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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 - "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

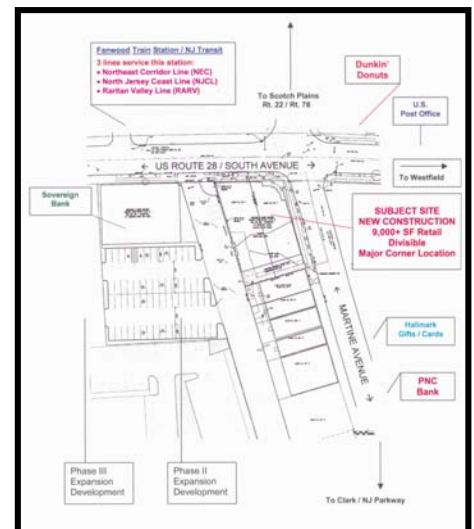
Uses: All clean, short term uses considered

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 - Scotch Plains.





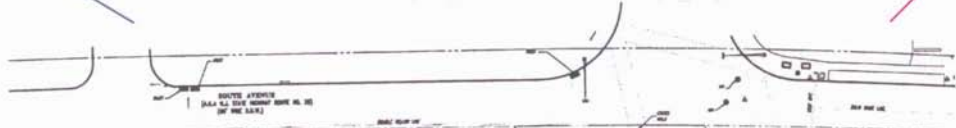
Fanwood Train Station / NJ Transit

- 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



← US ROUTE 28 / SOUTH AVENUE →

→
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

MARTINE AVENUE