

# The Cornerstone at Fanwood

222 South Avenue/SR28, Fanwood,  
Union County, New Jersey

## PROPERTY DESCRIPTION

Three-story Victorian style mixed-use building includes ten upper floor residential condominiums and 5,665 SF of prime ground level retail/professional space with front and rear access afforded. Referred to as a mini "Transit Village" given its immediate proximity to the Fanwood Train Station, located directly opposite. The successful development is situated within a mature, stable area and surrounding development includes multiple banks, an assisted living redevelopment, Goddard Child Care, Dunkin Donuts and numerous restaurants & businesses plus high density residential.

## AVAILABLE SPACE

2,527 SF (Divisible)

Unit A: 1,392 SF

Unit B: 1,135 SF

## OCCUPANCY

Immediate

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

+/- \$6.50 PSF projected 2023

## TRAFFIC COUNTS

ADT 9,362 along South Avenue a/k/a SR 28

## PARKING

Municipal parking lot in rear with additional street parking in front



## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

David Greenman

SR VP Retail Services

908-604-6900

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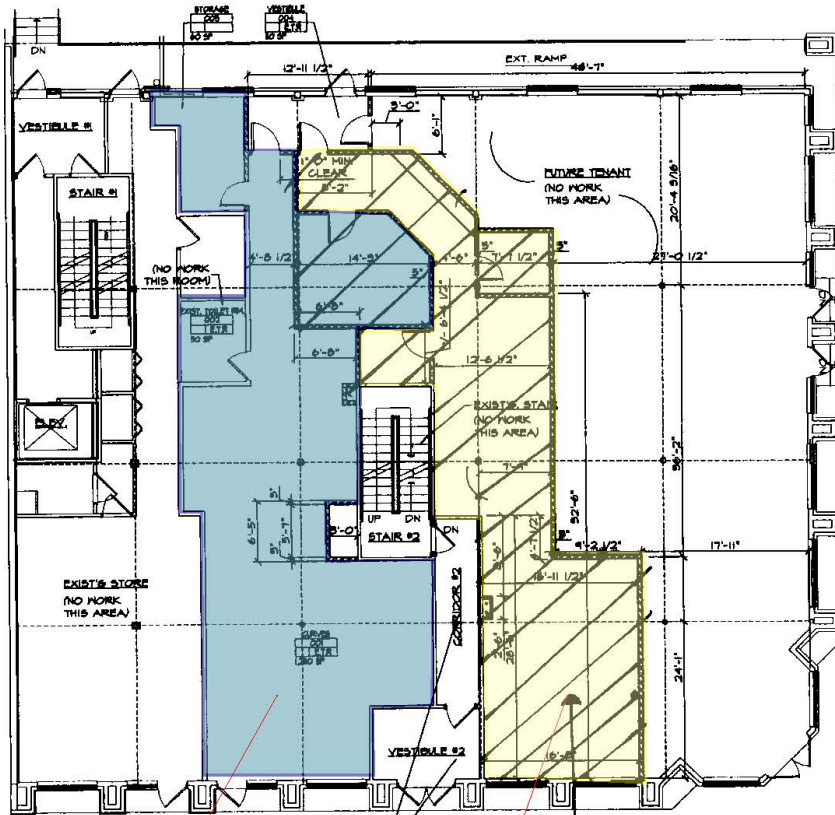
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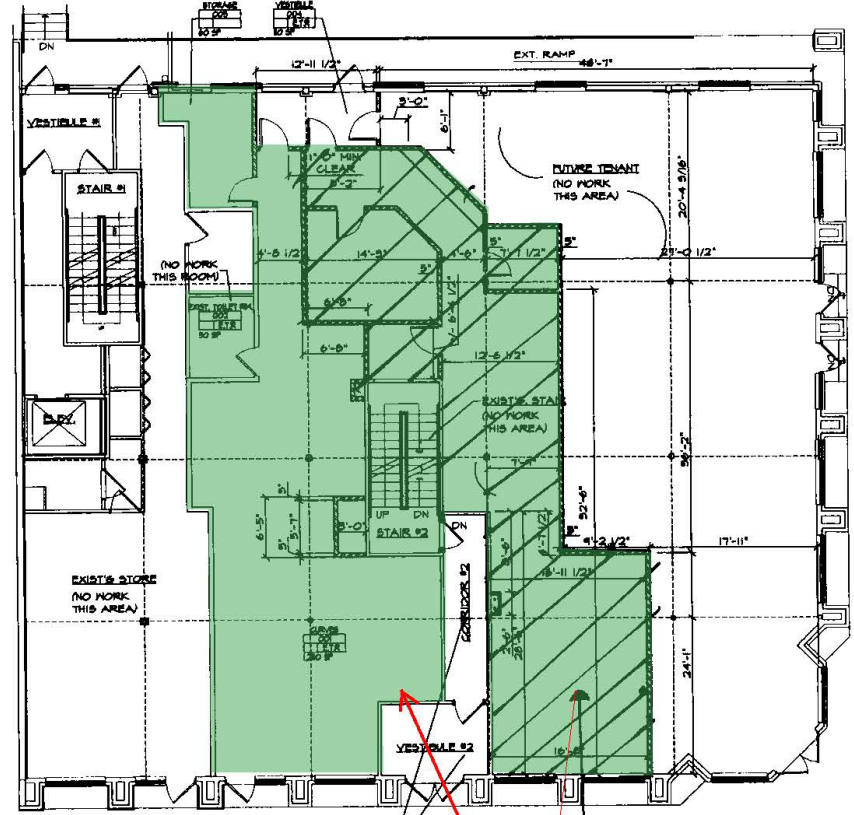
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# GROUND FLOOR AVAILABLE COMMERCIAL FLOOR PLANS



1,392 s.f.

1,135 s.f.



Total 2,527 s.f.

# PROPERTY PHOTOS AND COMMENTS

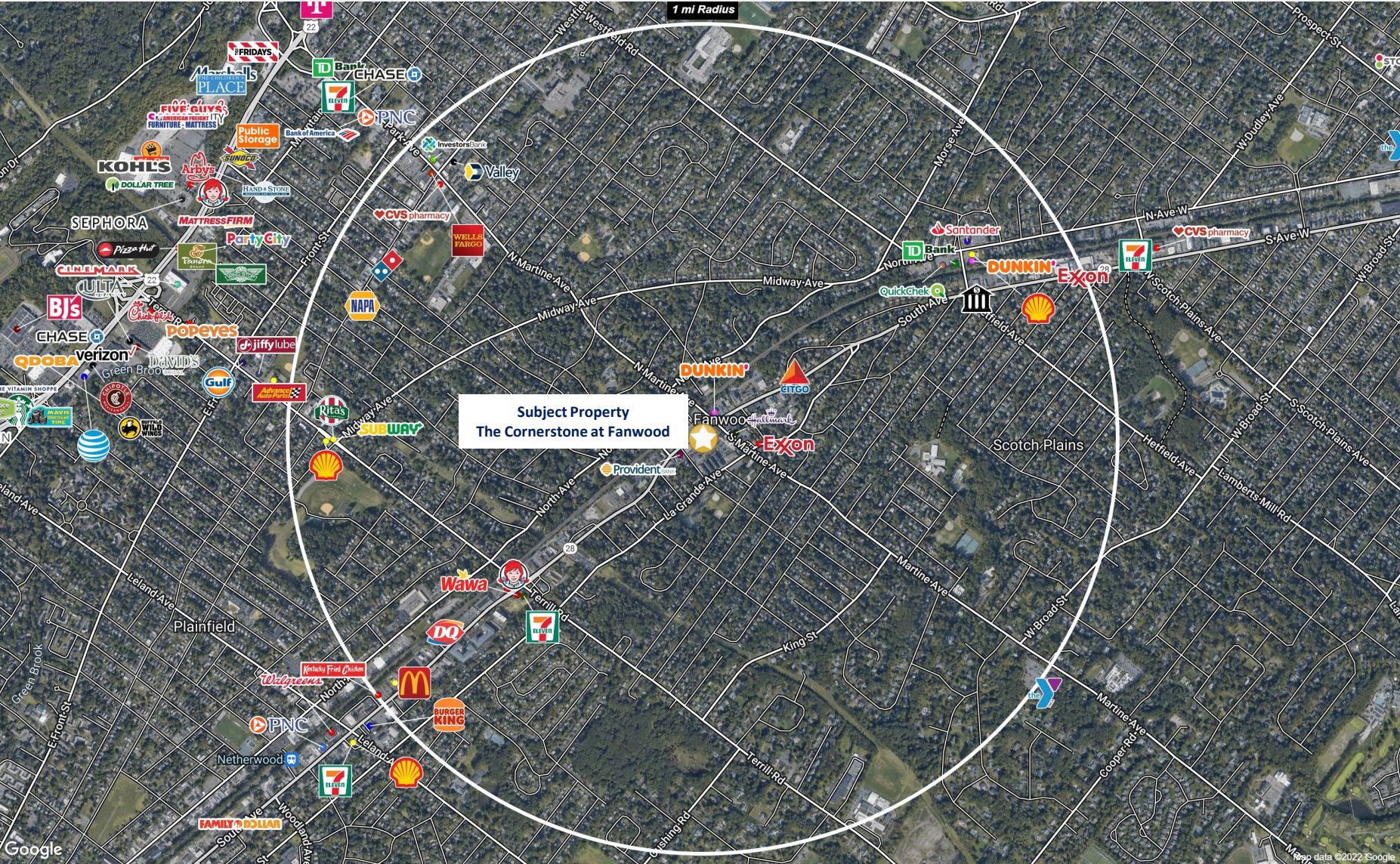


## Comments

- 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);
- Nearby tenants include; Dunkin', USPS, Edward Jones, Provident Bank, Fabio's Bistro, Kessler Physical Therapy, Monk's Home Improvement, Railside Café, local pharmacy, eye doctor and accounting firm



# 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

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## 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

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## 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

