

**UNION, NJ**

2526 ROUTE 22 EAST, UNION, NJ 07033



**OFFERING SUMMARY**

Available SF: 4,000 - 8,000 SF

Lease Rate: Call for Details

**TENANTS AT THIS PROPERTY**



**PROPERTY OVERVIEW**

Freestanding Highway Building Available  
Immediately for Lease

**PROPERTY HIGHLIGHTS**

- 8,000 SF Retail Building on Rt 22 East
- Will Divide to 4,000 SF
- Densely Populated Route 22 Market
- Great Highway Frontage on Route 22
- Convenient Access to GSP & NJ Turnpike
- Located in Front of Walmart/Homegoods/Home Depot Center
- 85,015 VPD (50,123 Eastbound)

FOR MORE INFORMATION CONTACT:

**MARC PALESTINA**

201.703.9700 x149  
mpalestina@thegoldsteingroup.com

**CHUCK LANYARD**

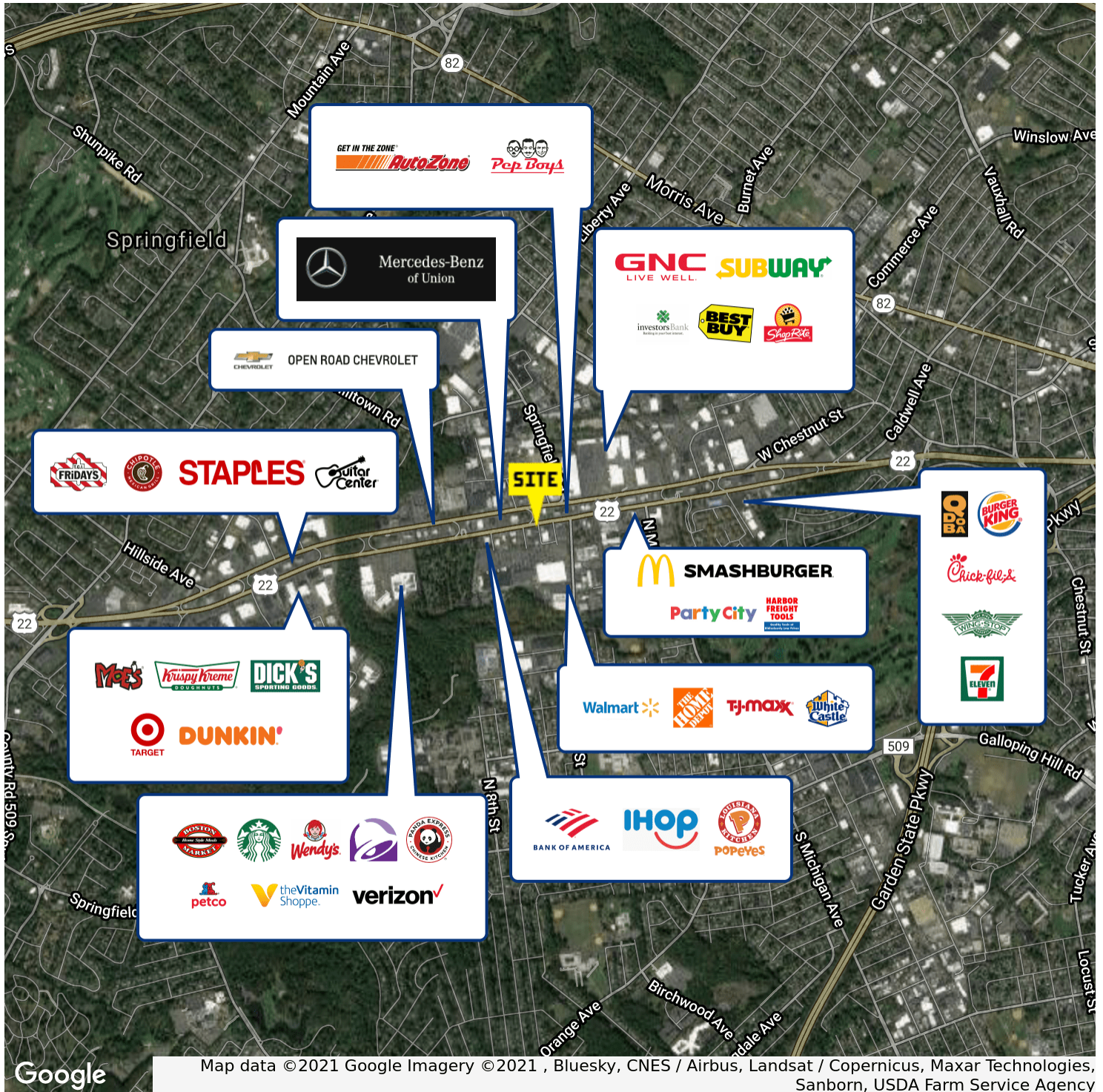
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THEGOLDSTEINGROUP.COM

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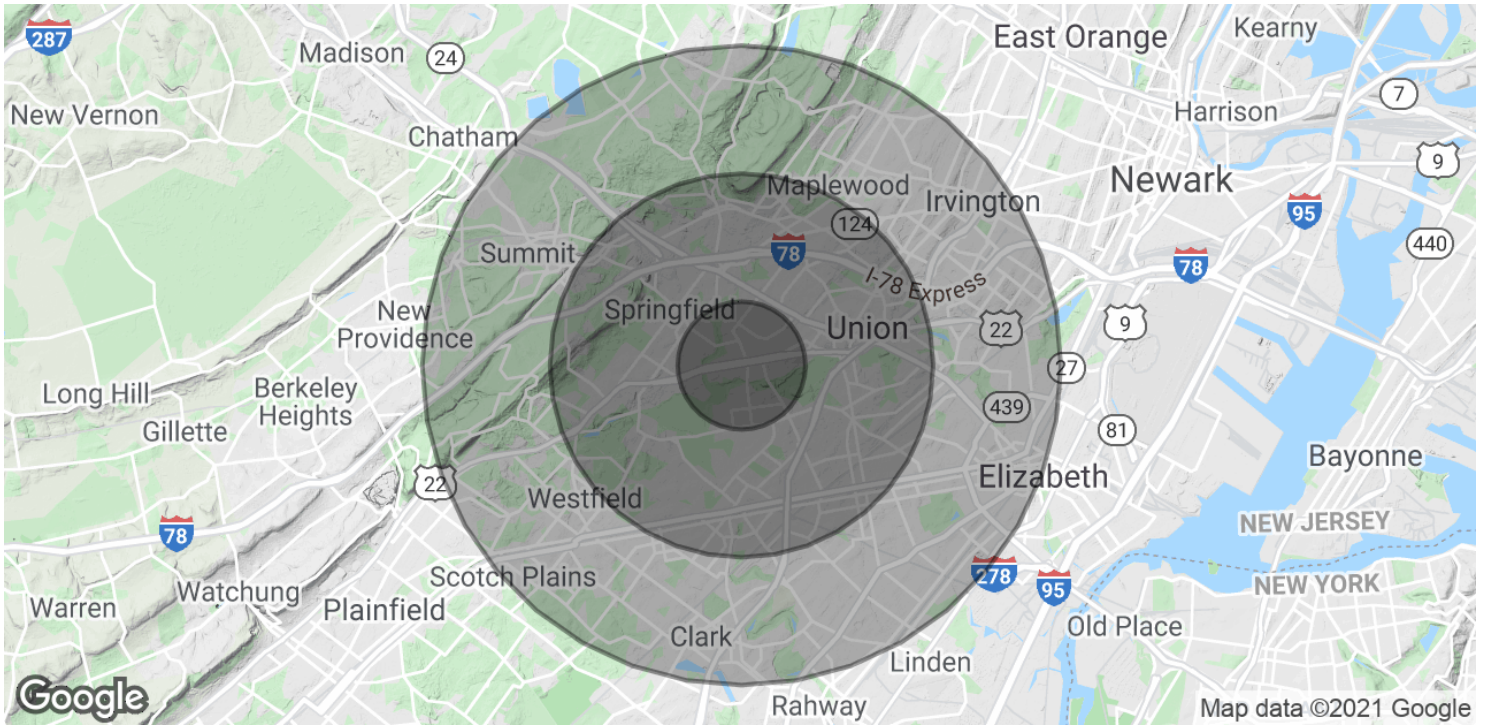
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,961	137,796	405,982
Average age	42.7	40.9	39.2
Average age (Male)	42.0	39.1	37.6
Average age (Female)	42.5	42.1	40.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,394	50,113	143,968
# of persons per HH	2.7	2.7	2.8
Average HH income	\$90,067	\$108,313	\$111,651
Average house value	\$405,733	\$463,610	\$499,112

\* Demographic data derived from 2010 US Census

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