

FOR LEASE | RETAIL

2466 ROUTE 22

2466 Route 22 | Union, NJ 07083



PROPERTY SUMMARY

Available SF:	± 1,650 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	± 3,300 SF
Cross Streets:	Springfield Road

PROPERTY OVERVIEW

Second floor retail space located in freestanding building on busy Highway 22 in Union

LOCATION OVERVIEW

Located on the center median of Highway 22 at Springfield Road. Easy access from the Garden State Parkway and Highways 82, 28, and 78.

PROPERTY HIGHLIGHTS

- Also known as 2460 Route 22
- In an area of strong demographics
- Ample parking; shared parking lot with Union Plaza Diner
- Ideal for salon, gym, phone store, clothing, electronics, and more; restaurant use will not be permitted
- Abundant shopping, hotels, restaurants and auto dealerships in a short drive from this location
- NNN charges are estimated at \$8.00 per sq. ft.

FOR MORE INFORMATION, PLEASE CONTACT:

Leslie Wulach | P: 732.623.2157 | C: 732.710.5492 | wulach@sitarcompany.com
Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

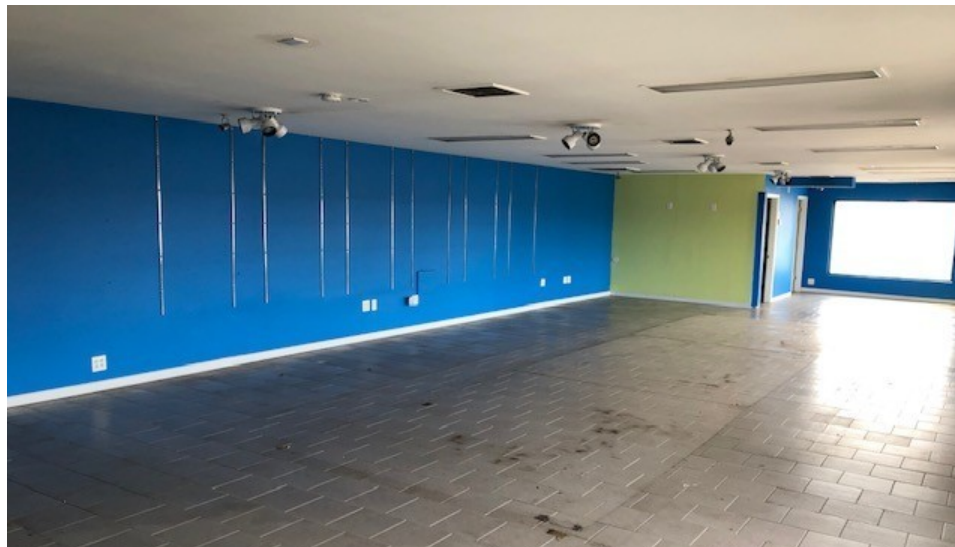


FOR LEASE | RETAIL

2466 ROUTE 22

2466 Route 22 | Union, NJ 07083

Sitar
Realty Company



FOR MORE INFORMATION, PLEASE CONTACT:

Leslie Wulach | P: 732.623.2157 | C: 732.710.5492 | wulach@sitarcompany.com
Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

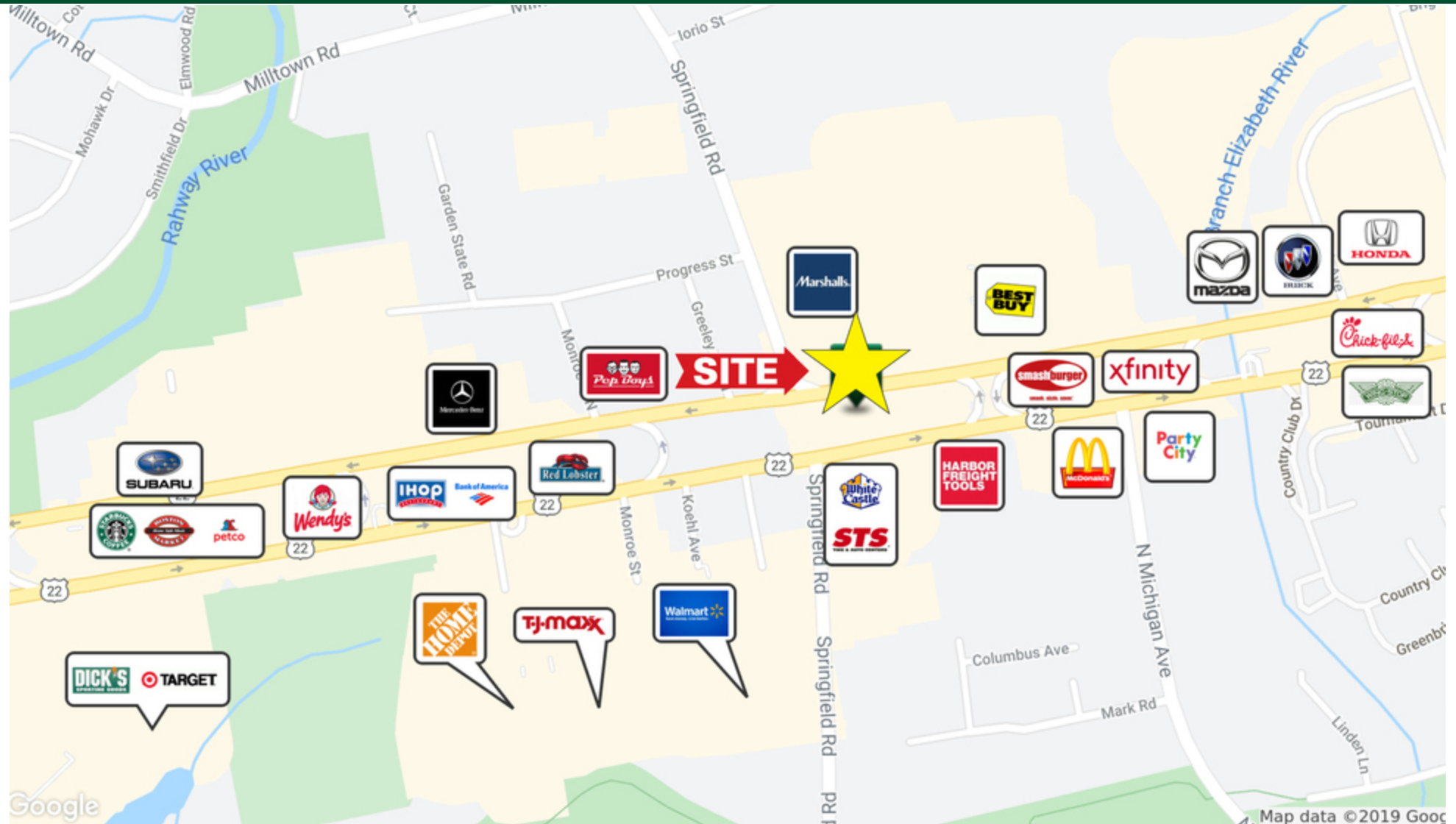
TCN
WORLDWIDE
REAL ESTATE SERVICES

Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

2466 ROUTE 22

2466 Route 22 | Union, NJ 07083



FOR MORE INFORMATION, PLEASE CONTACT:

Leslie Wulach | P: 732.623.2157 | C: 732.710.5492 | wulach@sitarcompany.com
Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

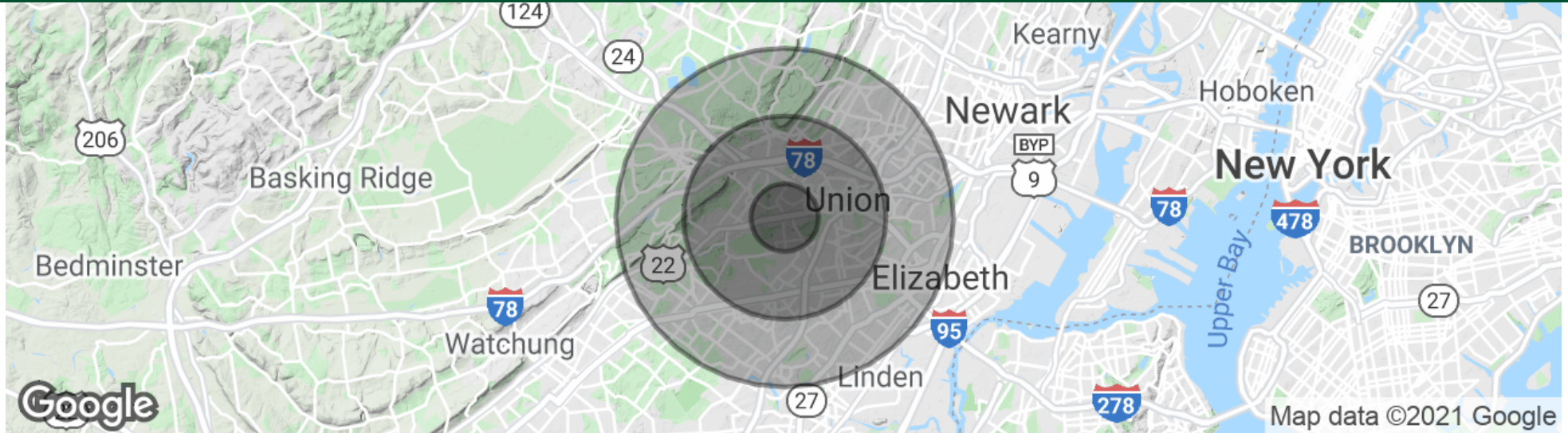


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

2466 ROUTE 22

2466 Route 22 | Union, NJ 07083



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,393	140,386	419,853
Average age	42.6	40.7	38.9
Average age (Male)	41.8	39.0	37.3
Average age (Female)	42.3	41.9	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,528	50,896	148,531
# of persons per HH	2.7	2.8	2.8
Average HH income	\$88,089	\$107,306	\$108,967
Average house value	\$394,473	\$459,862	\$493,935

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

Leslie Wulach | P: 732.623.2157 | C: 732.710.5492 | wulach@sitarcompany.com
Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



FOR LEASE | RETAIL

2466 ROUTE 22

2466 Route 22 | Union, NJ 07083



FOR MORE INFORMATION, PLEASE CONTACT:

Leslie Wulach | P: 732.623.2157 | C: 732.710.5492 | wulach@sitarcompany.com
Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

2466 ROUTE 22

2466 Route 22 | Union, NJ 07083



Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

FOR MORE INFORMATION, PLEASE CONTACT:

Leslie Wulach | P: 732.623.2157 | C: 732.710.5492 | wulach@sitarcompany.com
Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

