



2 South Avenue (Route 28)

Fanwood, New Jersey

Availabilities

- Pad 1: +/- 2,500-5,000 SF with Proposed Drive-Thru Opportunity
- Pad 2: +/- 7,296 SF

Lot Size

- +/- 1.8 Acres

VPD

- 13,612 VPD on South Avenue (Route 28)
- 13,486 VPD on Terrill Road

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	18,394	15,019	\$115,484
3 Mile	119,176	118,208	\$113,065
5 Mile	287,590	321,927	\$124,309

For Lease - Contact

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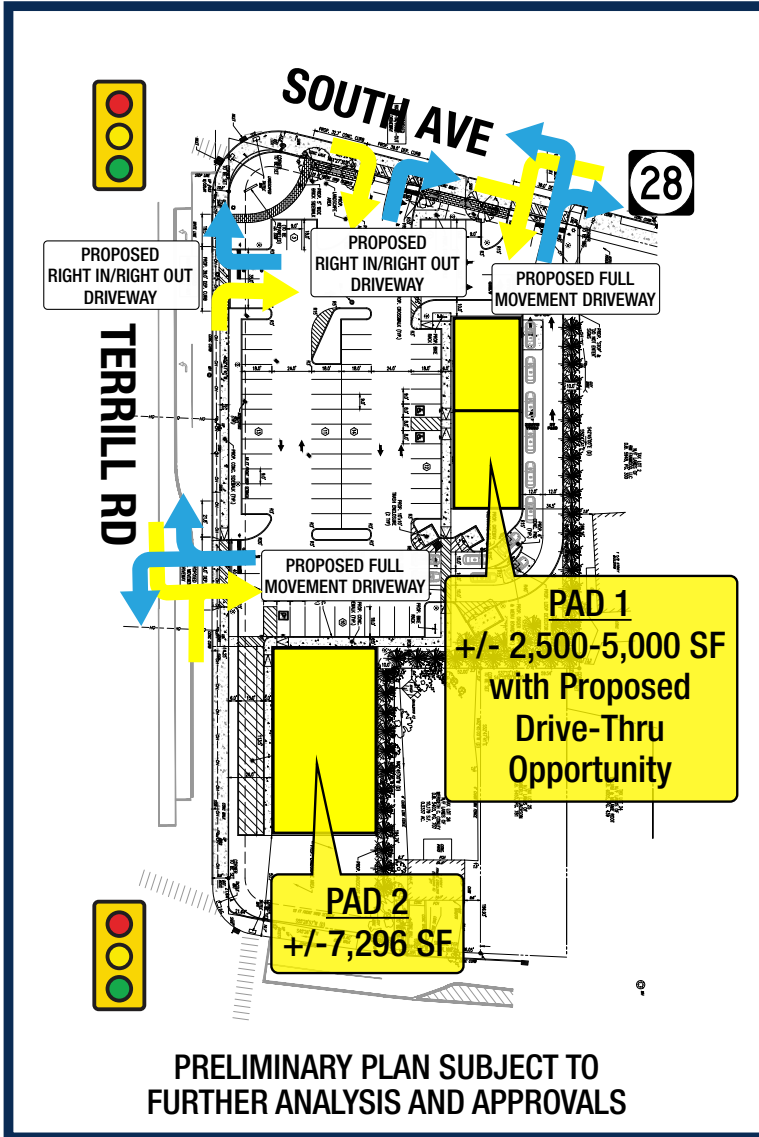
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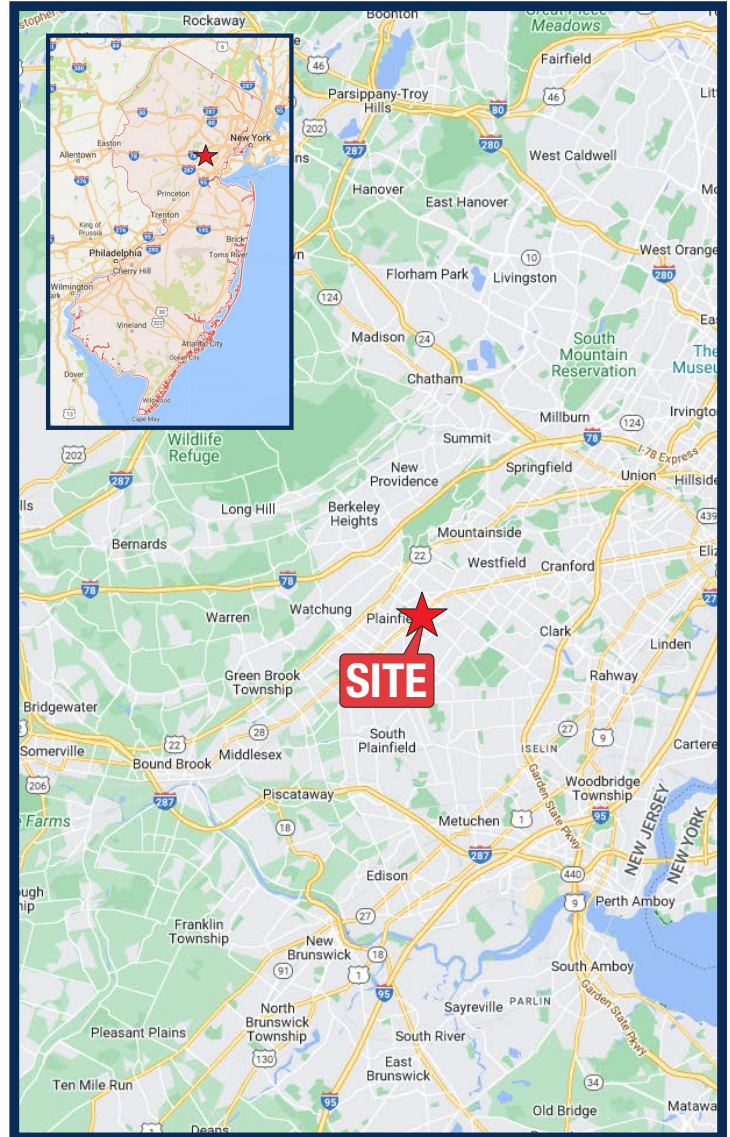
Site Description

- Former service station is situated at the highly desirable signalized corner of South Avenue (Route 28) and Terrill Road
- Optimal location within the trade area with easy access to Route 22 as well as both the Fanwood and Plainfield train stations
- Layout and space size are flexible and will consider various configurations
- Landlord is seeking approvals for a drive-thru on Pad 1
- 67 proposed parking spaces

Site Plan



State Map



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Market Aerial



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