

## CASE STUDY #47

# FAIR HAVEN, NJ

FAIR HAVEN SHOPPING CENTER, GLA: ±45,000 SF

NEW YORK MSA



### Challenges:

- Physically and functionally obsolete facilities
- Below market rents

### Solutions:

- Full renovation including façade, LED, roof, asphalt and sidewalk replacements
- Utility service upgrade

### Results:

- 300% increased NOI
- 60% decreased vacancy rate
- Market leading shopping center
- Superior aesthetics



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