

COMPASS

THE
DANIHER
GROUP



2932 Vauxhall Road

UNION





UNION

2932 Vauxhall Road

10

ROOMS

1

FULL BATH

1

HALF BATH

2932 Vauxhall Road presents a premier opportunity to occupy a commercial building with exceptional curb appeal in one of Union's most active commercial arteries. This property is perfectly positioned for a business seeking maximum brand exposure and effortless client access.

Exceptional Location & Exposure

- **High-Traffic Corridor:** Situated on Vauxhall Road, the property benefits from a constant flow of local and commuter traffic, providing an "always-on" marketing billboard for your business.
- **Superior Curb Appeal:** The building's architecture and street-front presence are designed to capture the attention of passing motorists, ensuring high walk-in potential and professional prestige.

Ease of Access: Strategically located with quick connections to Route 22, the Garden State Parkway, and I-78, making it a convenient destination for clients from Union, Millburn, Springfield, and beyond.



Discover a rare mixed-use opportunity at 2932 Vauxhall Road, a 2016 custom build designed for quality, efficiency, and long-term durability. Constructed with a poured concrete foundation, high-efficiency Anderson windows, bamboo hardwood floors, and LEED-aligned standards, it offers modern sustainability and low operating costs. The interior supports health, wellness, medical, dental, and professional uses, featuring high-efficiency HVAC systems, a clean and spacious basement for storage, and a functional kitchenette on the upper level. Two upstairs offices are designed without sinks, while the downstairs offices include sinks for clinical or service-based operations.



Detailed Retail Synergy: Millburn Village Mall

The property is situated directly across from Millburn Village Mall (2933 Vauxhall Rd), a ~71,000-square-foot shopping destination that acts as a primary magnet for the local community.

Key features that drive traffic to your doorstep include:

Anchor Stability: The presence of Walgreens and Staples ensures a consistent stream of daily "mission-based" shoppers requiring essential health, pharmacy, and professional supplies.

Diverse Tenant Mix: With approximately 19 individual units, the center provides a wide array of services including fitness, professional offices, and specialty retail, capturing a broad demographic of consumers.

High-Frequency Dining & Services: The mall hosts a variety of popular service-oriented businesses and dining options that generate significant foot traffic throughout lunch, dinner, and weekend hours.

Anchor Store / Destination	Distance	Traffic Driver Type
Millburn Village Mall	Directly Across St	High-Traffic Retail Center
Walgreens & Staples	< 0.1 Miles	Essential Service Anchors
Trader Joe's	0.4 Miles	Premium Daily Needs
Whole Foods Market	0.6 Miles	High-Income Demographic
Target	1.2 Miles	Regional General Retail
The Home Depot	1.5 Miles	High-Volume Pro/Home Improvement
Downtown Millburn	0.9 Miles	Luxury Boutique & Dining

Affluent Market Connectivity

- Millburn/Short Hills Border: 2932 Vauxhall Road sits at the gateway to Downtown Millburn. This allows your business to capture the spillover from the affluent Millburn/Short Hills market while benefiting from Union's dynamic commercial environment.

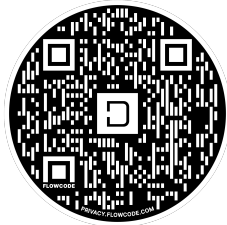
The "Grocery Gravity" Zone: Being positioned between Trader Joe's and Whole Foods places this property in one of the most desirable retail "pockets" in Northern New Jersey.



2932 VAUXHALL ROAD




Whether for professional offices, high-end retail, or specialized services, **2932 Vauxhall Road** offers the rare combination of aesthetic excellence and unbeatable location intelligence. Position your business where the people already are.



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