

**FOR  
LEASE**

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1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003

**OCKAP BUILDING**

**PRIME OFFICE SPACE IN DOWNTOWN HAMMONTON**

**251 BELLEVUE AVE, HAMMONTON, NJ 08037**



**DISCLAIMER**

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# OFFERING SUMMARY

**Lease Rate:** Call for Pricing

**Size Available:** +/- 6,585 RSF

**Zoning:** Office

**Parking:** +/- 40 Surface Spaces

**Availability:** July 1, 2026



## PROPERTY HIGHLIGHTS

+ Contemporary ADA-compliant office space in the heart of downtown Hammonton, New Jersey. Nestled directly on Bellevue Avenue, this prime location offers employees easy access to a vibrant array of eateries and amenities. It's the perfect spot for businesses looking to thrive in this up-and-coming downtown location with new housing being constructed.

+ The recently renovated property boasts modern high-end amenities. The current tenant has been residing in this space for the past seven years. The location is convenient, with an elevator service and walk-up capabilities.

+ Hammonton, centrally located between Philadelphia and Atlantic City, offers convenient rail service. Access to Rt 30, Rt 206, and the Atlantic City Expressway further enhances the ease of commuting.

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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,893	13,704	18,947
PROJECTED 2029	6,758	13,504	18,947

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,493	4,956	6,771
PROJECTED 2029	2,424	4,847	6,644

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$110,869	\$113,102	\$112,319
MEDIAN 2029	\$79,385	\$83,010	\$84,652

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# NEARBY AMENITIES

## DINING

- Applebee's Bar + Grill
- Burger King
- Cacia's Bakery
- Chipotle Mexican Grill
- Domino's Pizza
- Dunkin'
- Krispy Krunchy Chicken
- McDonald's
- Primo Hoagies
- Silver Coin Diner
- Taco Bell
- The Bakeshoppe
- Wawa

## RETAIL/GROCERY

- 7-Eleven
- Advance Auto Parts
- AtlantiCare Urgent Care
- Bank of America
- Dollar Tree
- Goodwill Store & Donation Center
- Hair Cuttery
- Pantry 1 Food Mart
- Planet Fitness
- ShopRite
- TD Bank
- Walgreens
- Walmart

# FOR LEASE

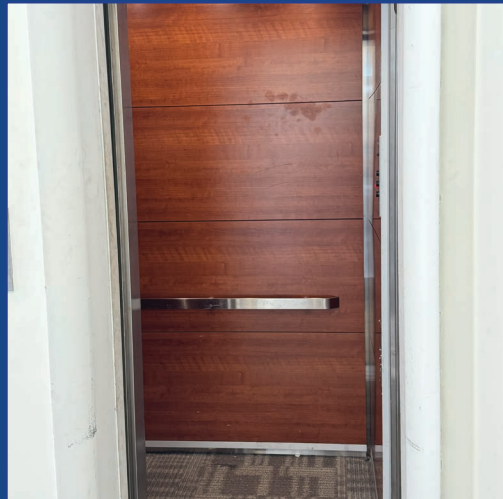
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# INTERNAL PHOTOS

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