

# 28 FAIRVIEW AVENUE

LITTLE SILVER, NJ 07739

FOR SALE

**\$700,000.00**



## INVESTMENT SUMMARY:

Unit A:	955 SF
Unit B:	1,045 SF
Square Feet Total:	2,000 SF
Lot Size:	50 x 150
Type:	Industrial/Flex
Drive In Doors:	2 Automatic Drive-Ins, 12 FT
Taxes:	\$5,292.00
HVAC:	Hot Air Blower
Ceiling Height:	14 FT

## 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:**



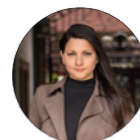
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# PROPERTY PHOTOS



# 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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