



PRIME MIXED-USE DEVELOPMENT OPPORTUNITY

FOR SALE

ASKING FOR \$4.2 MILLION

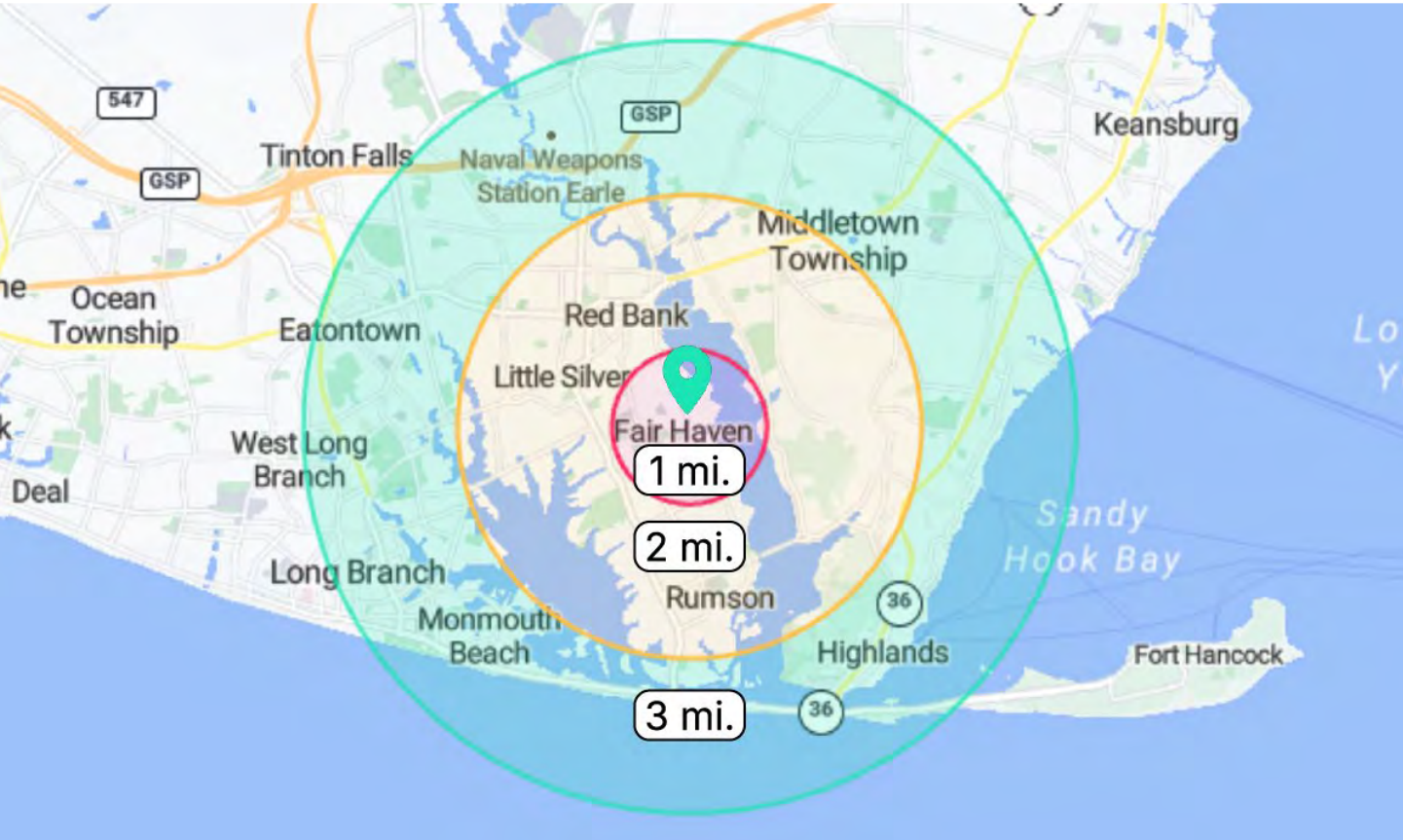
APPROVED 4,250 SF COMMERCIAL & 14 RESIDENTIAL UNITS

FAIR HAVEN TOWNE CENTER

Borough of Fair Haven, Monmouth County, NJ - 23 Cedar Avenue

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WHY FAIR HAVEN?

Fair Haven combines small-town charm with suburban sophistication. With high barriers to entry and limited new development, opportunities like this are exceptionally rare. This is your chance to make a lasting impact in a tightly held community.

KEY HIGHLIGHTS

- ◆ **Rare Opportunity in Monmouth County:** 23 Cedar Avenue offers a fully approved, shovel-ready development site in downtown Fair Haven, one of the county's most desirable communities.
- ◆ **Fully Approved Mixed-Use Development:** All local approvals in place for a mixed-use building with resolution compliance in-hand, allowing for immediate construction. Approved for 4,250 SF of commercial space and 14 residential units (2 affordable family units). Residential units consist of a mix of one and two-bedroom units, each ranging from 884 SF for a one-bedroom and up to 1,460 SF for a two-bedroom.
- ◆ **Prime Location:** Situated in the vibrant Fair Haven downtown district, within walking distance to shops, restaurants, parks, and top-rated schools.
- ◆ **Affluent Demographics:** Fair Haven is a sought-after town with strong income levels, excellent schools, and high demand for both commercial and residential space.
- ◆ **Proximity to Transit & Beach Towns:** Just minutes to Red Bank, NJ Transit rail lines, and a short drive to the beaches and the Garden State Parkway.

DEMOGRAPHICS



8,609 DAILY TRAFFIC
River Rd & Cedar Ave*

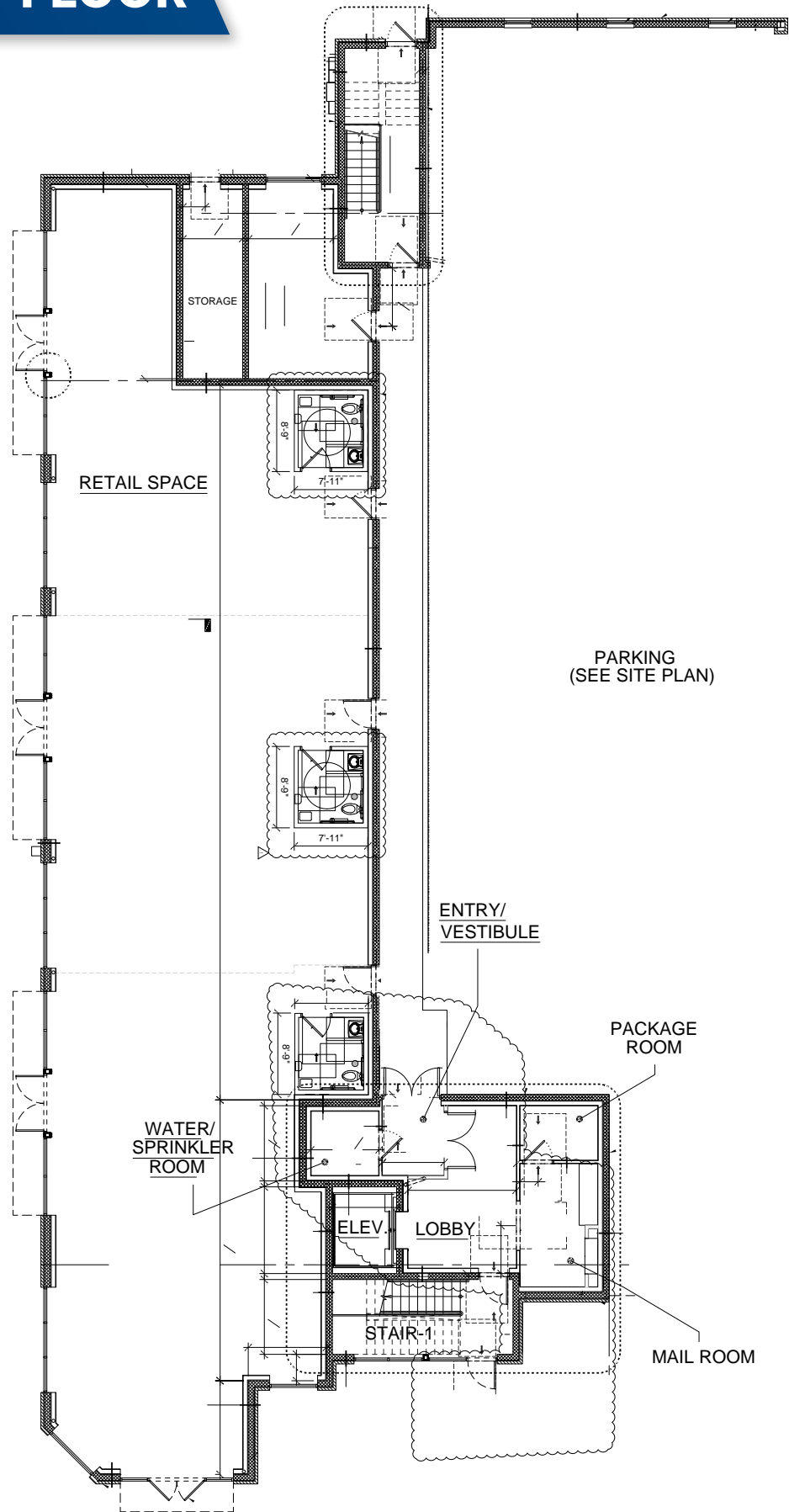


49,193 DAYTIME POPULATION
+/- 3 mi. Radius*

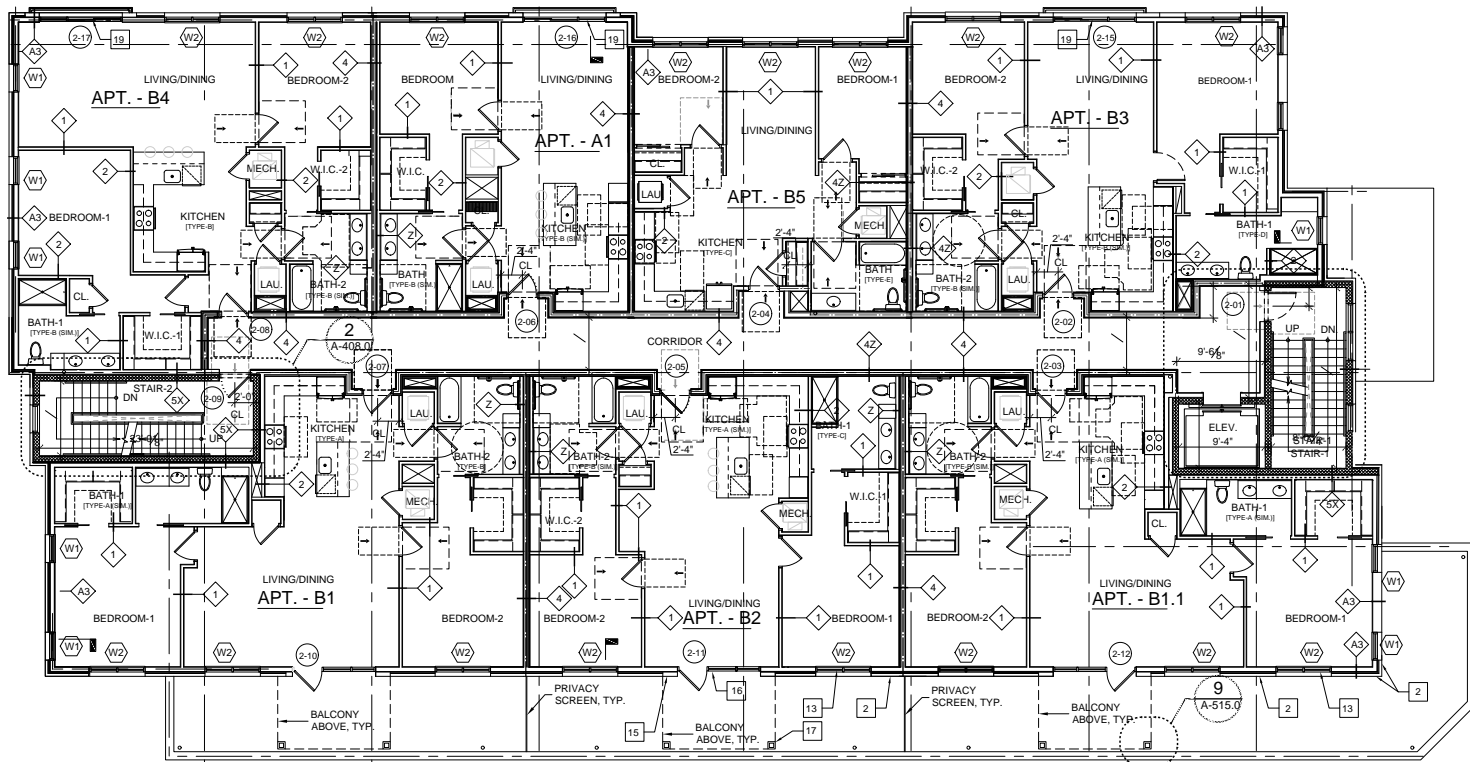
| CATEGORY | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 7,032 | 47,149 | 141,904 |
| Total Housing Units | 2,429 | 18,751 | 60,552 |
| Average Household Income | \$270,600 | \$216,500 | \$175,100 |
| Median Household Income | \$248,900 | \$177,500 | \$136,900 |

*AlphaMap, 2025

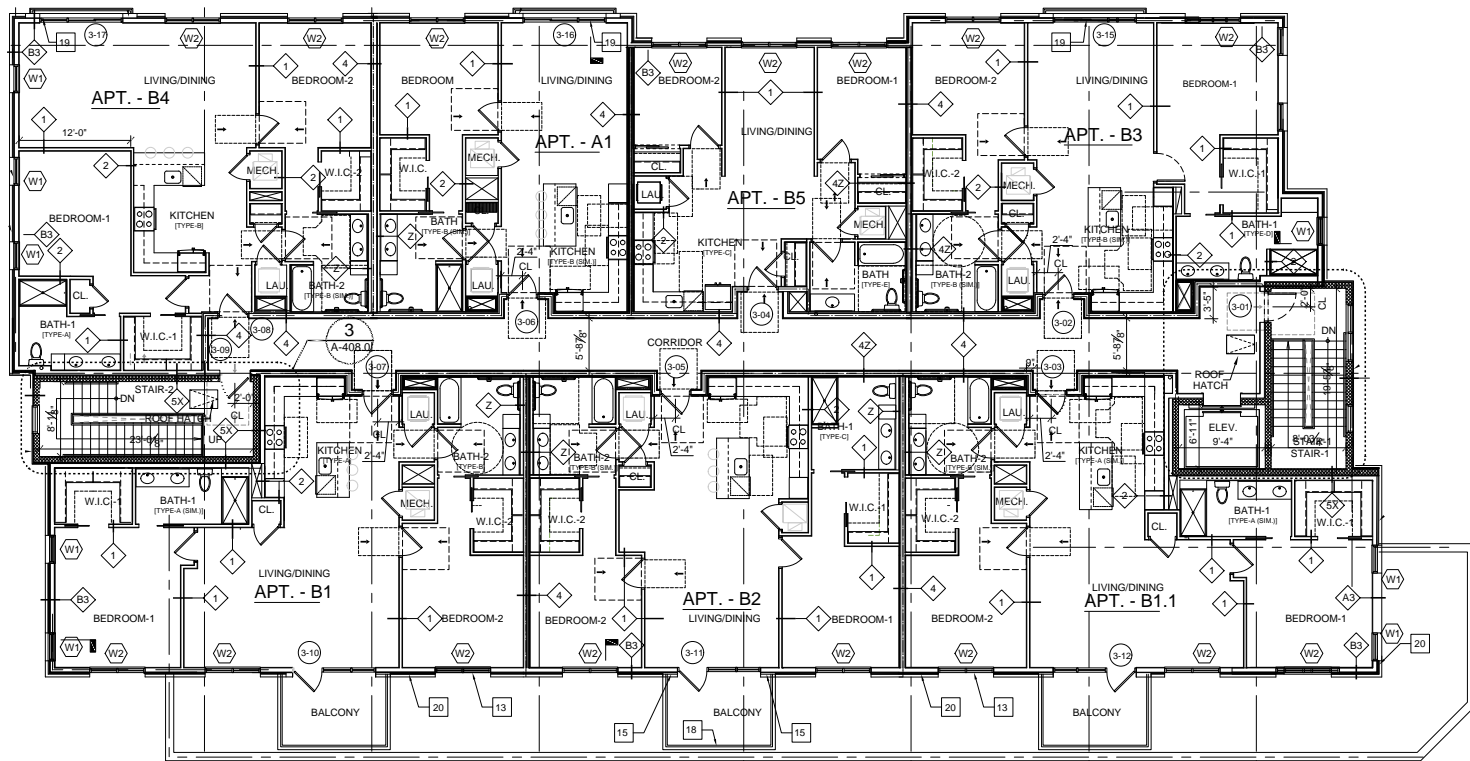
FIRST FLOOR



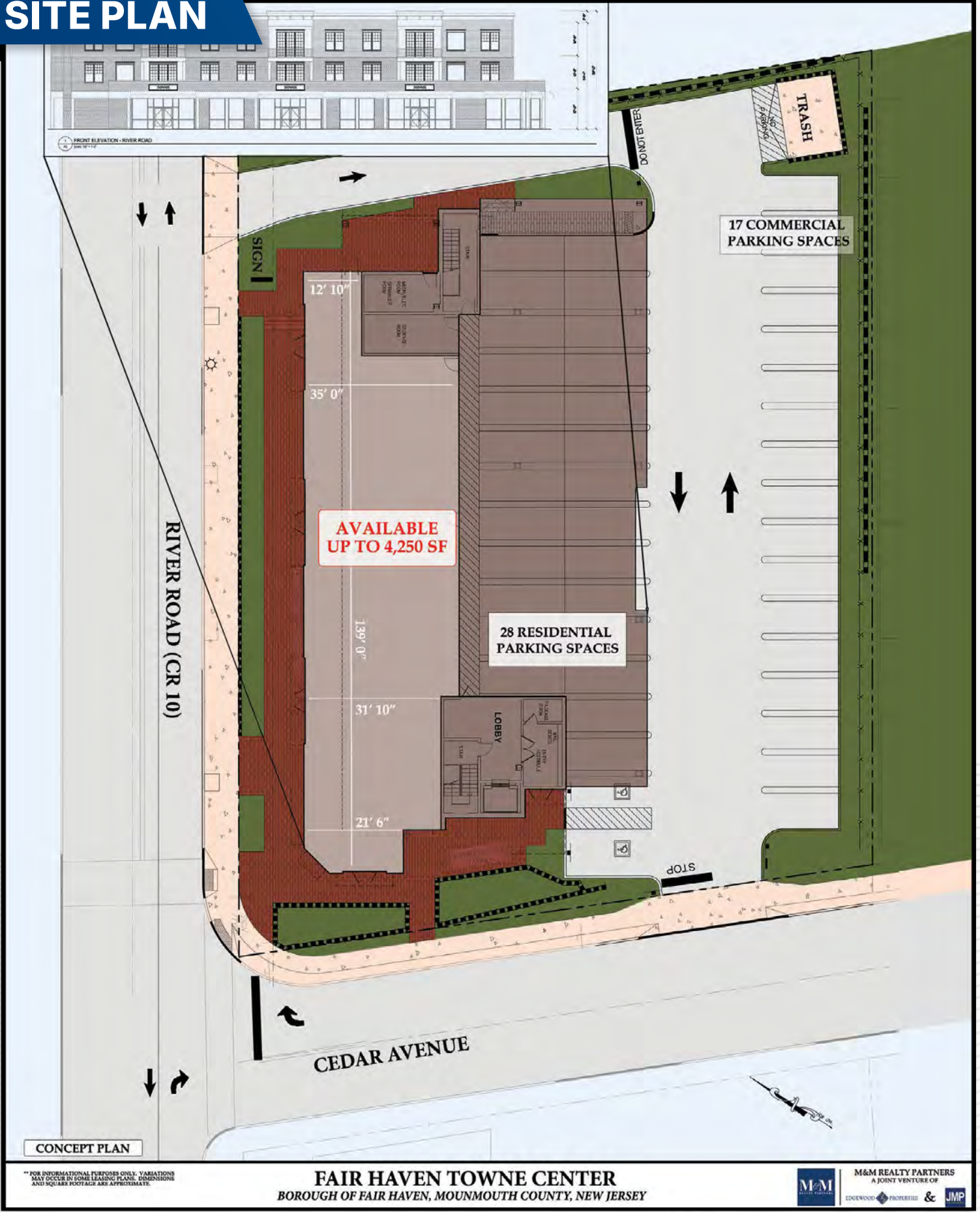
SECOND FLOOR



THIRD FLOOR



SITE PLAN



MARKET AERIAL

