

WEST BRANCH COMMONS

3,500 SF END CAP FOR LEASE

1701 MORRIS AVENUE UNION, NJ



OWNED BY URBAN EDGE



**FOR MORE
INFORMATION**

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | info@catalystrenj.com

3,500 SF FOR LEASE

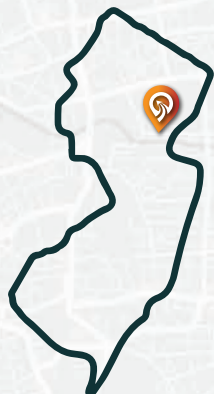
1701 MORRIS AVENUE
UNION, NJ

SITE INFORMATION



GLA: 276,464 SF
AVAILABLE: 3,500 SF
RENT: CALL FOR QUOTE
NNN: EST. \$8.85 PSF
PARKING: 1,157 SPACES
TRAFFIC: 67,650 VPD ON ROUTE 22

• ACCESS TO ROUTE 22, MORRIS AVE., AND GARDEN STATE PARKWAY NORTH & SOUTH ENTRANCES.



| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| POPULATION | 22,003 | 280,281 | 683,987 |
| AVG. HOUSEHOLD INCOME | \$159,147 | \$122,080 | \$120,214 |
| HOUSEHOLDS | 7,511 | 102,066 | 247,483 |
| DAYTIME POPULATION | 11,883 | 161,336 | 414,486 |
| NUMBER OF EMPLOYEES | 6,687 | 88,282 | 223,777 |
| AVERAGE HOUSEHOLD SIZE | 2.9 | 2.7 | 2.7 |

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SITE PLAN



| SPACE | STORE | SF |
|----------------|-------------------------------|--------------------|
| 1 | Lowe's | 159,315 |
| 2 | Burlington Coat Factory | 46,800 |
| 2A | Ashley Homestore | 24,211 |
| 3 | AVAILABLE | 3,510 |
| 4 | Mattress Firm | 4,471 |
| 5 | Jembro | 10,884 |
| 6 | European Wax Center | 1,541 |
| 7 | Kids United | 3,012 |
| 8 | Ashley Stewart | 3,891 |
| 9 | Dollar Tree | 7,497 |
| 10 | Sally Beauty Supply | 1,747 |
| 11 | Applebee's Neighborhood Grill | 6,125 |
| 12 | Capital One | 4,000 |
| Total | | 276,404 |
| Parking Spaces | | 1,151 |
| Parking Ratio | | 4.164 per 1,000 sf |

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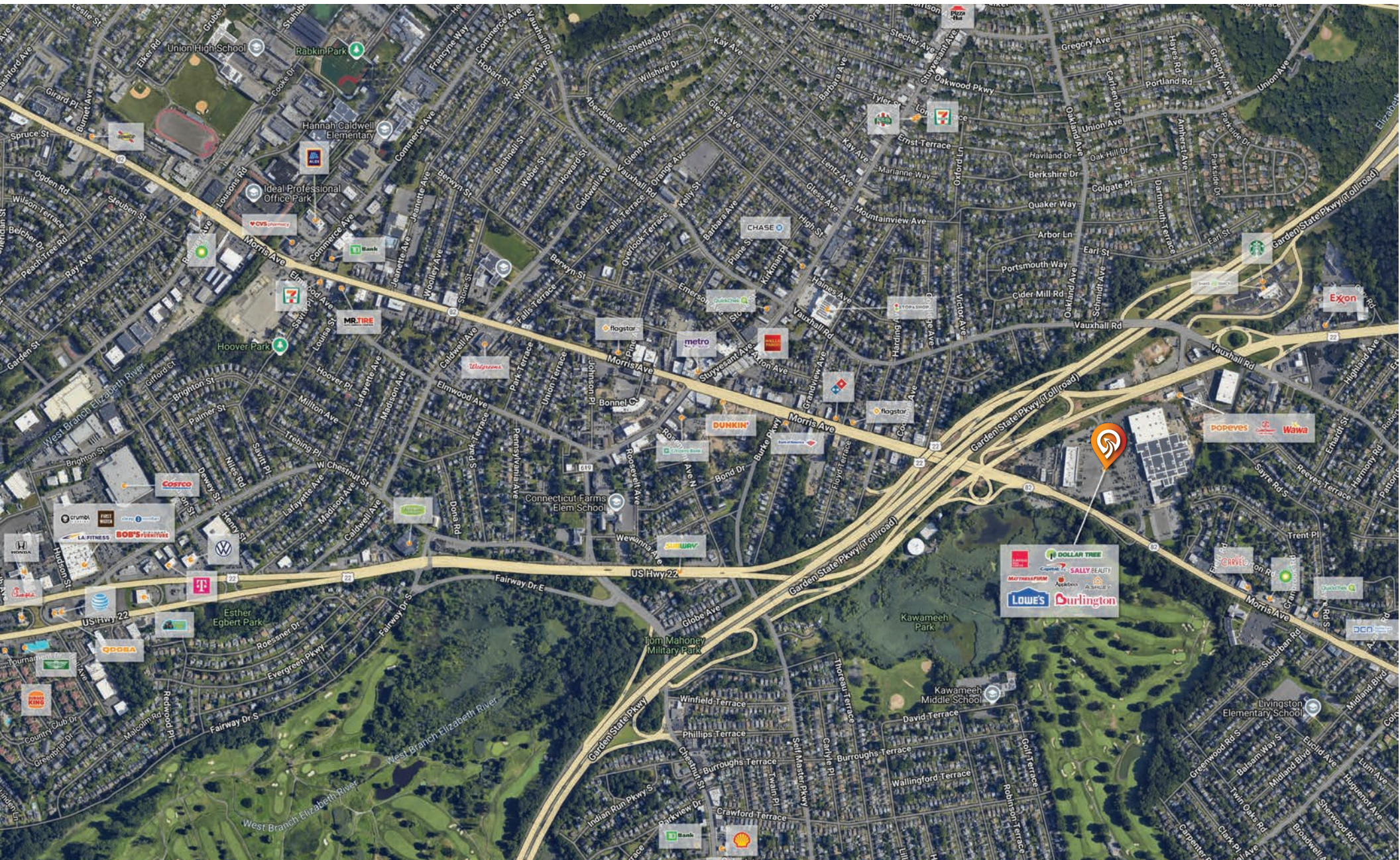
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MARKET AERIAL



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