



UNION 22 TOWN SHOPPING CENTER



For Lease:

1235 West Chestnut Street
Union, NJ 07083

Available Space:

- Total of 22,345 SF Available:
- ✓ 10,088 SF
 - ✓ 4,500 SF
 - ✓ 2,467 SF

Adjoining spaces can be combined.

Possession: Immediate
Rent: Negotiable
CAM: NNN

Property Details:

- Great Visibility from Route 22
- Ample Parking
- 72,000 vehicles per day
- Route 22 in Union County is one of the top three retail markets in NJ
- Adjacent to Costco



Contact Information:

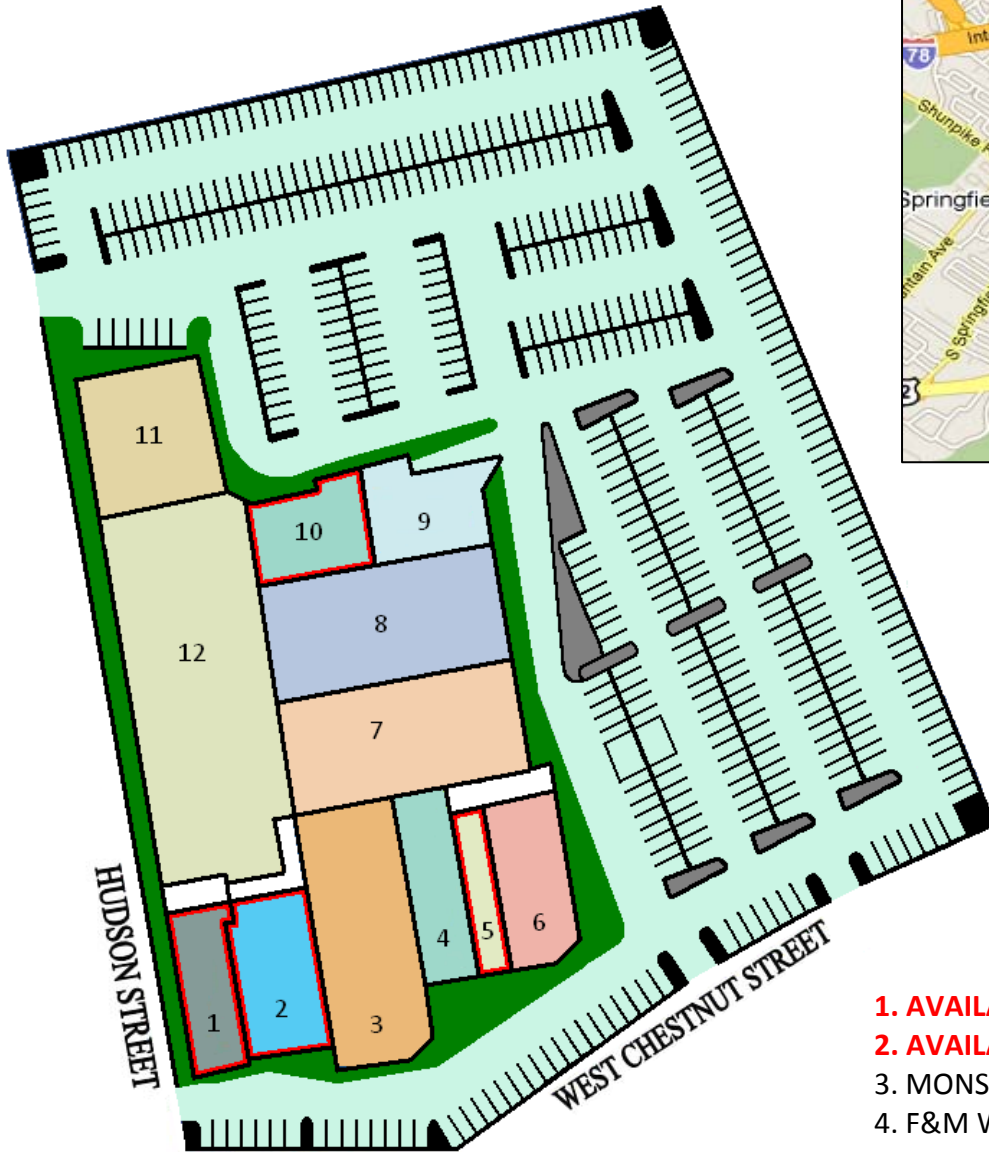
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1235 WEST CHESTNUT STREET, ROUTE 22 WEST, UNION, NJ 07083



NJ STATE HIGHWAY ROUTE 22



| DEMOGRAPHICS: | 1 Mile: | 3 Mile: | 5 Mile: |
|------------------------|-----------------|----------|----------|
| Total Population: | 14,172 | 160,304 | 539,761 |
| Avg. Household Income: | \$86,012 | \$96,311 | \$96,552 |
| Total Housing Units: | 5,277 | 60,907 | 207,729 |
| Gross Leasing Area: | 95,000 SF | | |
| Daily Traffic Count: | 72,000 Vehicles | | |
| Parking: | 500 Spaces | | |

| | | | |
|----------------------|-----------------|----------------------|-----------------|
| 1. AVAILABLE | 3,712 SF | 7. SUPREME BUFFET | 7,757 SF |
| 2. AVAILABLE | 6,376 SF | 8. PLANET FITNESS | 15,197 SF |
| 3. MONSTER MINI GOLF | 10,325 SF | 9. EYE DRX | 3,000 SF |
| 4. F&M WAREHOUSE | 4,716 SF | 10. AVAILABLE | 4,500 SF |
| 5. AVAILABLE | 2,467 SF | 11. MAACO | 9,600 SF |
| 6. BEAUTY SHOP | 4,300 SF | 12. SKATE 22 | 20,000 SF |