



# 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 free standing 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 FOR SUBLEASE

### 246 South Ave (Phase II)

- Unit 104: 1,537 SF  
(Former Pharmacy)

## OCCUPANCY

Immediate

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

+/- \$6.50 PSF projected 2024

**FOR ADDITIONAL INFORMATION CONTACT  
EXCLUSIVE LEASING AND MANAGING AGENT**

**Joel Tomlinson**

**Asst. VP Retail Services**

**908-604-6900**

**[Jtomlinson@silbertrealestate.com](mailto:jtomlinson@silbertrealestate.com)**

**SILBERT**

REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059



Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)

## Fanwood Crossing, Fanwood, New Jersey

## 8,500 SF RETAIL PLUS 24 APARTMENTS

**PHASE II**  
**4 STORY**  
**MIXED USE**  
**BUILDING**  
**11,000 SF**  
**RETAIL**  
**PLUS**  
**APARTMENTS**

## MONK'S HOME IMPROVEMENT

**AVAILABLE**  
**UNIT 104**  
**1,537 SF**

**KESSLER  
PHYSICAL THERAPY**

**FANWOOD  
EYE CARE**

## MED-SPA

**PHASE III**  
**3 STORY**  
**BUILDING**  
**6 APARTMENTS**  
**WITH**  
**UNDERGROUND**  
**PARKING**

36'  
 18'  
 8' 6"  
 9'  
 15'  
 5'  
 OVER PARKING STREET  
 1ST OF JUNE 1968 (ORIGINAL)

# MUNICIPAL LOT 260 SPACES



# PROPERTY PHOTOS





# PROPERTY PHOTOS AND COMMENTS

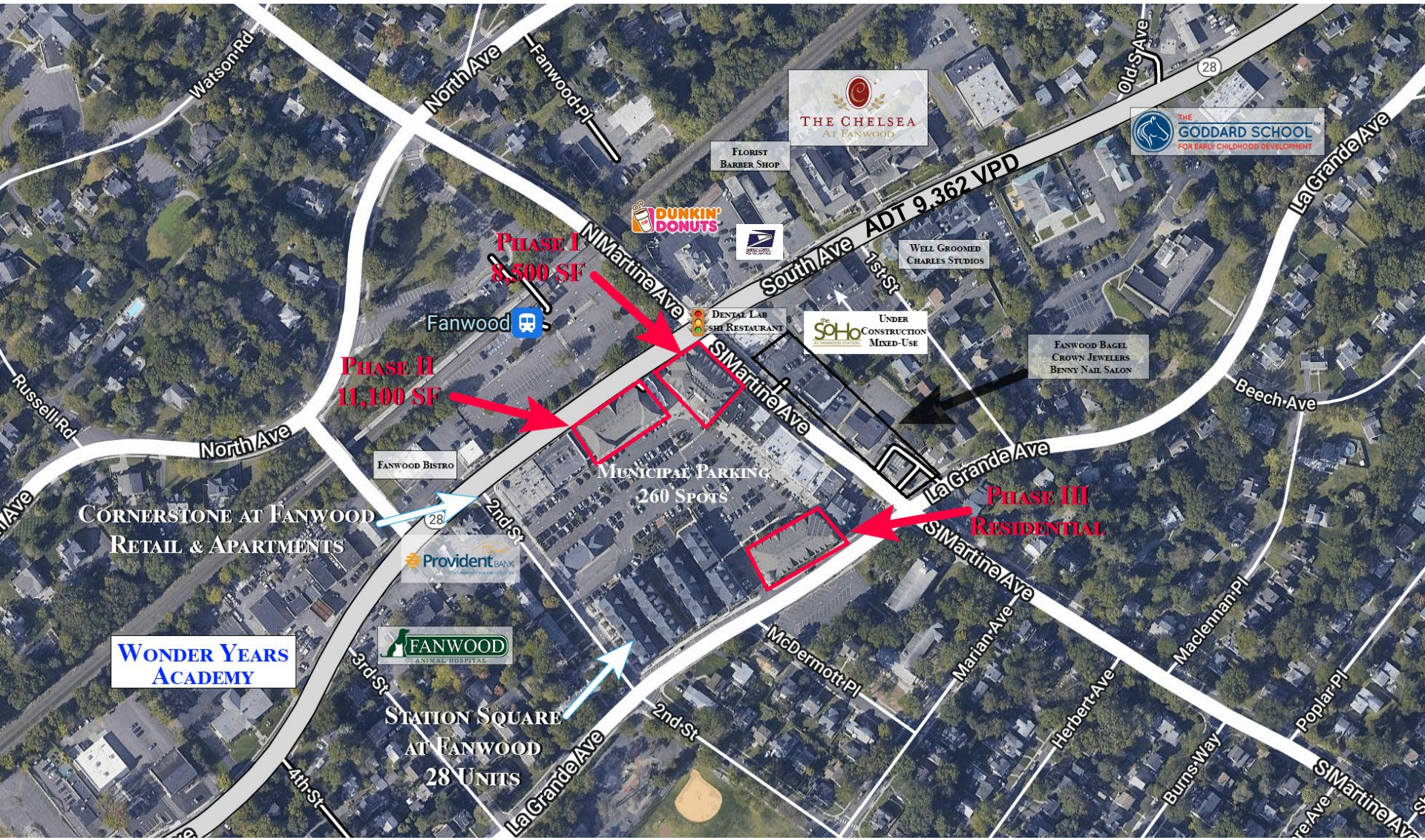


## Comments

- 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, pharmacy, eye doctor, accounting firm and new additions Jessica's Café & Restaurant and Dental Sanctuary;
- 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;

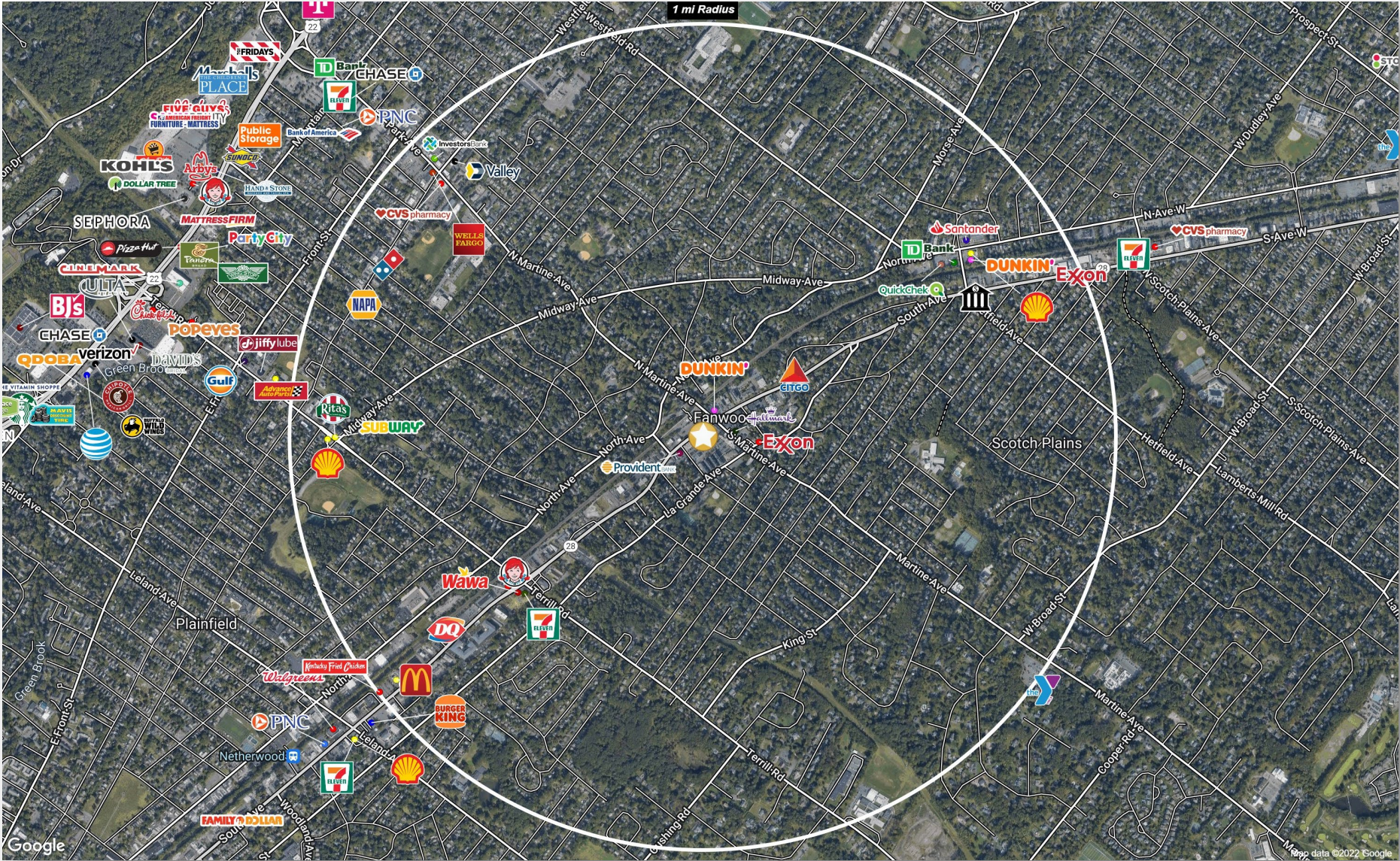


# IMMEDIATE TRADE AREA AERIAL





# 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

