

328 South Ave.
aka **NJ-28**
FANWOOD, NEW JERSEY

±2,966 SF
FREESTANDING BUILDING
RETAIL/OFFICE



Property Features

- ±2,966 SF freestanding building
- 1-story retail/office
- Former bank branch
- Bank drive-thru in place
- Ample parking
- Situated on South Avenue (NJ-28), a primary retail/commercial corridor
- Near Fanwood Station (NJ TRANSIT – Raritan Valley Line) for commuter access
- Within walking distance to public transportation, restaurants, and other retailers
- Quick connectivity to major highways like Route 22, I-78, I-287, the Garden State Parkway, I-95 and NJ Turnpike; with convenient access to Newark Liberty Int'l Airport and New York City

FOR MORE INFORMATION

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PROPERTY OVERVIEW



Property Description

This ±2,966 SF freestanding building is a former bank branch with an open floor plan.

The space provides a rare combination of strong curb appeal and a functional layout that can support a wide range of retail, restaurant, service, or professional office users.

The property includes a bank drive-thru feature and ample parking, helping users deliver convenience-driven service models in a compact footprint.

Location Description

Located on South Avenue (NJ-28) in Fanwood, the property benefits from a highly visible corridor that connects surrounding Union County communities and supports daily neighborhood traffic. The site is positioned near Fanwood's downtown and commuter base, with access to NJ TRANSIT's Fanwood Station on the Raritan Valley Line.

The site also offers quick connectivity to major regional highways including Route 22, I-78, I-287, and the Garden State Parkway, allowing efficient access throughout Northern and Central New Jersey. Newark Liberty International Airport is approximately 20 minutes away, and NYC is less than an hour, supporting easy connectivity for employees and customers.

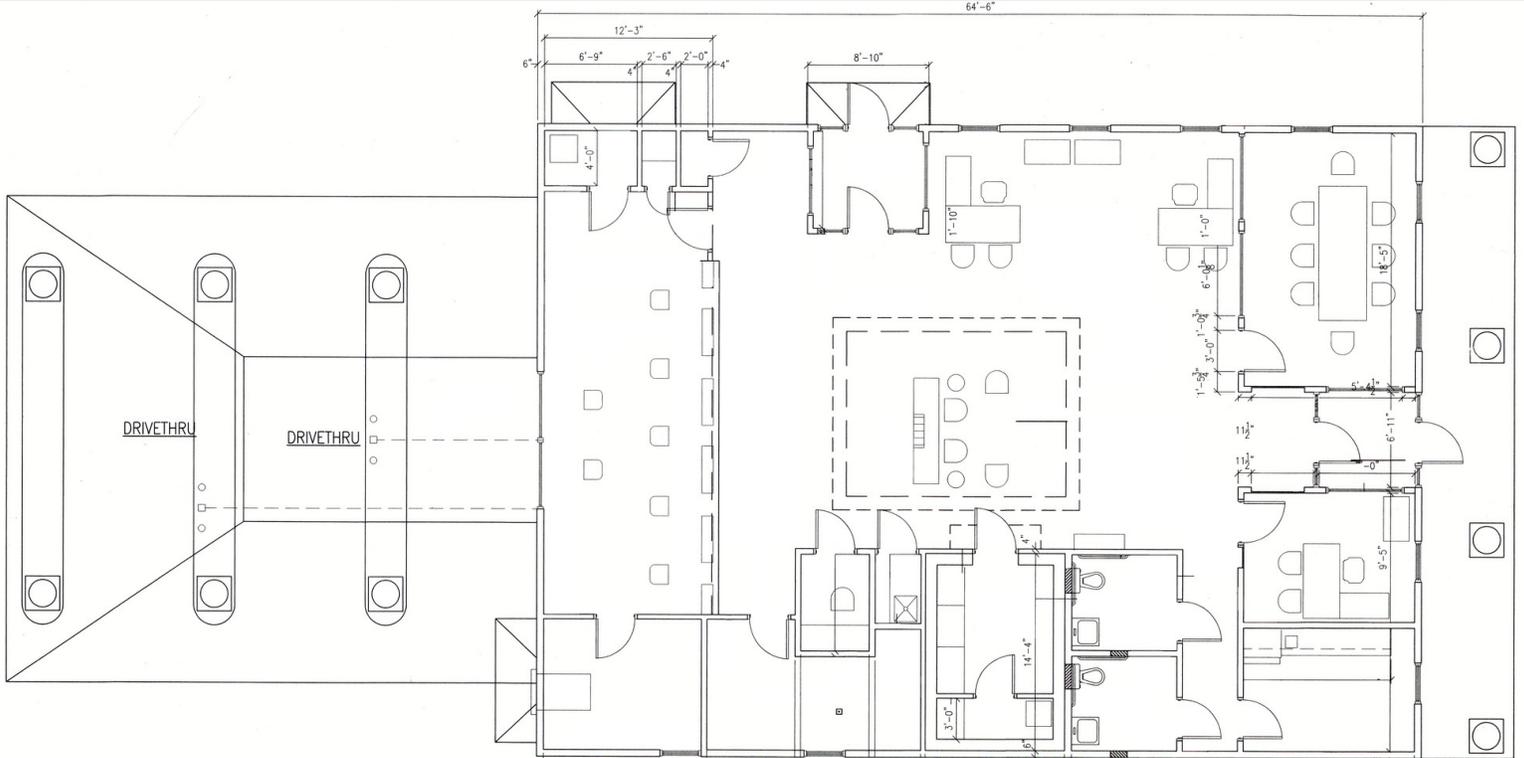
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PROPERTY PHOTOS



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FLOOR PLAN



328 South Ave. aka NJ-28

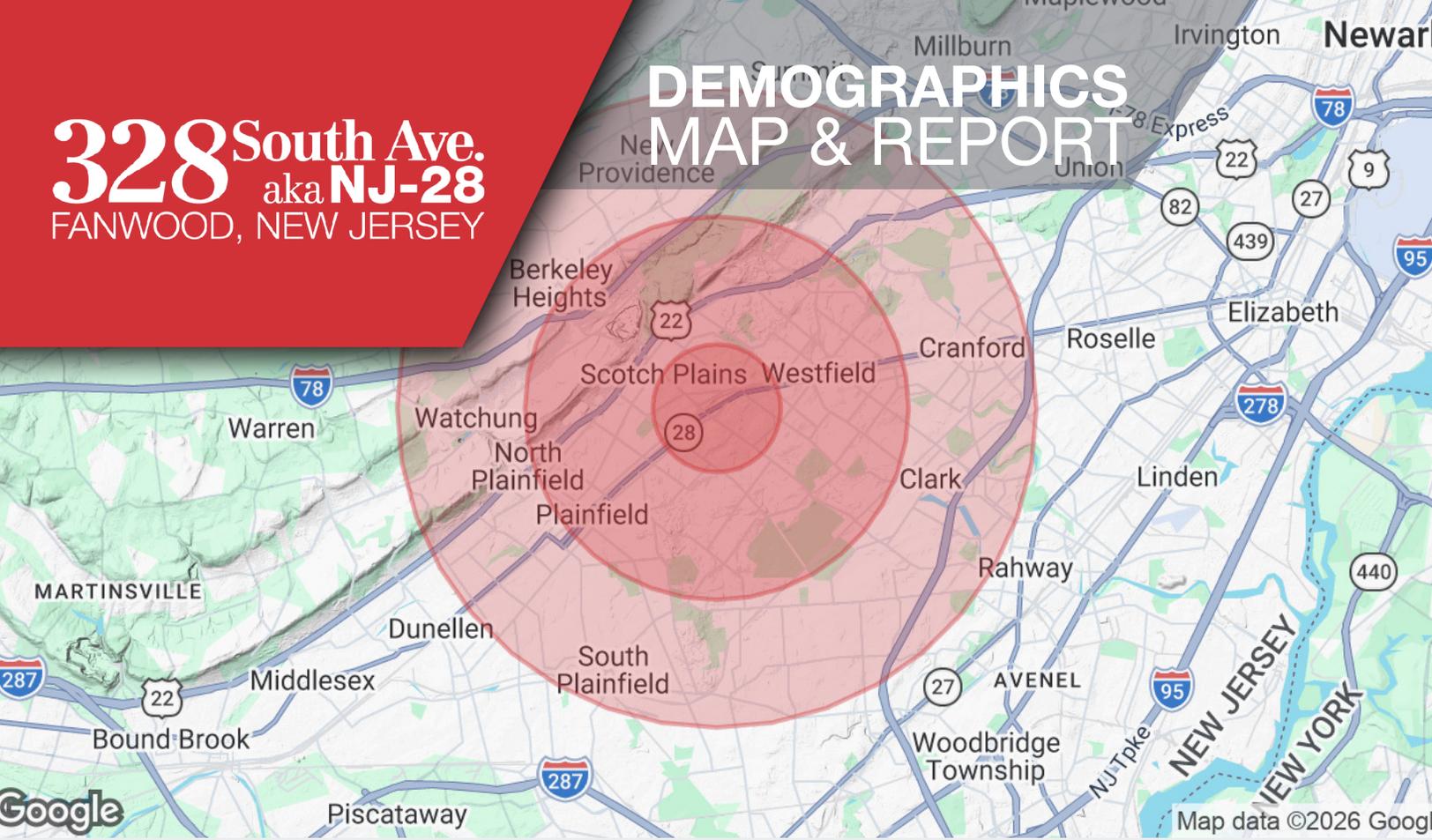
FANWOOD, NEW JERSEY

AERIAL & TAX MAP



328 South Ave. aka NJ-28 FANWOOD, NEW JERSEY

DEMOGRAPHICS MAP & REPORT



Population

1 Mile 3 Miles 5 Miles

Total Population	14,944	113,904	293,877
Average Age	40	40	41

Households & Income

1 Mile 3 Miles 5 Miles

Total Households	5,090	38,354	99,752
Average HH Income	\$236,240	\$189,357	\$181,346

Demographics data derived from AlphaMap

Traffic Count

VPD

N. Martins Ave and NJ-28	10,913
NJ-28 / South Ave and Old South Ave. E.	9,753

