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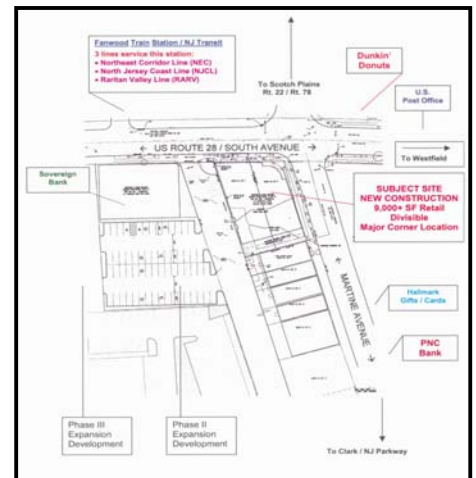


NEW CONSTRUCTION ~ COMING SOON

RETAIL / OFFICE

254-256 SOUTH AVE (RT. 28) AT MARTINE AVENUE FANWOOD, NEW JERSEY

Total GLA:	Phase I – 30,000 Square Feet		
Available Sizes:	Retail: 800 – 9,000 SF (street level) Office / Residential Options on upper floors available upon request		
Availability:	Summer 2009		
Rental Rate:	Based on store size and location		
NNN Charges:	\$5.50 per square foot, estimated		
Parking:	275+ car parking (municipal commitment to redesign and expand for enlarged customer parking lot)		
Traffic Count:	Route 28 / 28,300 cars per day • Martine Avenue / 17,050 cars per day		
Notes:	Highly desirable corner location of a state highway and a county road; directly across from NJ Transit rail station and a bus stop at a traffic controlled intersection.		
Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	14,927	110,446	283,372
Avg. HH Income	101,720	115,932	112,988





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

U.S. Post Office

To Scotch Plains
Rt. 22 / Rt. 78



To Westfield

Sovereign Bank

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

Phase III
Expansion
Development

Phase II
Expansion
Development

**Hallmark
Gifts / Cards**

**PNC
Bank**

To Clark / NJ Parkway

