

WEST BRANCH COMMONS

3,012 SF & 3,510 SF AVAILABLE

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.
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**3,012 SF & 3,510 SF
FOR LEASE**

1701 MORRIS AVENUE
UNION, NJ

WEST BRANCH COMMONS



GLA: 276,464 SF

AVAILABLE: 3,012 & 3,510 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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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	AVAILABLE	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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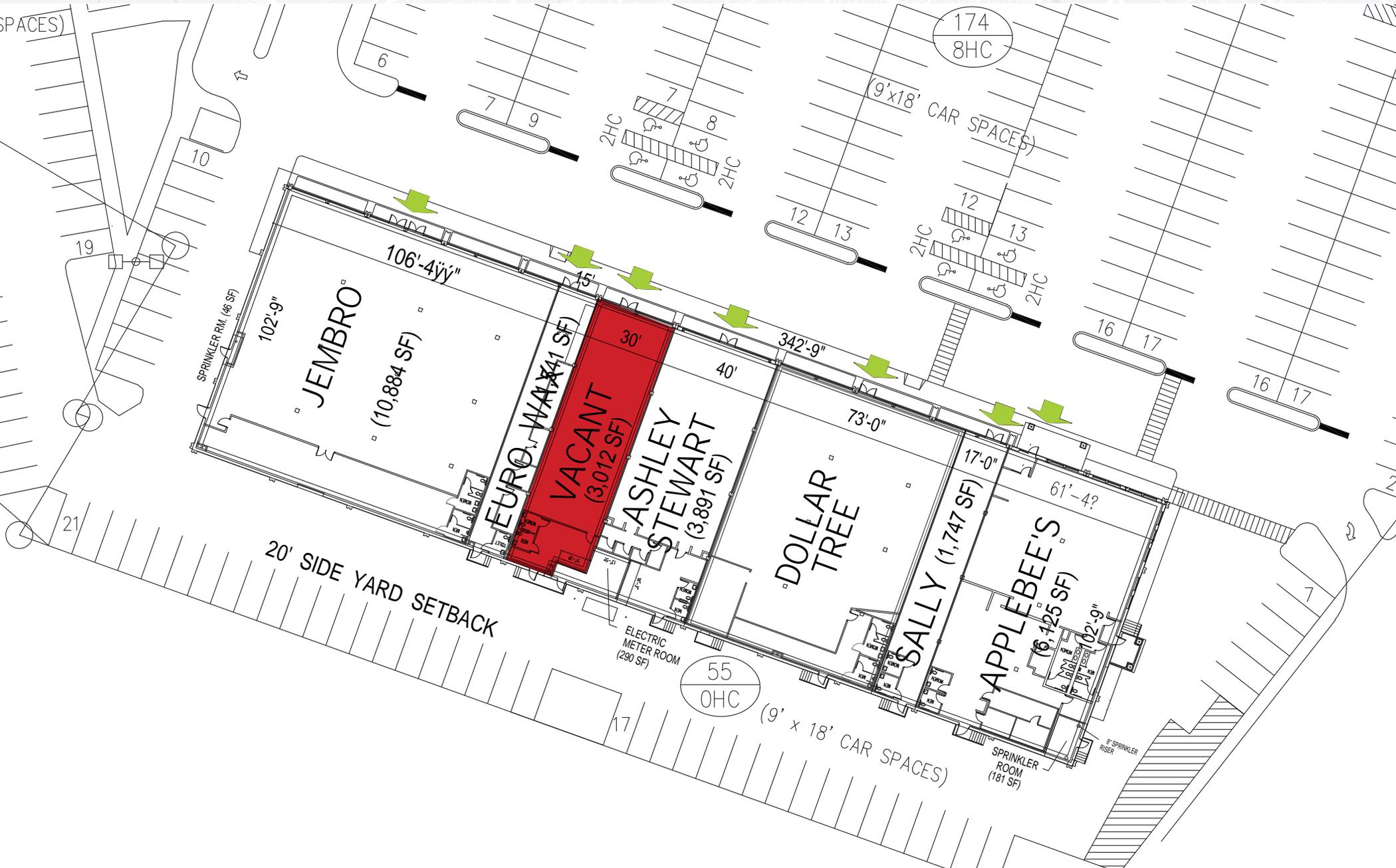
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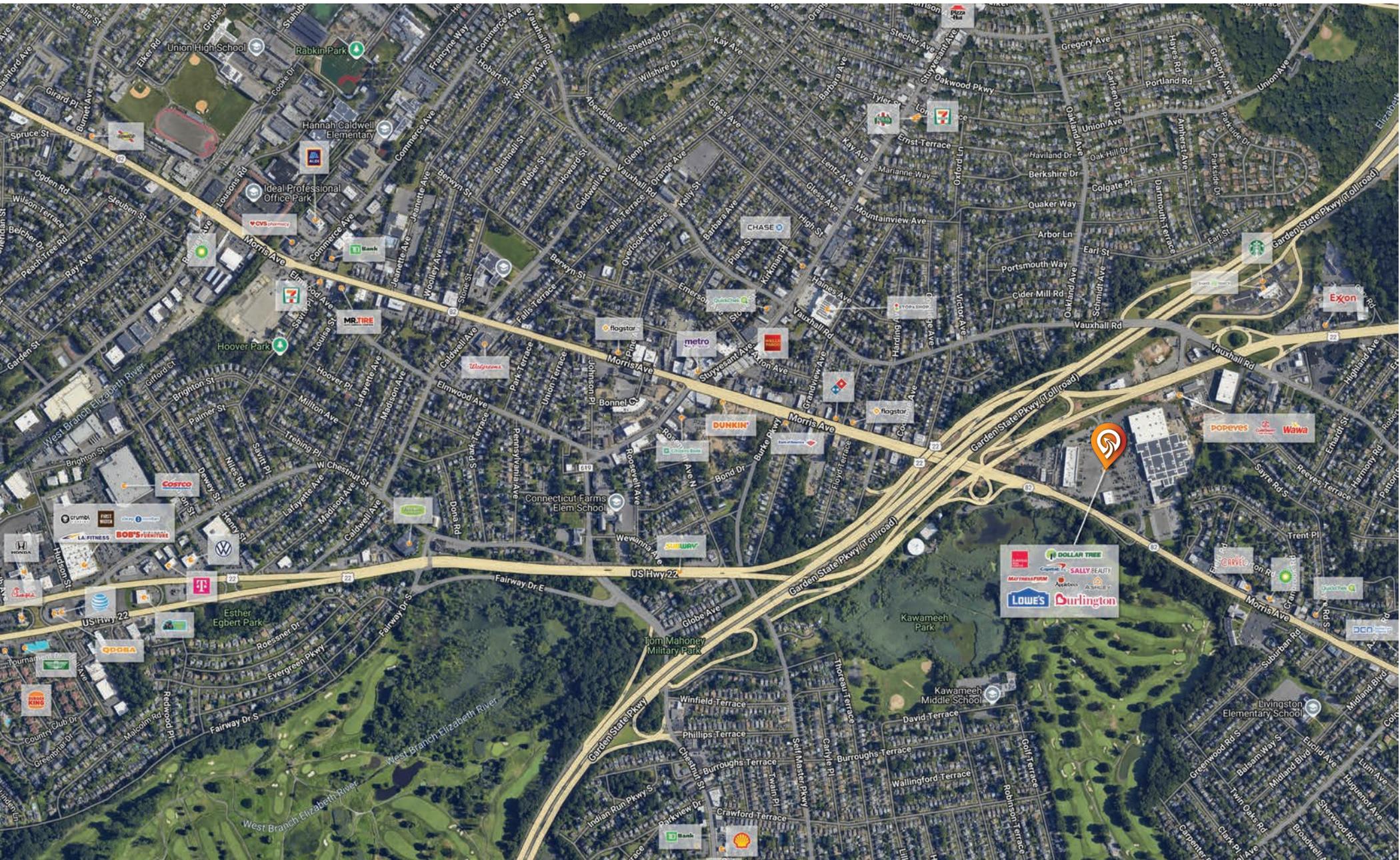
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