

UNION, NJ

2432 ROUTE 22 EAST, UNION, NJ 07083



OFFERING SUMMARY

Available SF: 13,000 - 19,400 SF
Lease Rate: Call For Details
Building Size: 19,400 SF

NEIGHBORING TENANTS



Marshalls



STAPLES



COSTCO WHOLESALE



DICK'S SPORTING GOODS



Walmart



PROPERTY OVERVIEW

Available Immediately: 13,000-19,400 SF (13,000SF Main Floor and 6,400 SF Mezzanine Level)

PROPERTY HIGHLIGHTS

- Available Immediately: 19,400 SF Total (13,000 main floor and 6,400 Mezzanine Level)
- Prime Location in a Densely Populated Marketplace
- Excellent Highway Access & Visibility
- Pylon Signage on Route 22
- Great for Medical Service, Sporting Goods, and Specialty Retail
- Newly Paved Parking Lot Sept. 2016
- Convenient Access to the Garden State Parkway, NJ Turnpike, and Route 78

FOR MORE INFORMATION CONTACT:

CHRISTOPHER CONWAY

201.703.9700 x143
cconway@thegoldsteingroup.com

CHUCK LANYARD

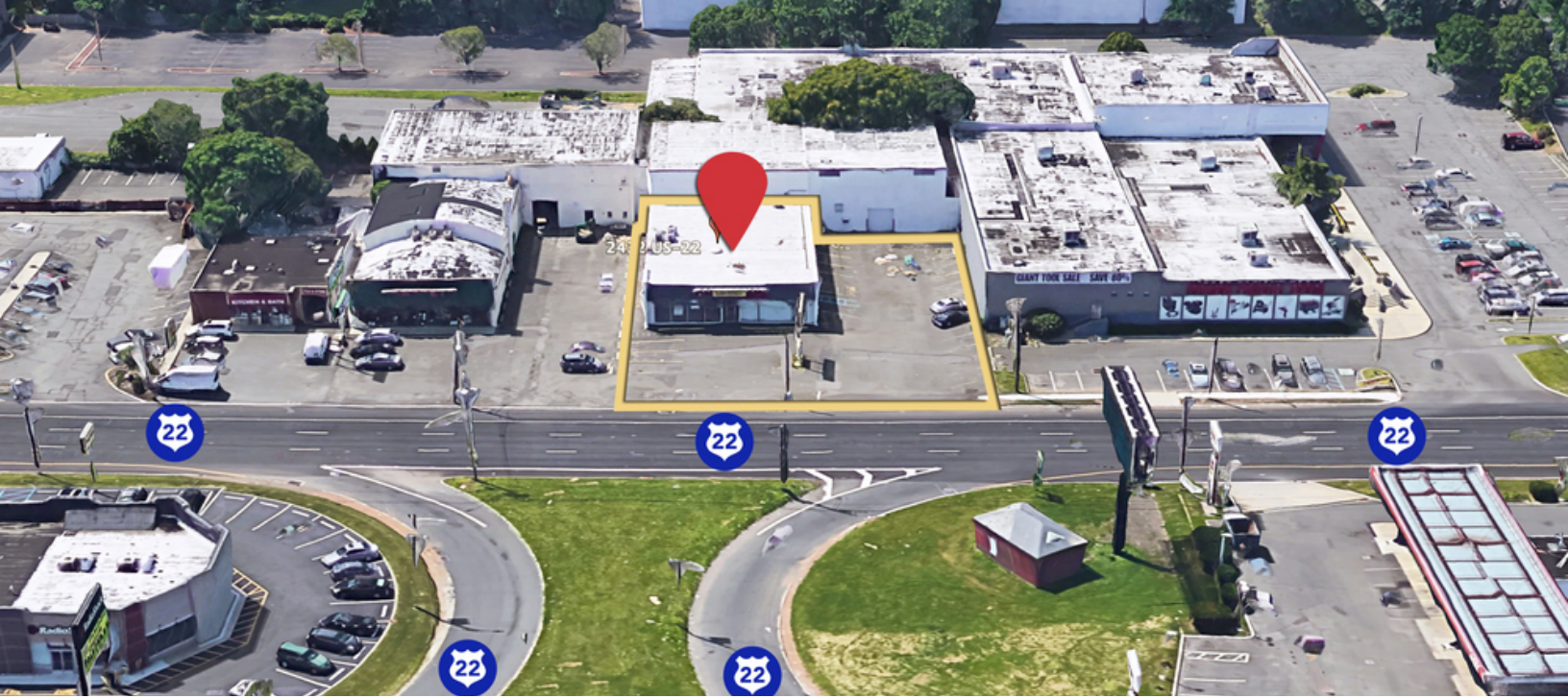
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- Excellent Highway Access & Visibility
- Pylon Signage on Route 22
- Great for Medical Service, Sporting Goods, and Specialty Retail
- Newly Paved Parking Lot Sept. 2016
- Convenient Access to the Garden State Parkway, NJ Turnpike, and Route 78
- 90,000+ Vehicles Per Day

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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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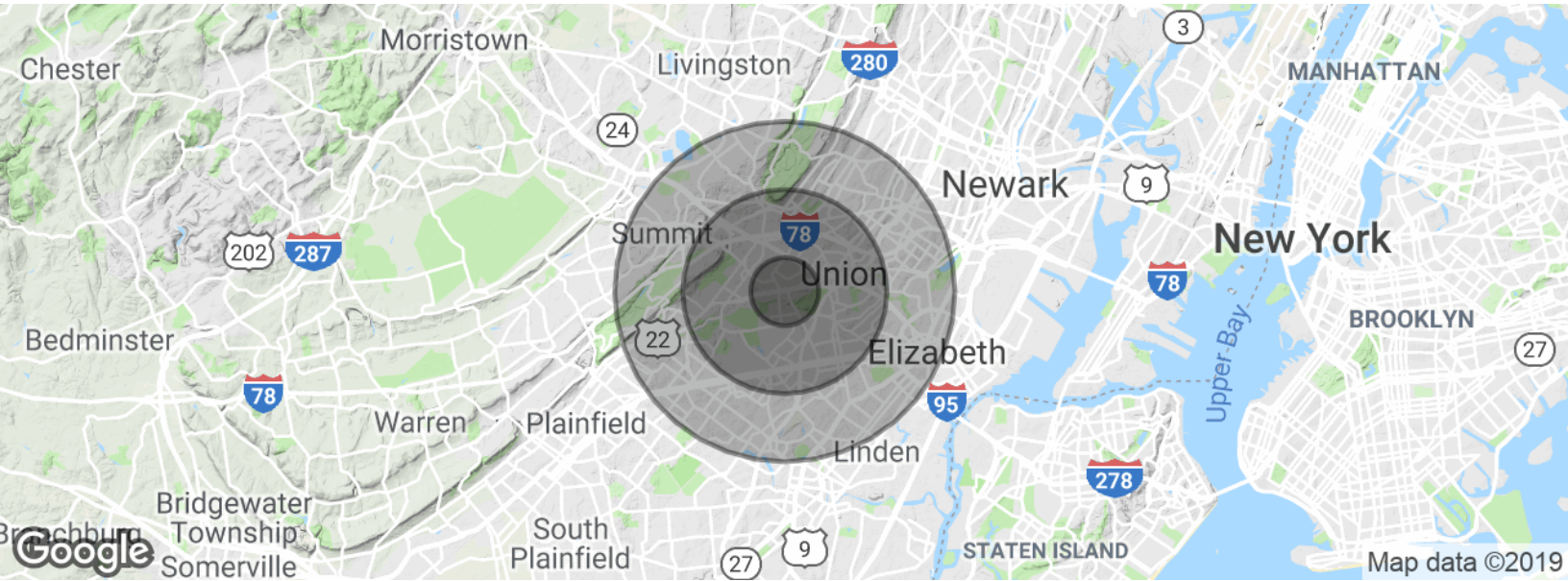
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,223	145,125	439,520
Median age	42.3	40.6	38.7
Median age (Male)	41.5	38.8	37.1
Median age (Female)	42.1	41.8	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,461	52,465	155,459
# of persons per HH	2.7	2.8	2.8
Average HH income	\$86,111	\$105,247	\$105,400
Average house value	\$383,810	\$450,746	\$487,523

* Demographic data derived from 2010 US Census

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