



For Immediate Release

MB Dental Care Coming to Prism's The Nell in Dunellen, Bringing Community's Retail Space to 100% Occupancy

Transit-Oriented Property Draws Convenience Tenants

DUNELLEN, N.J. (Oct. 15, 2025) – MB Dental Care is coming to [The Nell](#), [Prism Capital Partners'](#) mixed-use, transit-oriented community in downtown Dunellen. The 3,800-square-foot lease brings The Nell's free-standing retail building at 100 South Washington Avenue to 100% occupancy.

Stephen Battista of Jeffrey Realty represented Prism in the lease transaction.

MB Dental Care is under the direction of Ahmed Beheiry, DDS, who is affiliated with iSmiles Dental Care in Union. The full-service practice joins Blue Foundry Bank and Kessler Rehabilitation Center at The Nell. The 9,300-square-foot retail building they occupy sits directly across from the Dunellen Train Station. Designed by Spiezle Architectural Group, it incorporates modern interpretations of vintage transit-themed elements including peaked roofs, contrasting trim and signage.

"From the start, The Nell was intended to serve as an integrated extension of Dunellen's vibrant downtown, with a retail component that would serve the entire community," said Robert Fourniadis, Prism's senior vice president, residential. "We've achieved that goal with a terrific group of convenience tenants to meet everyday needs."

The Nell's multifamily component features 252 highly amenitized, luxury one- and two-bedroom residences, with limited availability. The property also includes 130 for-sale townhomes developed by K. Hovnanian Companies. Since its introduction, The Nell has been honored with a New Jersey Future Smart Growth Award. The community also won New Jersey Business Magazine's New Good Neighbor Award.

Nutley, N.J.-based Prism Capital Partners is an established leader in the redevelopment and adaptive reuse arena. The privately held commercial real estate owner/operator's recently delivered, award-winning Garden State multifamily properties also include Avenue & Green, the luxury multifamily mixed-use community adjacent to the Woodbridge train station; Wonder Lofts, the industrial-to-multifamily adaptive reuse of the former Wonder Bread factory in Hoboken; and Edison Lofts, the industrial-to-multifamily-and-retail redevelopment of the historic Thomas Edison Invention Factory and Commerce Center in West Orange.

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