

● SPACE AVAILABLE — NOW LEASING

Washington Commons

315 Ocean Street · Washington & Ocean Streets · Cape May, NJ 08204

AVAILABLE SF

±1,000–3,500

Units 2A, 2B & 3

ASKING RENT

\$40.00/SF

NNN — Triple Net

LEASE TYPE

NNN

No gross-up charges

ZONING

C-1

Primary Business District

CENTER SIZE

~23,000 SF

Grocery-anchored strip

WHY WASHINGTON COMMONS

- **Cape May's primary retail corner** — Washington St & Ocean St, the intersection every visitor and resident passes through
- **Year-round demand** — Victorian tourism, weekend visitors, and a strong permanent resident base keep traffic flowing 12 months a year
- **Long-term anchor stability** — grocery anchor options run through 2043, providing a decade-plus of built-in co-tenancy traffic
- **C-1 zoning** — **most permissive** commercial zone in Cape May; no variance required for standard retail, restaurant, or service uses
- **Historic Preservation District** — premium positioning in one of the most visited resort towns on the East Coast
- **Cape May-Lewes Ferry** — direct traffic driver from Delaware and the Delmarva Peninsula to the center's front door

AVAILABLE UNITS

UNIT	AVAILABLE SF	ASKING RENT	STATUS
Unit 2A	±1,000 SF	\$40.00/SF NNN	Available
Unit 2B	±2,500 SF	\$40.00/SF NNN	Available
Unit 3	±3,500 SF	\$40.00/SF NNN	Available

CO-TENANTS

Acme Markets (Anchor) Crest Savings Bank Shamone BYOB Seaglass Home Dog Days of Cape May Arden's Kids Payton Jewelry
Stitch by Stitch RE/MAX Surfside

Craig Parcells

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Prime Cape May Location

Washington Commons sits at the intersection of Washington Street and Ocean Street — the primary commercial corridor of Cape May's Historic Preservation District. The center draws from a dense mix of year-round residents, seasonal tourists, day-trippers from the Cape May-Lewes Ferry, and visitors to the surrounding Victorian landmarks and beachfront.



NEARBY DEMAND DRIVERS

- | | | | |
|---|--|--|---|
| 1 Cape May Beach — 1 block south; peak summer foot traffic | 2 Cape May-Lewes Ferry — direct Delaware/Delmarva traffic | 3 Congress Hall Hotel & Convention Hall events | 4 Cape May Welcome Center — first stop for visitors |
| 5 Emlen Physick Estate — Victorian museum & tours | 6 Victorian Historic District — national landmark tourism | 7 City Hall & Municipal Services — civic foot traffic | 8 Cape May Elementary School — daily residential traffic |

Site Plan & Available Units

Three contiguous retail suites available in the east wing of Washington Commons. Units 2A and 2B can be combined for a ±3,500 SF contiguous block. Scan any QR code below to explore the full property listing at 315ocean.com.



VIRTUAL TOUR — UNIT 2A

Unit 2A

±1,000 SF · \$40.00/SF
NNN

my.matterport.com · scan
to tour



VIRTUAL TOUR — UNIT 2B

Unit 2B

±2,500 SF · \$40.00/SF
NNN

my.matterport.com · scan
to tour



VIRTUAL TOUR — UNIT 3

Unit 3

±3,500 SF · \$40.00/SF
NNN

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