses/SF	\$4.25	\$4.36	\$4.54

SECTION 3

# Market Overview

MARKET OVERVIEW

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LOCAL DEMOGRAPHICS

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## SOUTHERN NEW JERSEY

Southern New Jersey encompasses the counties of Burlington, Camden, Gloucester, Atlantic, Salem, Cumberland and Cape May. Camden County is also part of the Philadelphia metro and accounts for the largest portion of the market's population, with over 524,000 residents. Along the coast, Atlantic City is the largest municipality, with around 38,400 citizens. The eastern part of the market is largely a coastal resort area, while the western portion has the highest population density and contains a well-developed transportation infrastructure.



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### METRO HIGHLIGHTS



#### DIVERSIFIED EMPLOYMENT BASE

The region's economy is moving away from agriculture to a more diversified employment base, which includes business services, hospitality and tourism.



#### FAA'S WILLIAM J. HUGHES TECHNICAL CENTER

The FAA William J. Hughes Technical Center is one of the nation's top aviation research, development, test and evaluation facilities. It employs engineers and technicians.



#### THREE DISTINCT AREAS IN ONE REGION

Atlantic and Cape May counties are tourism-based. Greater Philadelphia is the metro's main business center, while Cumberland and Salem counties are primarily agricultural.

### ECONOMY

- Once reliant on the agricultural industry, Southern New Jersey now has an expanding number of businesses in the professional and business services sector, primarily consisting of small businesses with fewer than 15 workers.
- The services sector accounts for much of the labor force, forming the backbone of the local economy through hospitals, schools, hotels, business and social services, and entertainment facilities.
- The region boasts a large tourism and recreation industry, especially in Atlantic City, where gaming generates billions of dollars of revenue each year.
- Fortune 500 company Campbell's Soup is headquartered in the region.

### DEMOGRAPHICS



POPULATION

**1.9M**

Growth 2023-2028\*  
1.3%



HOUSEHOLDS

**717K**

Growth 2023-2028\*  
1.5%



MEDIAN AGE

**40.9**

U.S. Median  
38.7



MEDIAN HOUSEHOLD INCOME

**\$80,500**

U.S. Median  
\$68,500

# LOCAL DEMOGRAPHICS // Vineland Gardens

POPULATION	2 Miles	5 Miles	10 Miles
<b>2029 Projection</b>			
Total Population	30,859	64,312	129,765
<b>2024 Estimate</b>			
Total Population	30,930	64,448	129,895
<b>2020 Census</b>			
Total Population	31,753	66,085	132,649
<b>2010 Census</b>			
Total Population	32,266	66,148	134,873
<b>Daytime Population</b>			
2024 Estimate	28,288	70,191	124,354
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	11,220	24,260	50,004
<b>2024 Estimate</b>			
Total Households	11,196	24,213	49,775
Average (Mean) Household Size	2.7	2.6	2.6
<b>2020 Census</b>			
Total Households	11,164	24,153	49,467
<b>2010 Census</b>			
Total Households	10,891	23,419	48,581
Growth 2024-2029	0.2%	0.2%	0.5%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2029 Projection	11,884	25,767	53,396
2024 Estimate	11,858	25,714	53,152
Owner Occupied	5,988	15,873	34,618
Renter Occupied	5,197	8,345	15,200
Vacant	663	1,501	3,377
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	11,196	24,213	49,775
1 Person Units	26.4%	26.0%	26.2%
2 Person Units	29.6%	32.4%	33.3%
3 Person Units	15.4%	15.4%	15.8%
4 Person Units	15.9%	15.4%	14.7%
5 Person Units	7.4%	6.5%	6.1%
6+ Person Units	5.3%	4.2%	3.9%

HOUSEHOLDS BY INCOME	2 Miles	5 Miles	10 Miles
<b>2024 Estimate</b>			
\$200,000 or More	3.0%	6.7%	7.2%
\$150,000-\$199,999	3.8%	6.1%	7.2%
\$100,000-\$149,999	14.6%	18.7%	19.1%
\$75,000-\$99,999	10.7%	11.8%	12.3%
\$50,000-\$74,999	22.4%	19.0%	18.1%
\$35,000-\$49,999	13.1%	11.4%	10.7%
\$25,000-\$34,999	9.8%	8.8%	8.2%
\$15,000-\$24,999	10.9%	8.4%	7.8%
Under \$15,000	11.8%	9.1%	9.2%
Average Household Income	\$69,553	\$87,332	\$91,320
Median Household Income	\$55,413	\$68,470	\$72,549
Per Capita Income	\$25,411	\$33,193	\$35,140
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2024 Estimate Total Population	30,930	64,448	129,895
Under 20	28.6%	26.0%	25.3%
20 to 34 Years	19.6%	18.2%	18.0%
35 to 39 Years	6.0%	5.8%	5.8%
40 to 49 Years	12.4%	12.3%	12.2%
50 to 64 Years	18.2%	19.9%	20.6%
Age 65+	15.3%	17.8%	18.2%
Median Age	38.0	40.0	40.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	20,054	43,699	89,075
Elementary (0-8)	12.4%	8.8%	6.7%
Some High School (9-11)	11.4%	9.6%	9.3%
High School Graduate (12)	34.8%	33.2%	36.3%
Some College (13-15)	17.6%	17.6%	18.1%
Associate Degree Only	8.8%	8.8%	8.2%
Bachelor's Degree Only	11.3%	14.9%	14.2%
Graduate Degree	3.7%	7.1%	7.2%
<b>Population by Gender</b>			
2024 Estimate Total Population	30,930	64,448	129,895
Male Population	51.7%	51.9%	51.7%
Female Population	48.3%	48.1%	48.3%



## POPULATION

In 2024, the population in your selected geography is 129,895. The population has changed by -3.69 percent since 2010. It is estimated that the population in your area will be 129,765 five years from now, which represents a change of -0.1 percent from the current year. The current population is 51.7 percent male and 48.3 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 413 people per square mile.



## HOUSEHOLDS

There are currently 49,775 households in your selected geography. The number of households has changed by 2.46 percent since 2010. It is estimated that the number of households in your area will be 50,004 five years from now, which represents a change of 0.5 percent from the current year. The average household size in your area is 2.6 people.



## INCOME

In 2024, the median household income for your selected geography is \$72,549, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 35.76 percent since 2010. It is estimated that the median household income in your area will be \$81,452 five years from now, which represents a change of 12.3 percent from the current year.

The current year per capita income in your area is \$35,140, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$91,320, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 58,765 people in your selected area were employed. The 2010 Census revealed that 52.5 of employees are in white-collar occupations in this geography, and 26.4 are in blue-collar occupations. In 2024, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



## HOUSING

The median housing value in your area was \$240,749 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 34,757.00 owner-occupied housing units and 13,823.00 renter-occupied housing units in your area.



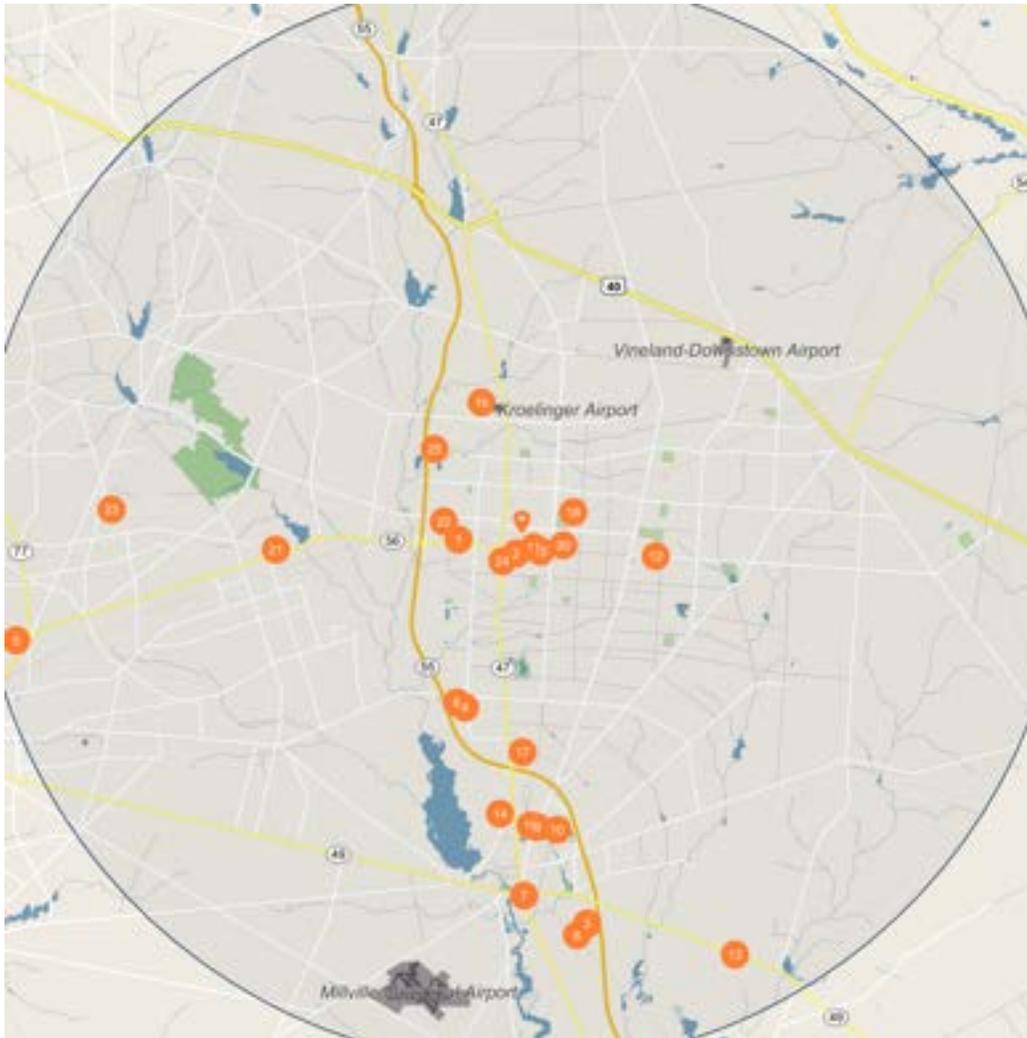
## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 20.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.8 percent vs. 8.8 percent, respectively.

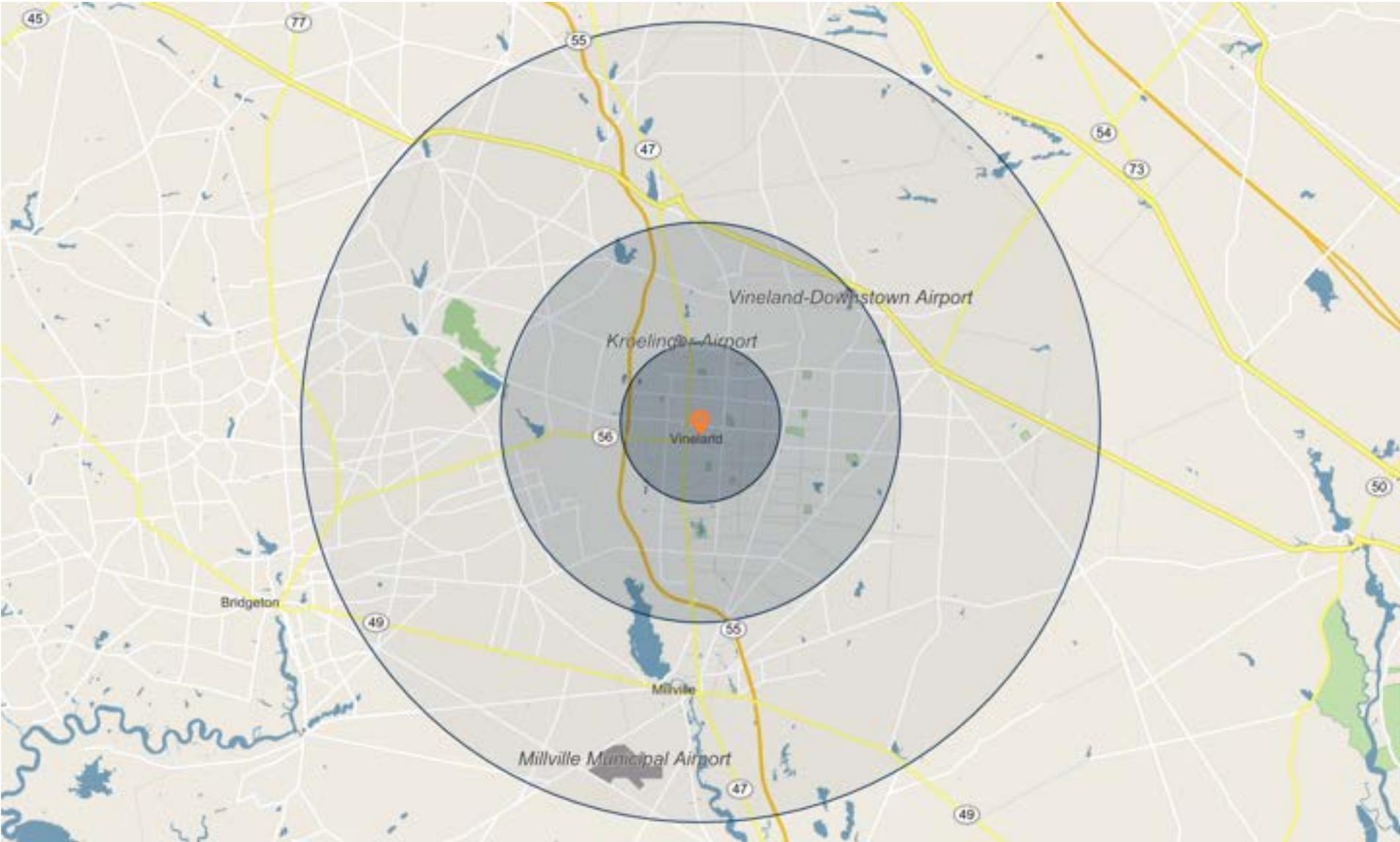
The area had fewer high-school graduates, 2.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 43.6 percent in the selected area compared with the 19.7 percent in the U.S.

## LOCAL DEMOGRAPHICS // Vineland Gardens



Major Employers		Employees
1	Safeway Fresh Foods LLC	5,060
2	Vineland Board of Education	3,212
3	ARC International N Amer LLC-B2b Division	2,921
4	Inspira Health Partners LLC	1,916
5	Fresenius Med Care Brdgton LLC-Fresenius Kidney Care Bridgeton	1,584
6	Nemours Foundation Pension Plan	1,458
7	Millville Board of Education	1,100
8	Durand Glass Mfg Co Inc	1,100
9	Amcor Flexibles LLC-Amcor Flxbles Millville Tube Dra	843
10	Dwk Life Sciences LLC-Duran Wheaton Kimble	776
11	Elwyn New Jersey	700
12	New Jersey Dept Humn Svcs-Vineland Developmental Center	570
13	Conectiv LLC-P H I	568
14	Genesis Eldercare Nat Ctrs LLC-Genesis	547
15	Loving Care Agency Inc	517
16	Omni Baking Company LLC	500
17	Boscovs Department Store LLC-Boscovs 64	425
18	Gerresheimer Glass Inc	350
19	Sheppard Bus Service Inc	311
20	City of Vineland	300
21	Rainbow Nursing Center Inc-Eagleview Hlth Rehabilitation	255
22	Cytec Engineered Materials Inc	254
23	Hopewell Nursery Inc	250
24	Hj Enterprises Inc-Dominos	230
25	Americold Logistics LLC	225

Vineland Gardens // LOCAL DEMOGRAPHICS





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