FORMER BANK BUILDING FOR LEASE

245 BELLEVUE AVENUE, HAMMONTON, NJ 08037

OFFICE OR RETAIL WITH DRIVE THRU

Vantage commercial

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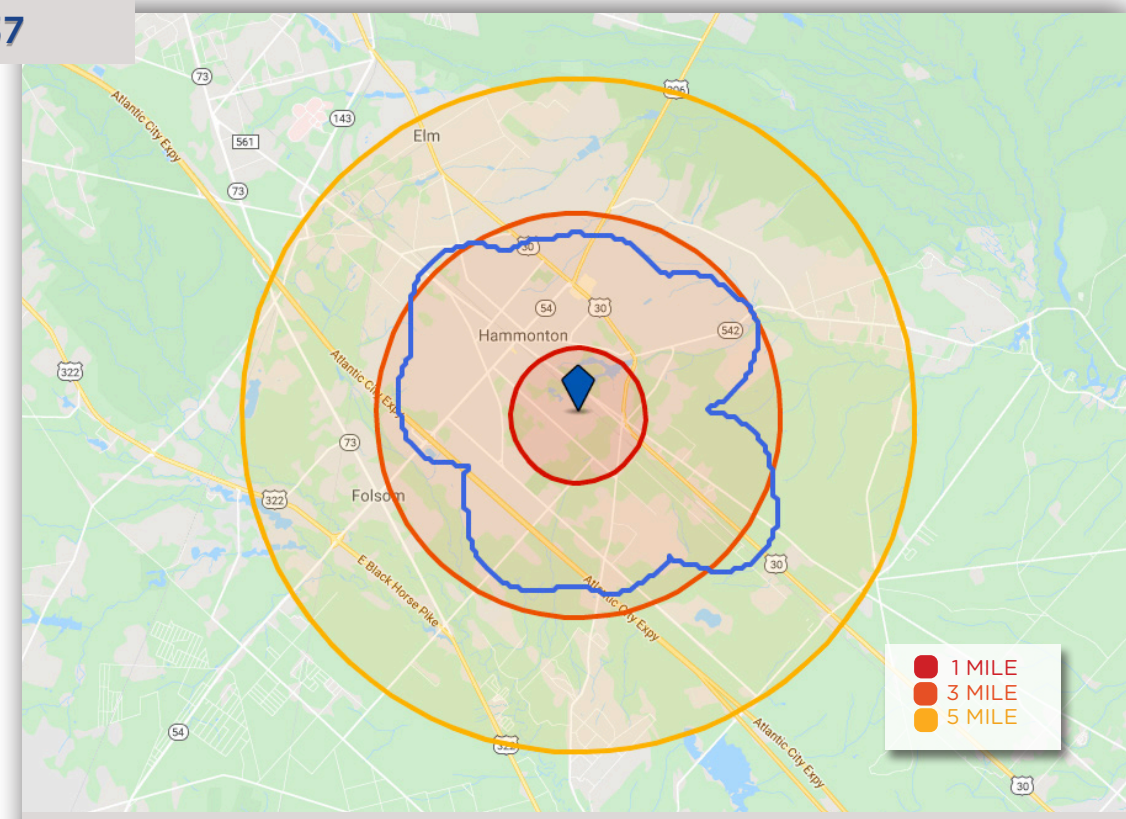
Offering Summary

Size/SF Available: +/- 4,000 SF
Asking Lease Rate: $15/SF Gross
Signage: Building Signage
Occupancy: Immediately

Property/Area Highlights

+ This former bank branch is ideally located at South 3rd St and Bellevue Avenue and is within close proximity to Routes 30 & 206
+ The building includes a 3-lane drive thru and ADA compliant office spaces
+ Large adjacent parking lot available in rear of building provides ample parking
+ In close proximity to 1 Trick Pony, Bellevue Drug Company, Wells Fargo Bank, H&R Block, and Marcello's Trattoria
+ Bank use is prohibited due to deed restriction



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	7,424	13,350	18,373
EST. HOUSEHOLDS:	2,874	5,378	7,252
AVG. HOUSEHOLD INCOME:	$88,529	$88,953	$90,590

TRAFFIC COUNT: 11,809 VPD

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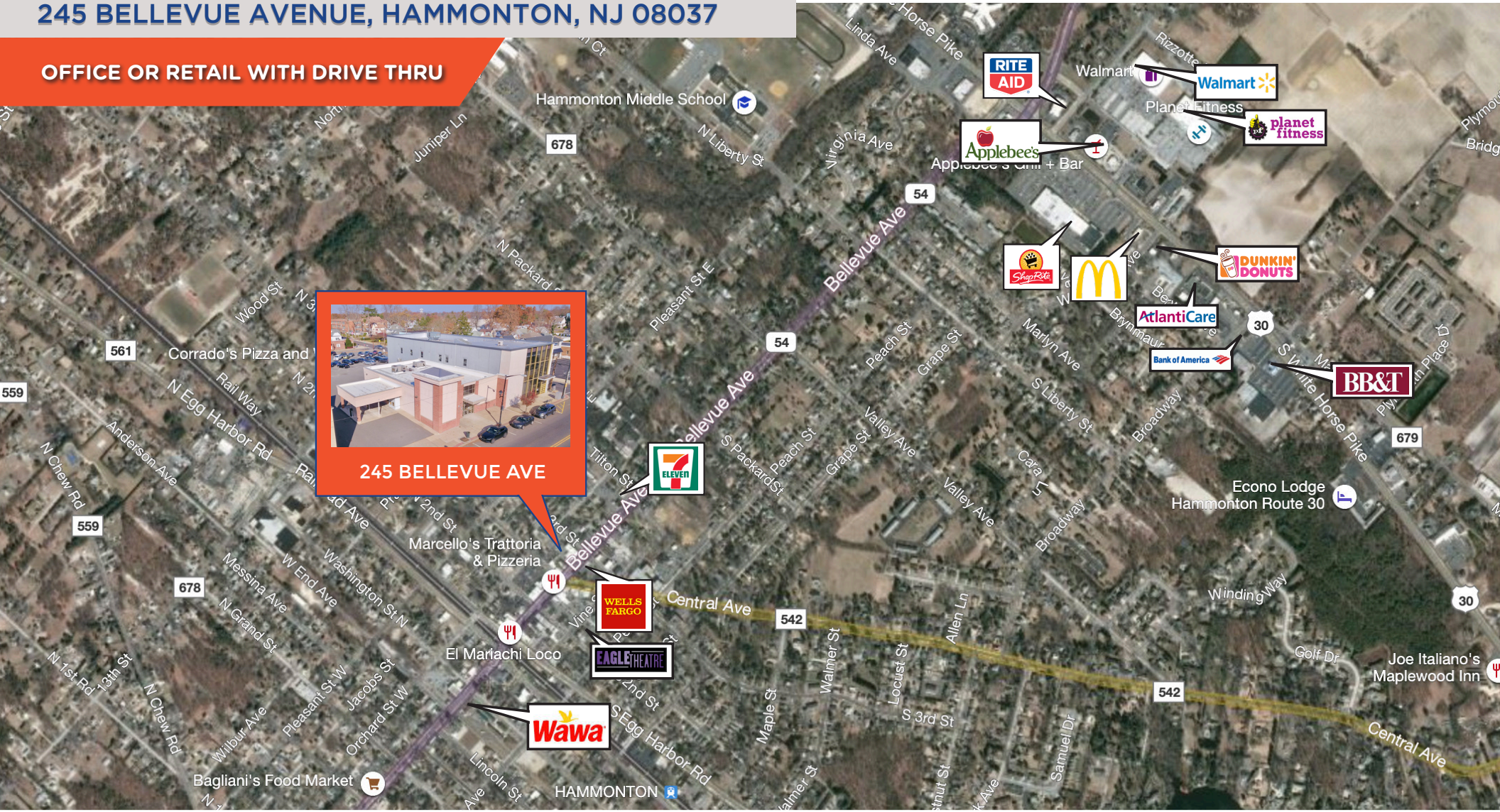

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