

# 15 FAIRVIEW AVENUE

LITTLE SILVER, NJ 07739

FOR SALE

# \$1,300,000.00



15 FAIRVIEW AVE  
LITTLE SILVER, NJ

## INVESTMENT SUMMARY:

Type:	Industrial/Flex
Square Feet:	3,900 SF
Lot Size:	90 x 180 (71 x 78 IRR)
Drive In Doors:	2 Automatic Drive-Ins, 15 FT
Taxes:	\$10,320.00
Roof:	2013
HVAC:	Window AC unit in office, and Ceiling unit for heat only
Ceiling Height:	13.7 to Ceiling/ 12 to Beam

## PROPERTY HIGHLIGHTS:

- Minutes to Netflix, a massive \$1 billion dollar East Coast production campus at the former Fort Monmouth.
- Excellent visibility along Fairview Avenue with convenient access to major roadways.
- Prime Monmouth County location just minutes from downtown Red Bank.
- Close proximity to the NJ Transit North Jersey Coast Line via the Little Silver Station.
- Easy Access To NJ-35, NJ-36 & The Garden State Parkway.



**EXCLUSIVE LISTING ASSOCIATES:**



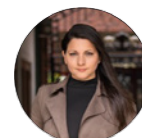
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# PROPERTY PHOTOS



# LOCATION MAP/DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
Population	7,154	68,784	159,059
Number of Households	3,056	27,141	64,955
Average Household Income	\$123,587	\$145,812	\$159,497
Median Household Income	\$87,566	\$103,406	\$109,216
College Graduates	43.01%	46.15%	50.70%
Total Businesses	480	3,652	8,226
Total Employees	6,014	41,271	88,072
Daytime Population	9,525	75,732	167,737



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# 15 FAIRVIEW AVENUE

LITTLE SILVER, NJ 07739



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