

# For Lease | 5,325 SF Available

2550 Route 22 Union NJ  
New Façade Recently Installed

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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 FT On Route 22 East

## NNN - \$10.79 PSF

TAX- \$8.99 PSF

INS- \$0.65 PSF

CAM- \$1.15 PSF

## NOTES

- Large Pylon Signage
- New Façade / Renovation
- 12 FT ceilings
- 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.





## DEMOGRAPHICS

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

