

Fanwood Crossing

246-250 South Avenue/SR28,
Fanwood, NJ 07023

PROPERTY DESCRIPTION

Twelve-year-old mixed-use retail/professional, residential redevelopment. This award-winning property consists of three individual 4-story Victorian designed buildings on 2.5 acres. Situated at the primary signalized intersection of downtown Fanwood and opposite the Fanwood train station. Full build-out includes 80 luxury apartments plus 19,600 SF of prime ground level retail with on-site parking.

AVAILABLE SPACE

246 South Ave (Phase II)

- Unit 107: 1,829 SF
(Fully Built-Out Former Skin Care Office)

250 South Ave (Phase I)

- Unit 103: 2,550 SF
(Fully Built-Out Former Tutoring/Education Center)
- Unit 104: 3,096 SF (Lease Pending)
(Fully Built-Out Restaurant with 100 Person Seating Capacity & Outdoor Dining)

OCCUPANCY

Immediate

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

+/- \$6.50 PSF projected 2023

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AND MANAGING AGENTS

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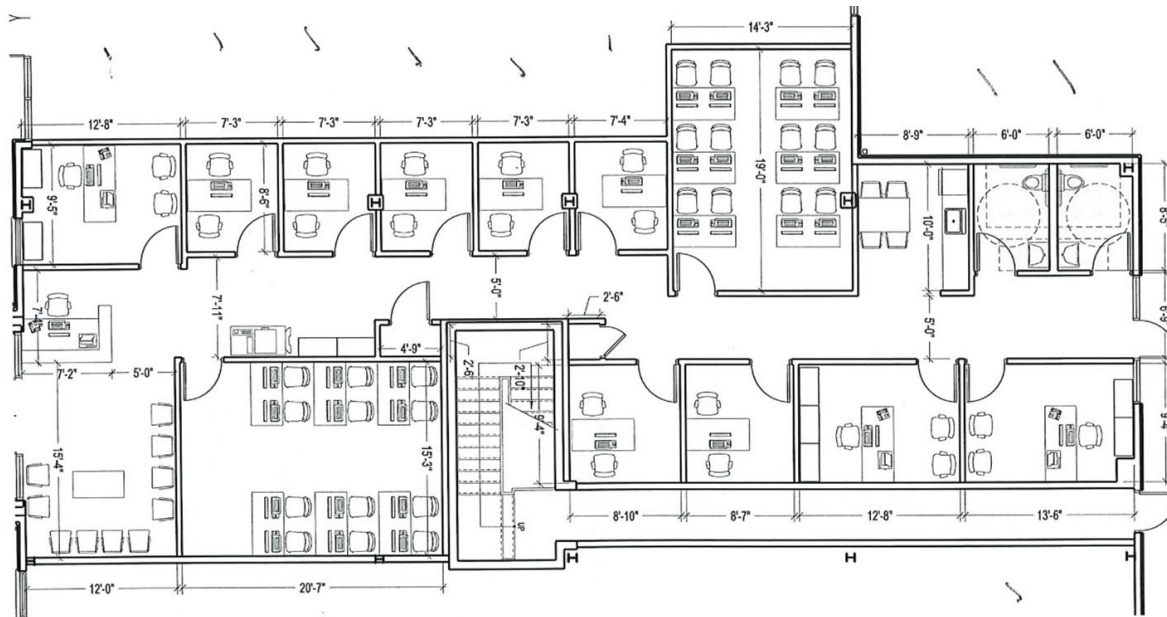
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

AVAILABLE UNIT 103 – PHOTOS

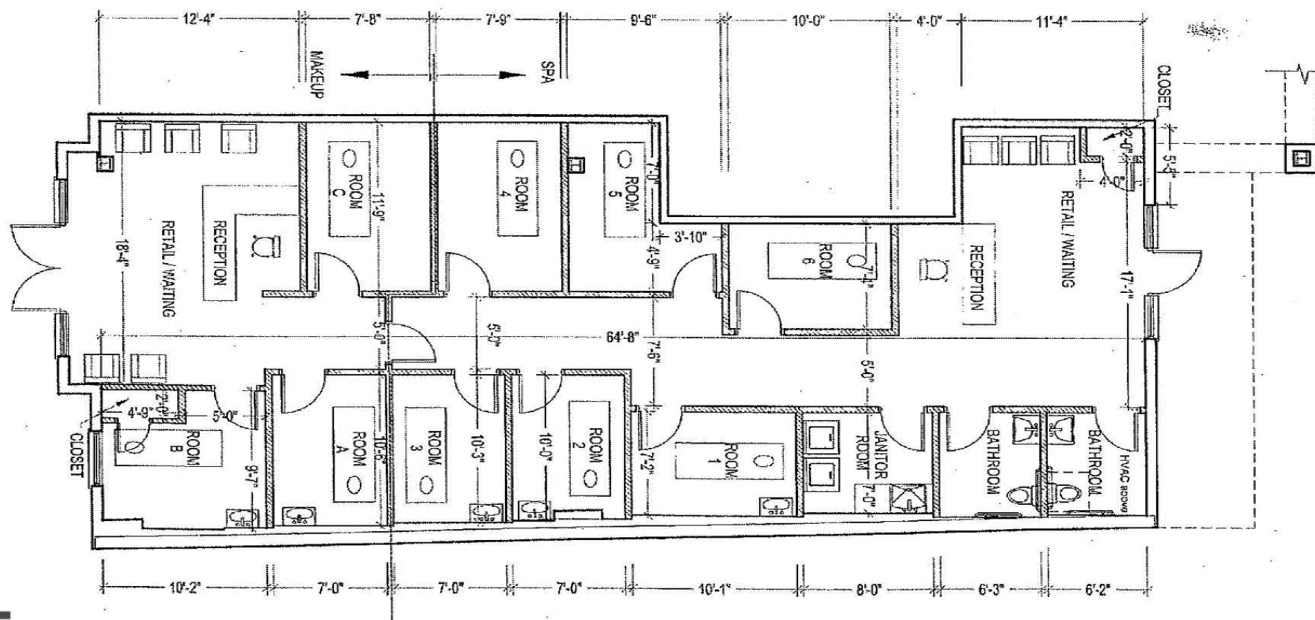


AVAILABLE UNIT 104 – PHOTOS



FURNITURE FLOOR PLAN

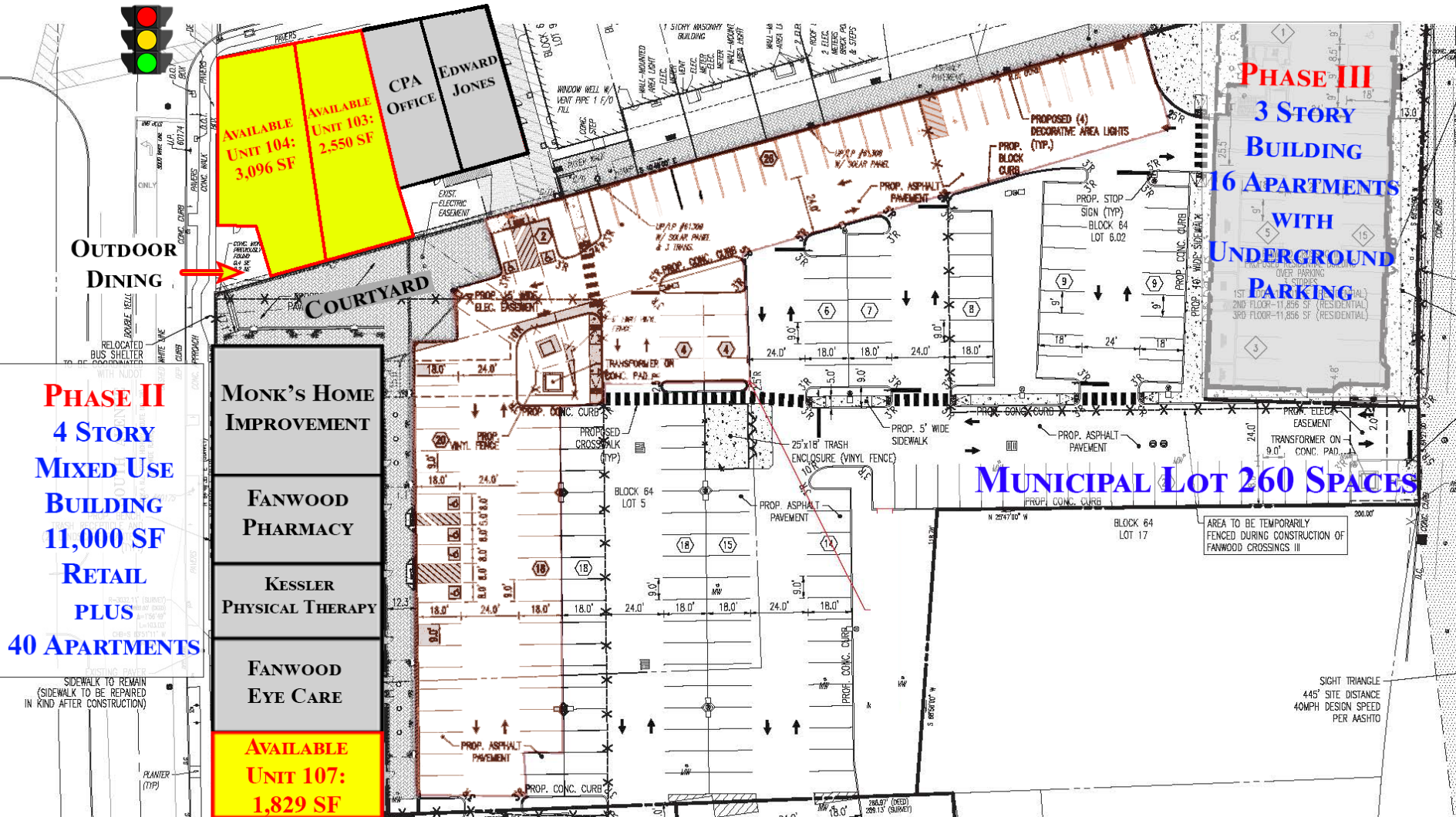
AVAILABLE UNIT 107 – PHOTOS



LEASING PLAN

PHASE I

4 STORY MIXED USE BUILDING
8,500 SF RETAIL PLUS 24 APARTMENTS



PROPERTY PHOTOS



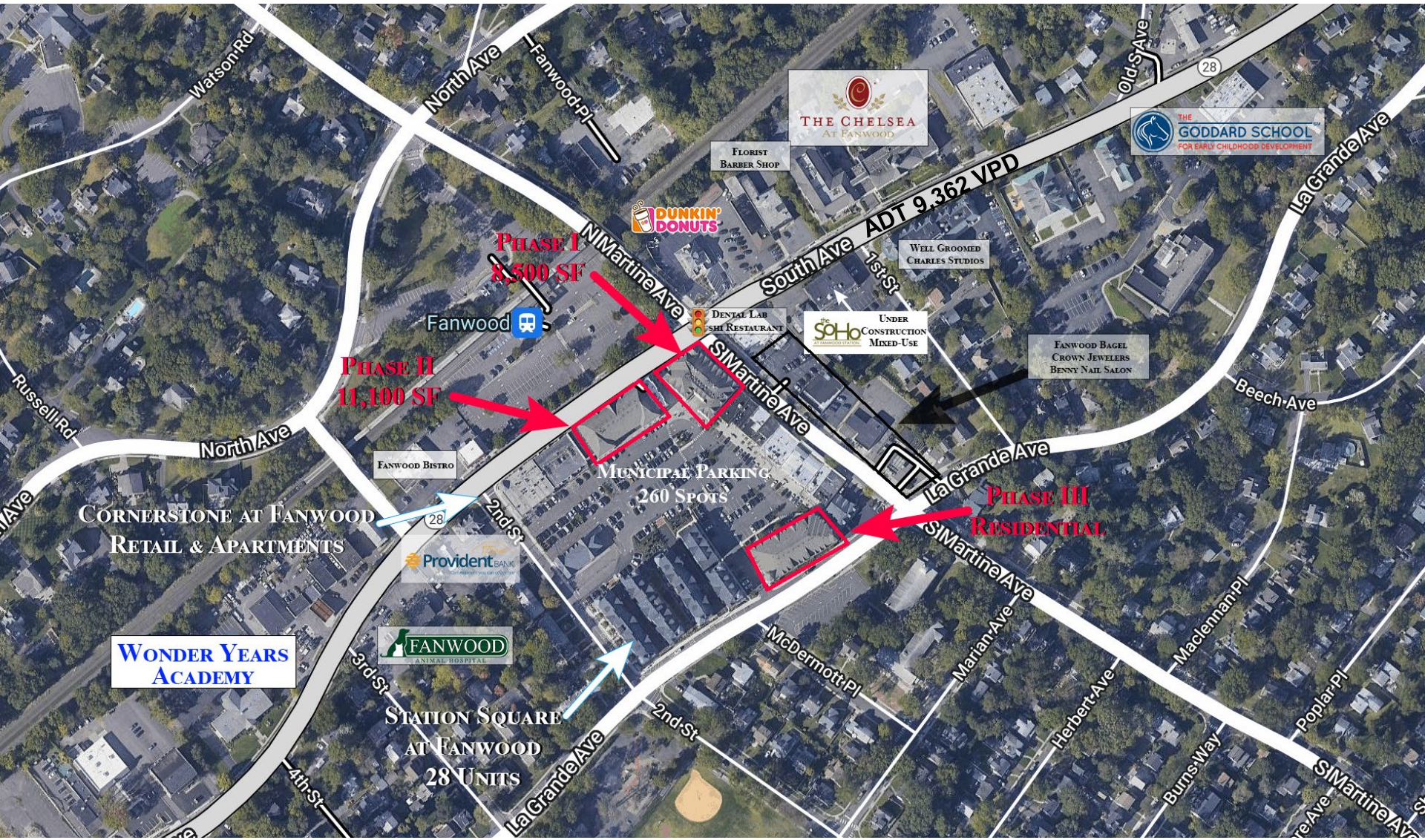
PROPERTY PHOTOS AND COMMENTS



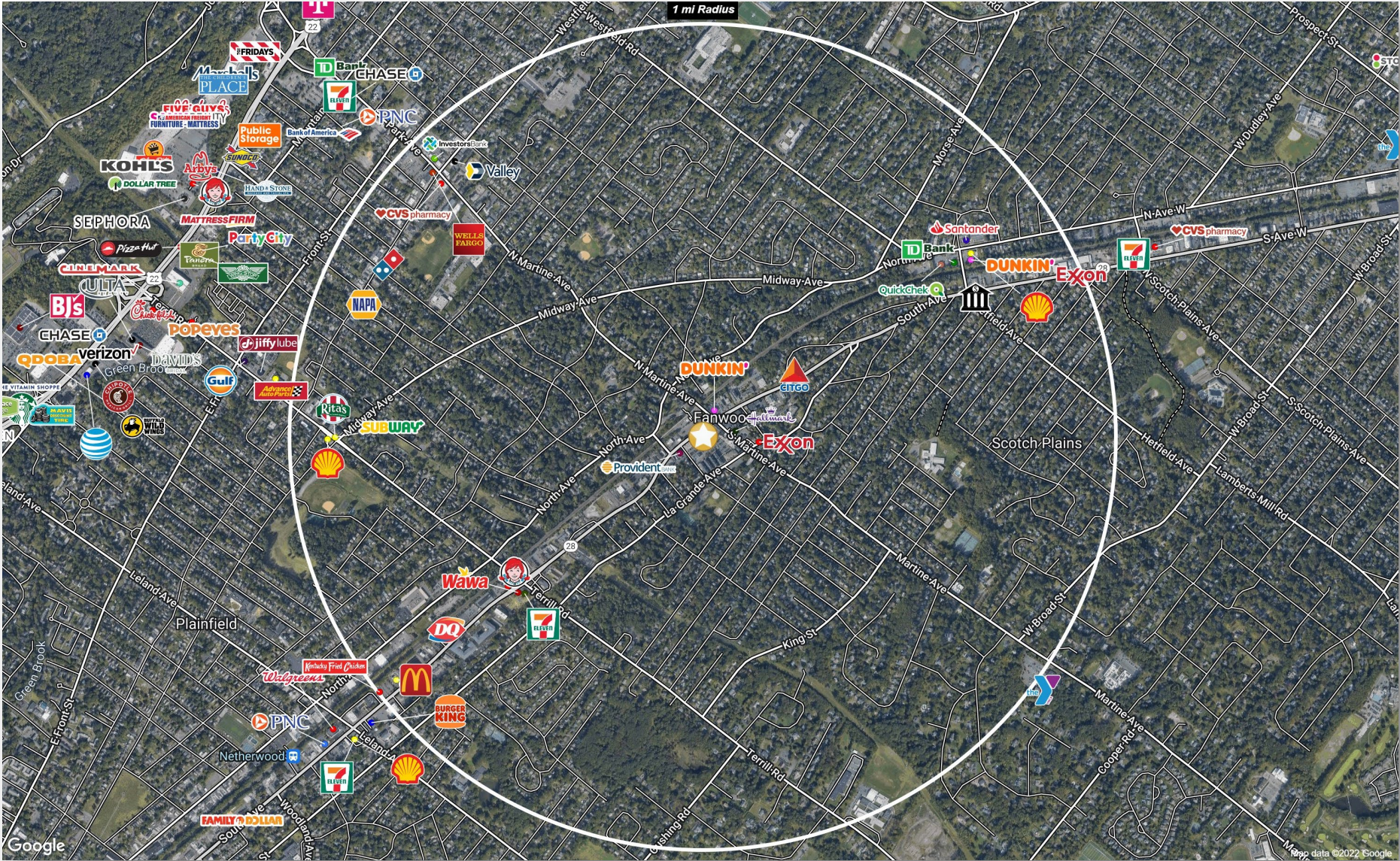
Comments

- Transit village and a destination for consumers, businesses, commuters and residents;
- Close proximity to The Garden State Parkway Exit 135 (4 miles) and State Highway Route 22 (2 miles);
- Existing tenant mix includes; Edward Jones, Kessler Physical Therapy, Monk's Home Improvement, Railside Café, pharmacy, eye doctor and accounting firm;
- Seeking the following uses, skin care, tutoring/education, cellular, hair salon, yoga/Pilates, deli/sub shop, specialty grocer, health/nutrition, athletic wear, and professional services;

IMMEDIATE TRADE AREA AERIAL



REGIONAL TRADE AREA AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population:	16,219
Average HH Income:	\$166,046
Median HH Income:	\$129,022
Total Households:	5,771
Median Age:	40.0
Daytime Population:	9,808

3 Mile Radius

Population:	115,234
Average HH Income:	\$172,563
Median HH Income:	\$124,039
Total Households:	39,338
Median Age:	38.8
Daytime Population:	75,422

5 Mile Radius

Population:	291,505
Average HH Income:	\$169,303
Median HH Income:	\$123,064
Total Households:	101,744
Median Age:	40.4
Daytime Population:	183,964

