

For Lease | 5,325 SF Available

2550 Route 22 Union NJ

New Façade Renovation - Under Construction

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For Lease | 5,325 SF Available

2550 Route 22 Union NJ



AVAILABLE

5,325 SF

PRICE

Call for Quote

PARKING

11 Spaces Available (2:1000 SF)

TRAFFIC

78,173 VPD On Route 22

FRONTAGE

204" On Route 22 East

NNN - \$10.79/SF

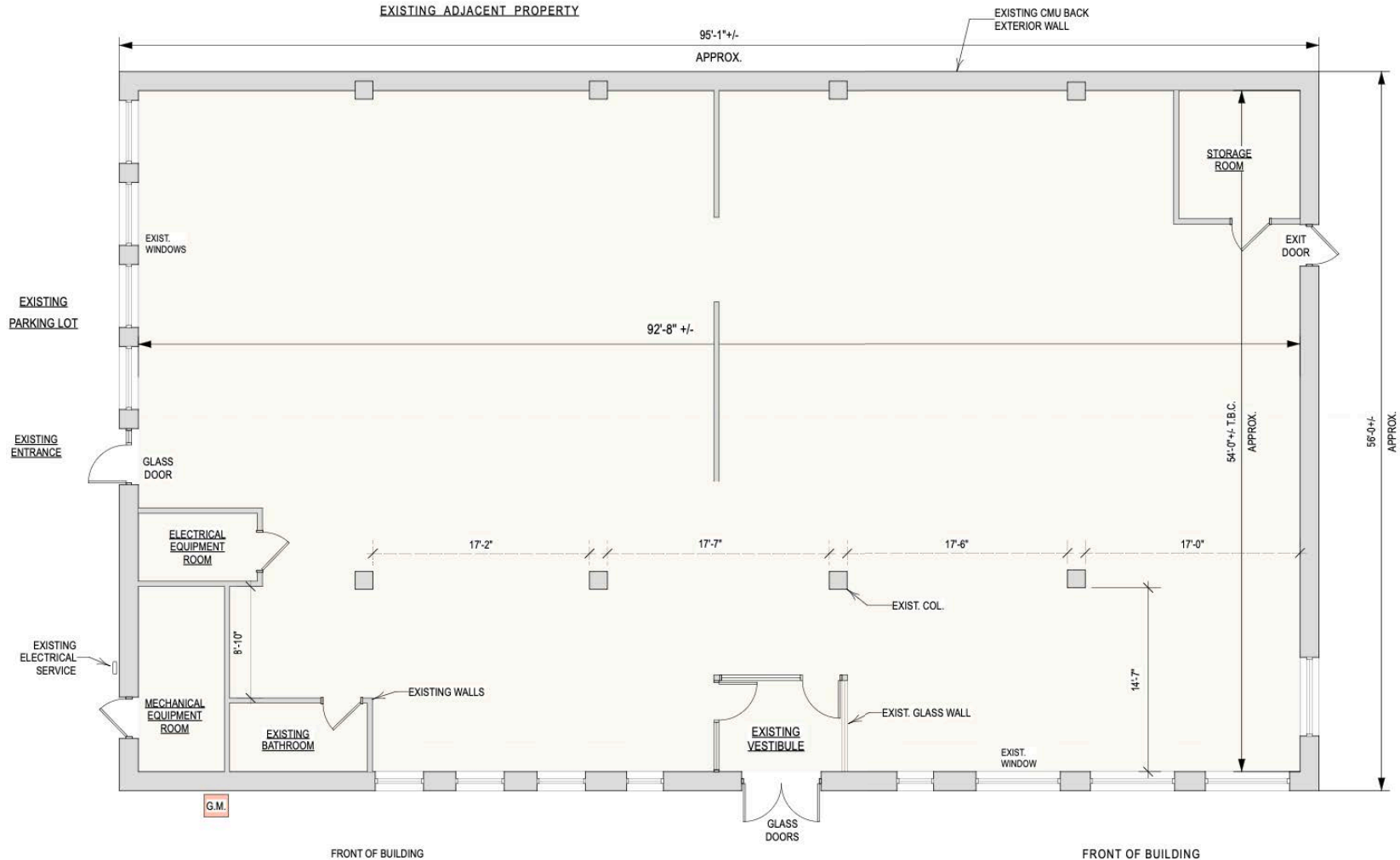
TAX- \$ 8.99/ SF

INS- \$.65 / SF

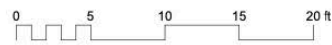
CAM- \$1.15 / SF

NOTES

- Large Pylon Signage
- New Façade / Renovation
- Located In The Heart Of Route 22 Retail Market
- Monroe Street is a secondary access point for 334,000 SF Union Square Center with Walmart, Home Depot, Home Goods, TJMaxx and More.



JUNE 10, 2025
EXISTING FIRST FLOOR PLAN



2550 ROUTE 22
 UNION, NJ

GROSS BUILDING AREA IS 5,325 SF

Date: 6/11/25
 Time: 10:34:13 AM
 File name: 2550r22 EC.vwx



DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	11,467	\$173,189	4,075	1,022	12,342
3 Miles	153,860	\$188,771	56,026	7,896	75,485
5 Miles	508,157	\$174,693	183,074	75,485	194,560

