

# END CAP UNIT AVAILABLE IN PRIME STRIP CENTER US HIGHWAY 22 \*\*CENTER ISLAND\*\* UNION, NJ

## Location

**2317 US HIGHWAY 22**  
**"CENTER ISLAND"**

*(Between Gelb Ave & Springfield Rd)*  
Union, NJ 07083

## Description

Prime retail space available in the best location of one of New Jersey's most sought-after retail corridors. This space on the **"Center Island"** of Route 22 in Union offers from 3,000 - 6,500 square feet of contiguous retail space with over 100 feet of highway frontage available on **BOTH** sides of the center in this high traffic trade area.

## Space

**3,000 - 6,500 sf Available**

## Features

- \* 100% Highway Location
- \* Excellent Visibility
- \* Frontage on Eastbound & Westbound Side of The Highway
- \* Outstanding Pylon Signage
- \* End Cap Space
- \* Prime National Retailers as neighbors in the Center

## Parking

62 Parking Spaces

## Possession

Immediate Possession

## Traffic Count

86,616 vehicles per day

## Rent

**\$35 per sf NNN**



## Demographics

	1 Mile	3 Miles	5 Miles
Total Population	11,430	148,221	525,893
Number of Households	4,264	54,493	188,212
Avg Household Income	\$93,107	\$98,251	\$93,063
Median Household Income	\$80,006	\$79,719	\$67,648

## Retail Neighbors In the Center

Foot Locker, Game Stop,  
Quiznos and Radio Shack

## Retail Neighbors

7- Eleven, 9 West, American General Finance, AT&T, Avenue, Babies R Us, Bally Total Fitness, Bank of America, Barnes & Noble, Best Buy, Blinds to Go, Bob's Stores, Boston Market, Burger King, Casual Male, Checker's, Chipotle, Citibank, Conway, Costco, David's Bridal, Dollar Tree, Dunkin Donuts, Famous Footwear, Fedex Office, Five Below, Goodwill Retail Store, Guitar Center, Home Depot, Hooters, IHOP, Jennifer Convertibles, Jennifer Leather, KFC / Taco Bell, Lenscrafters, Liberty Travel, Loews Theatres, Macy's Furniture Store, Mandee, McDonalds, Men's Wearhouse, Metro PCS, Modell's Olive Garden, Oreck Vacuums, Outback Steakhouse, P.C. Richard & Sons, Panera Bread, Party City, Payless Shoes, Pearl Vision, Pep Boys, Petco, Pier 1 Imports, Pizza Hut, Red Lobster, Red Wing Shoes, Ruby Tuesday, Sam Ash Music, Sears Auto Center, Sixth Avenue Electronics, Sketchers, Sleepy's, Sports Authority, Staples, Starbucks, STS Tire & Auto Center, Subway, Target Greatland, TGI Fridays, The Vitamin Shoppe, T-Mobile, Valvoline Instant Oil Change, Verizon Wireless, Washington Mutual, Wendy's, White Castle, Work N Gear and many, many more ....

**Tony vanderBeek 718.887.6200**

**Coldwell Banker Mid Plaza Commercial Real Estate**

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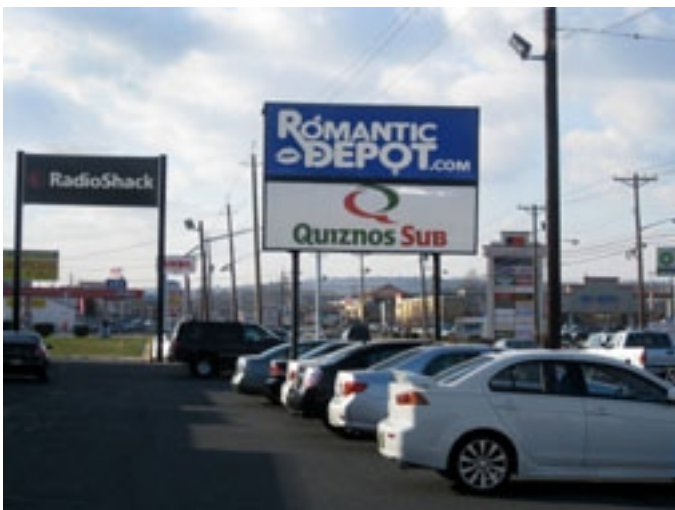
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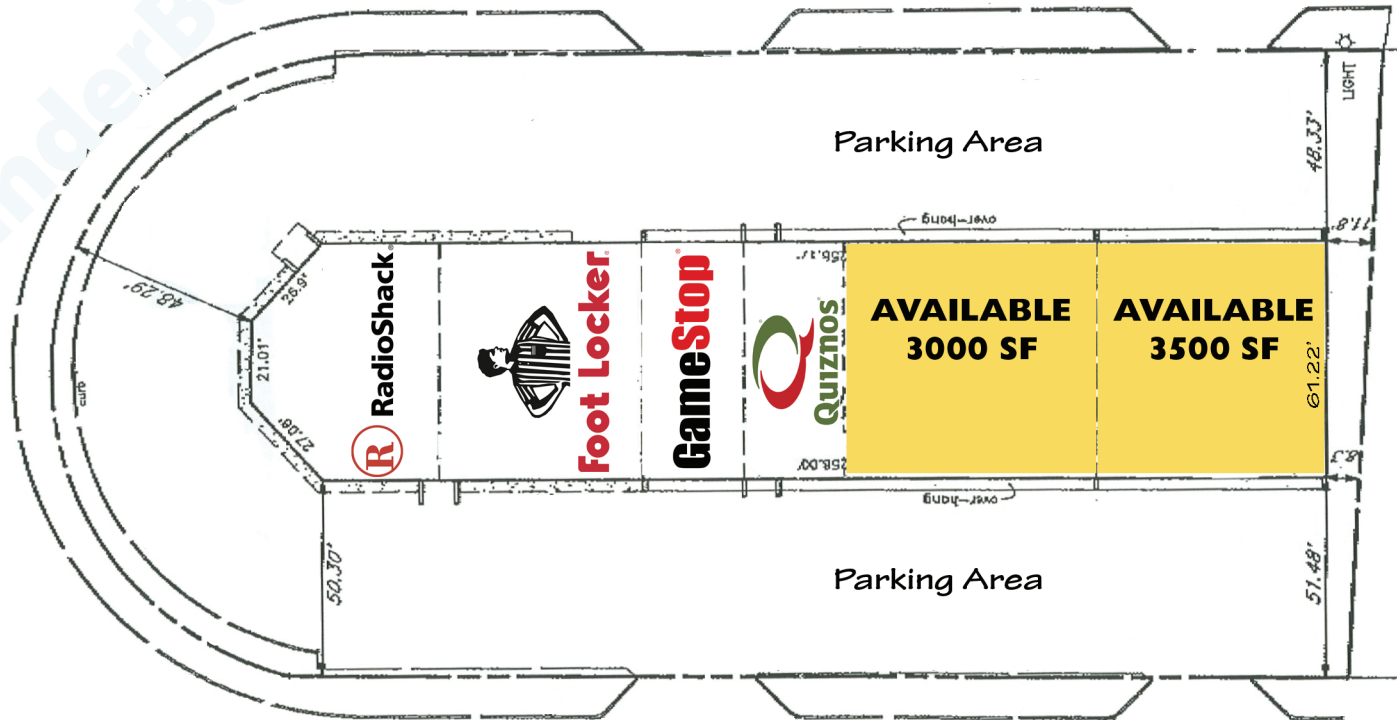
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New Jersey State Highway Route #22 (West Bound)



New Jersey State Highway Route #22 (East Bound)

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**2317 Route 22, Center Island Site Plan**  
**Union, NJ 07083**

**Tony van derBeek**  
**718.887.6200**  
**tony@tvdrealty.com**

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