

PAD SITE/DRIVE THRU SPACE

UNION, NJ

FORMER BANK

1432 Morris Ave

SIZE

± 2,000 SF Freestanding Building with 2 Drive Thru Lanes

FRONTAGE

98' on Morris Ave; 99' on Colonial Ave

STATUS

Formerly Valley Bank

RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

GLA

±2,000 SF

NEIGHBORS

Lowes, Burlington, Cellar 97, and Kean University

COMMENTS

Great neighborhood location at a signalized intersection

Excellent visibility and easy access

Densely populated trade area

NC zone permits retail & services, medical offices, veterinary, banks, restaurants, child care and brew pubs

TAXES

\$17,611 (2022)

CAM

By Tenant

INSURANCE

By Tenant

CONTACT EXCLUSIVE AGENTS

MICHAEL HORNE

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732.208.6962

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732.768.9898

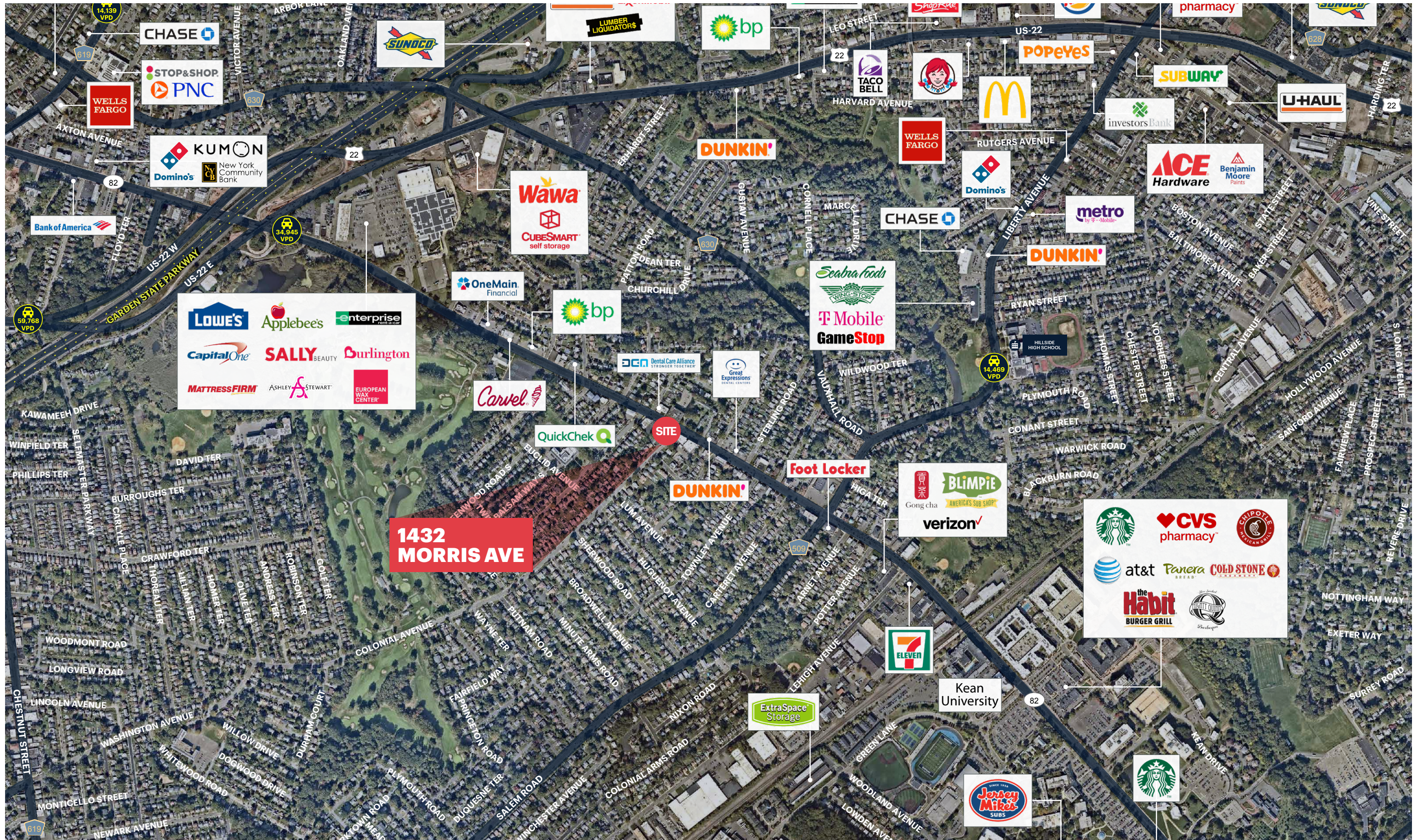
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

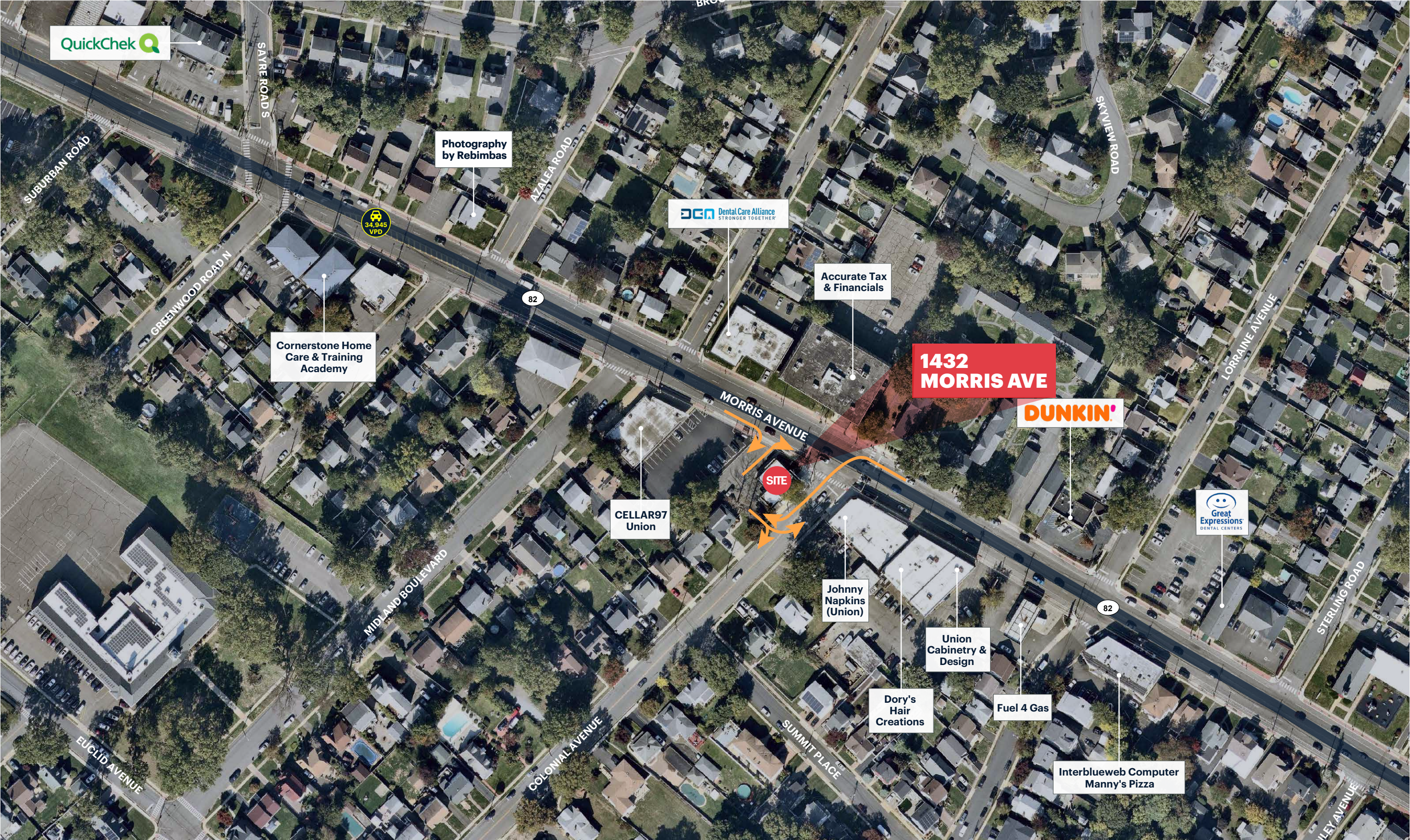
Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

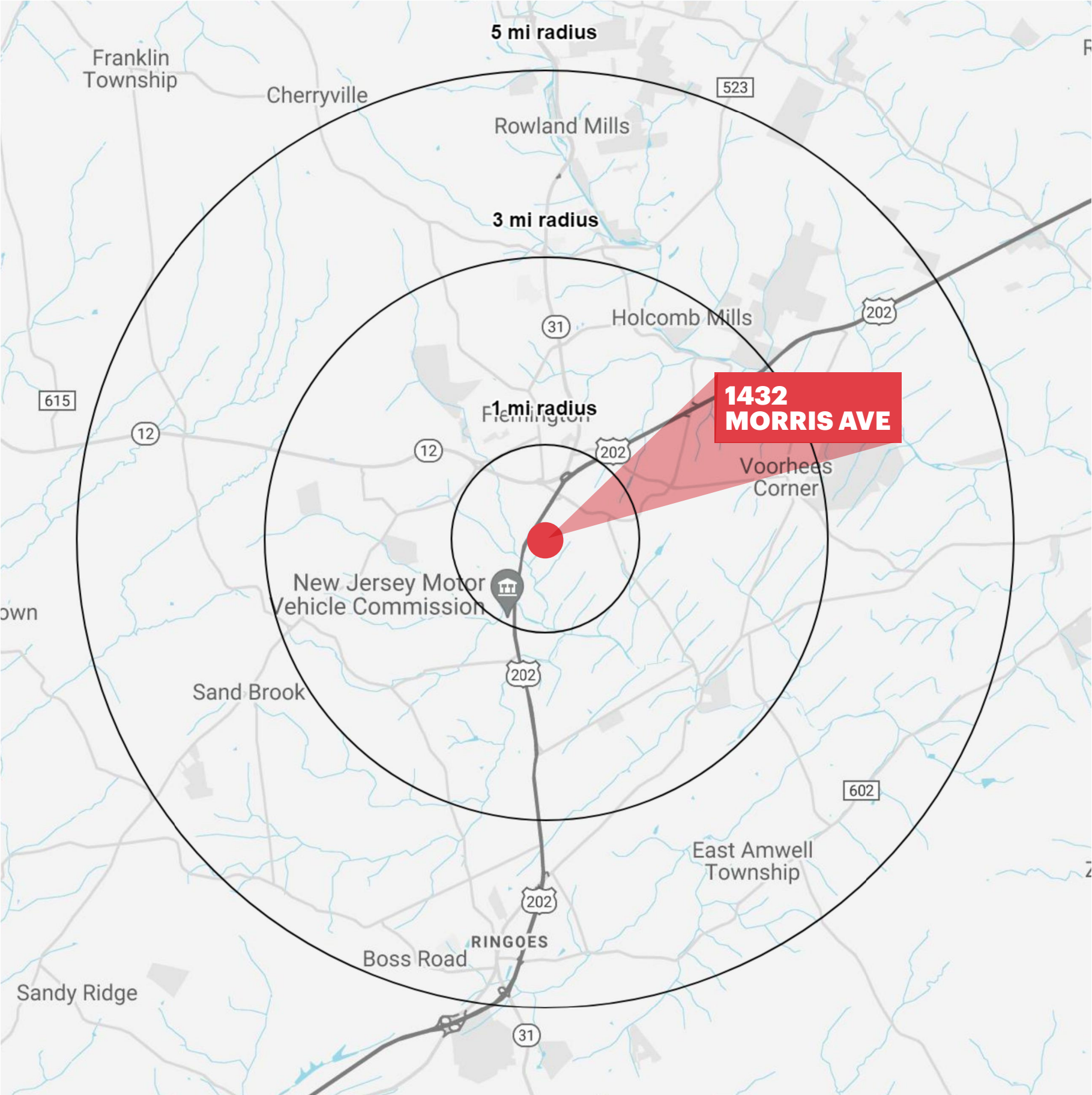
MID-LEVEL AERIAL



LOW-LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	20,786	TOTAL BUSINESSES	712
HOUSEHOLDS	7,359	TOTAL EMPLOYEES	7,930
MEDIAN AGE	39.7	AVERAGE HOUSEHOLD INCOME	\$130,787
COLLEGE GRADUATES (Bachelor's +)	6,118 - 42%		

3 MILE RADIUS

POPULATION	309,969	TOTAL BUSINESSES	8,754
HOUSEHOLDS	109,858	TOTAL EMPLOYEES	109,421
MEDIAN AGE	37.8	AVERAGE HOUSEHOLD INCOME	\$95,079
COLLEGE GRADUATES (Bachelor's +)	61,110 - 28%		

5 MILE RADIUS

POPULATION	681,849	TOTAL BUSINESSES	19,936
HOUSEHOLDS	240,228	TOTAL EMPLOYEES	268,817
MEDIAN AGE	37.1	AVERAGE HOUSEHOLD INCOME	\$102,187
COLLEGE GRADUATES (Bachelor's +)	93,155 - 31%		

*2023 estimates