



PYLON SPACE AVAILABLE

← EAST



MORRIS AVE. 32,000 VPD

WEST →

GRANDVIEW AVE.

1,600 SF
1,600 SF
AVAILABLE

1929 MORRIS AVE.
UNION, NEW JERSEY

1,600 SF & 1,600 SF FOR LEASE

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JEFFERY REALTY
Retail Specialist

116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





FORMER DANCE STUDIO INTERIOR



1929 MORRIS AVE. UNION, NEW JERSEY

SITE INFORMATION

AVAILABLE: 1,600 SF & 1,600 SF

RENT: ASKING \$18.00 PSF

NOTES: • Corner location on Morris Ave with parking lot

GLA: 6,000 SF

TRAFFIC: 32,000 VPD ON MORRIS

• Very busy retail road

NNN: \$4.00

• Former karate and dance studio

• Large pylon sign on Morris Ave.



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MARKET AERIAL



|  DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---|---------------|---------------|---------------|
| Total Population | 21,093 | 240,680 | 622,732 |
| Average HHI | \$126,573 | \$110,222 | \$106,065 |
| Households | 7,108 | 86,010 | 223,092 |