

For Lease | 5,325 SF Available

2550 Route 22 Union NJ

New Façade Recently Installed

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 **SITE INFORMATION**



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

TAX: \$8.45 PSF
CAM: \$3.60 PSF
TOTAL: \$12.05 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.

FLOOR PLAN

CSC **SITE SOURCE**
RETAIL BROKER NETWORK



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

