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# EXISTING CORNER COMMERCIAL BUILDING 254-256 SOUTH AVE (RT. 28) AT MARTINE AVE FANWOOD, NEW JERSEY

**Important Note:**

The existing corner building (former Internet Café) is available for a **short term / temporary lease only**. The two adjoining buildings will be demolished at the end of 2008. For full details on upscale new re-development project visit [www.netpropertygroup.com](http://www.netpropertygroup.com) - "Fanwood New Construction".

**Available Sizes:** 800 Square Feet – 2,500 Square Feet

**Availability:** Immediate

**Rental Rate:** All Offers Considered!

**Parking:** On site, municipal, and on street

**Traffic Count:** Route 28 / 28,300 cars per day  
Martine Avenue / 17,050 cars per day

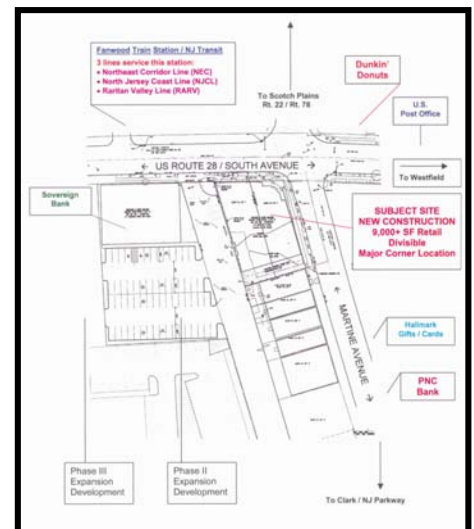
**Uses:** All clean, short term uses considered

**Neighboring Retailers:**

A&P Supermarket, Children's Specialized Hospital, Sovereign Bank, PNC Bank, Hallmark Gifts & Cards, Dunkin' Donuts, Drug Fair, US Post Office, Wendy's, Blockbuster and many others.

**Notes:**

Longer term rental space is available in nearby Scotch Plains. Visit [www.netpropertygroup.com](http://www.netpropertygroup.com) - Scotch Plains.





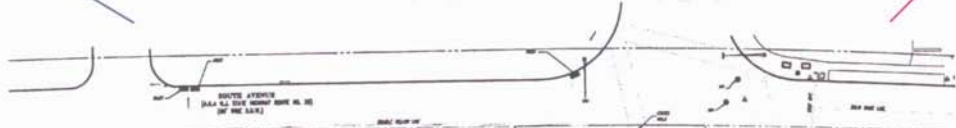
**Fanwood Train Station / NJ Transit**

- 3 lines service this station:
- Northeast Corridor Line (NEC)
  - North Jersey Coast Line (NJCL)
  - Raritan Valley Line (RARV)

**Dunkin' Donuts**

To Scotch Plains  
Rt. 22 / Rt. 78

U.S.  
Post Office



To Westfield

Sovereign  
Bank

**SUBJECT SITE  
NEW CONSTRUCTION  
9,000+ SF Retail  
Divisible  
Major Corner Location**

Hallmark  
Gifts / Cards

PNC  
Bank

Phase III  
Expansion  
Development

Phase II  
Expansion  
Development

To Clark / NJ Parkway