



992 STUYVESANT AVENUE

RETAIL SHOP SPACE IN TOWN CENTER

UNION, NJ

992 STUYVESANT AVENUE &
2012A MORRIS AVENUE

SIZE

992 Stuyvesant Ave ±750 SF
2012A Morris Ave ±800 SF

FRONTAGE

±18-20 linear feet

ASKING RENT

Upon Request

CO-TENANTS

Mixed-Use Building

NEIGHBORS

BCB Community Bank, Metro PCS, Brooklyn Pizza, Flamin Feathers, Blue Ribbon Bakery & Cafe, El-Chingon Tex Mex, UPS Store, Dollar Tree, Dunkin'

COMMENTS

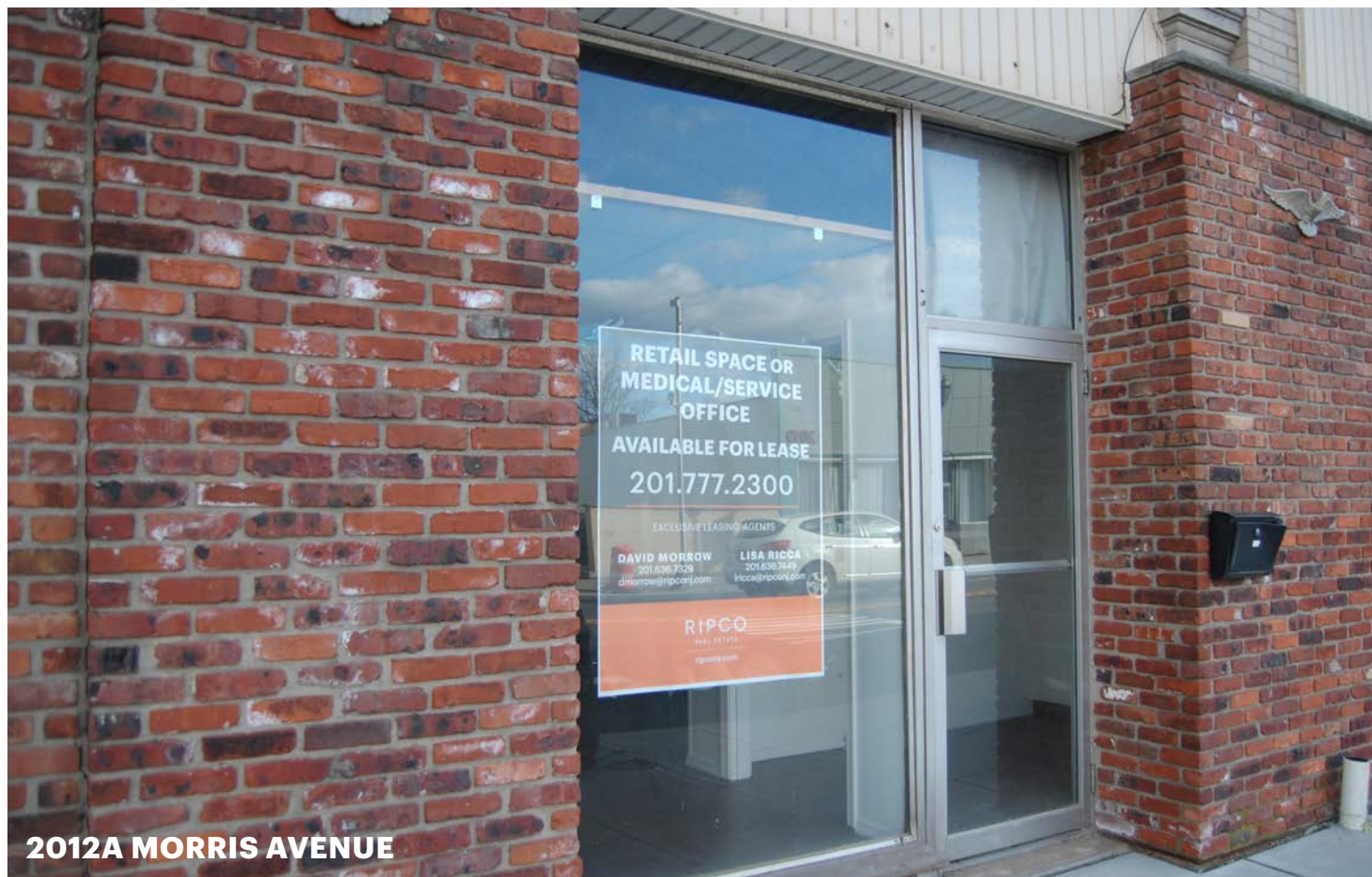
High visibility street corner, NJ Transit stop at two major county roads

34,857 vehicles cross the intersection daily

1 mile from the West Branch Commons Shopping Center in the heart of downtown Union's retail/business corridor

Proximity to US-22 and Garden State Parkway

Spaces cannot be vented for cooking/kitchen



2012A MORRIS AVENUE

CONTACT EXCLUSIVE AGENTS

DAVID MORROW

dmorrow@ripconj.com
201.636.7329

LISA RICCA

lricca@ripconj.com
201.636.7449

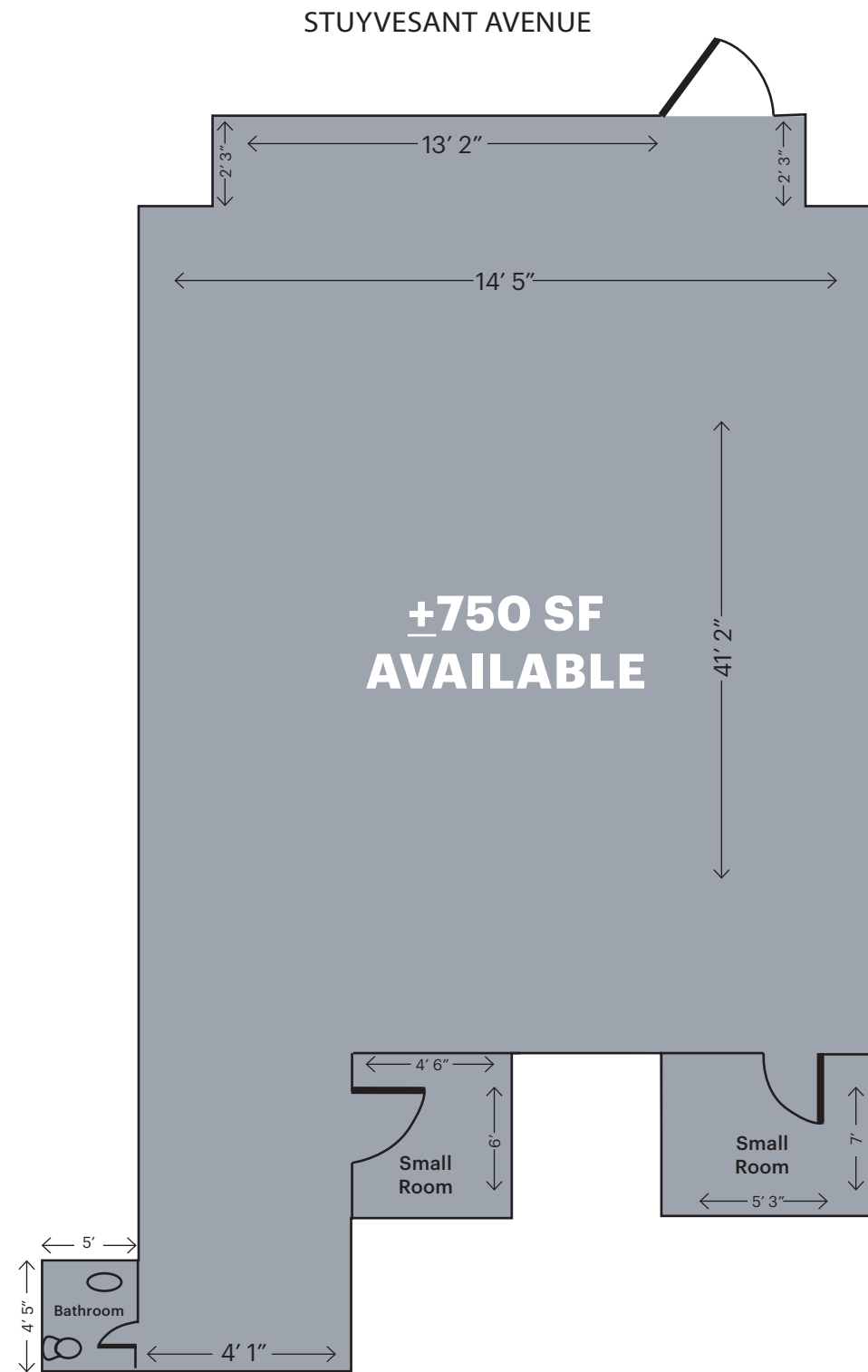
RIPCO
REAL ESTATE

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

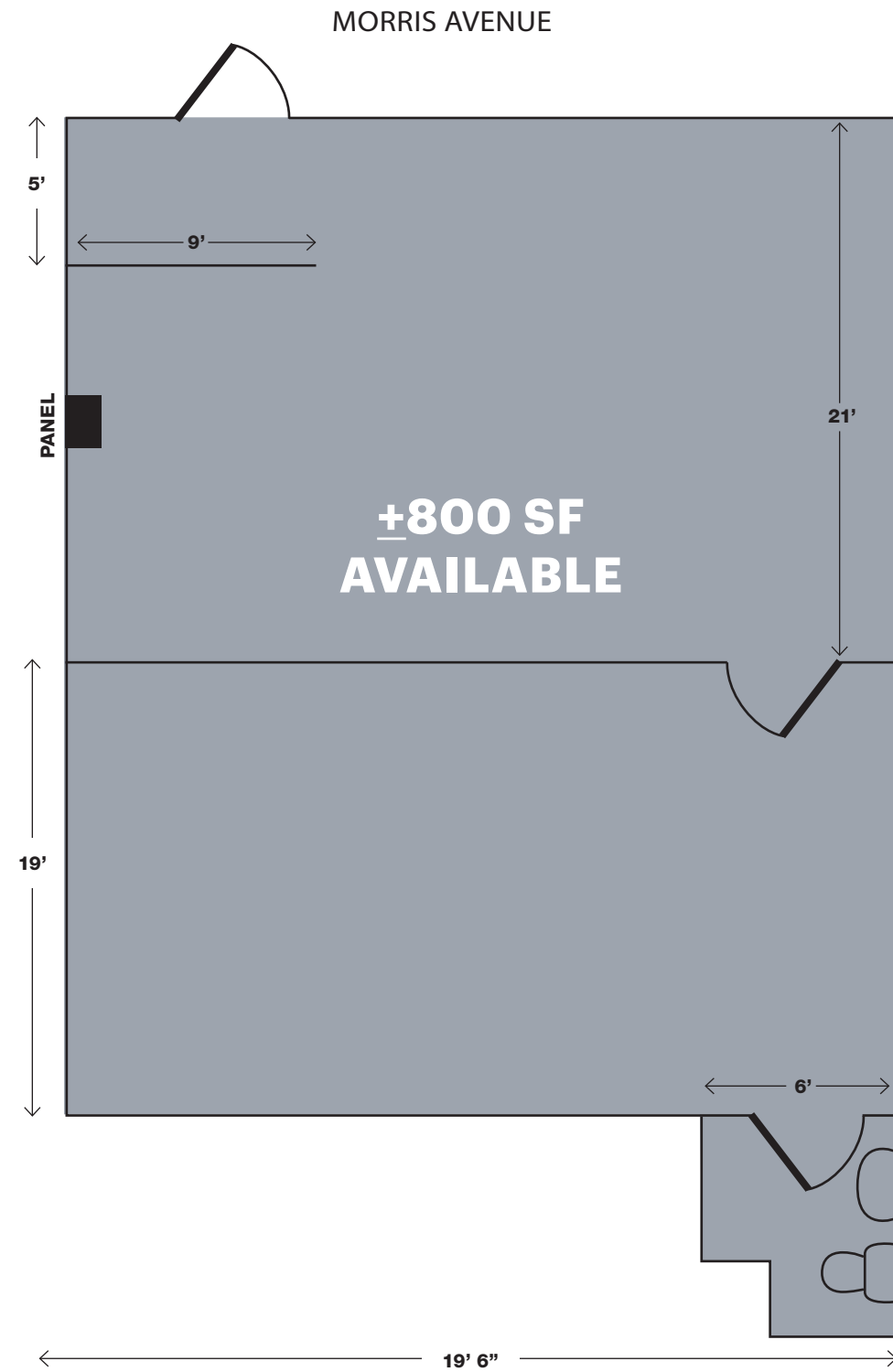
Please visit us at ripcony.com for more information

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.

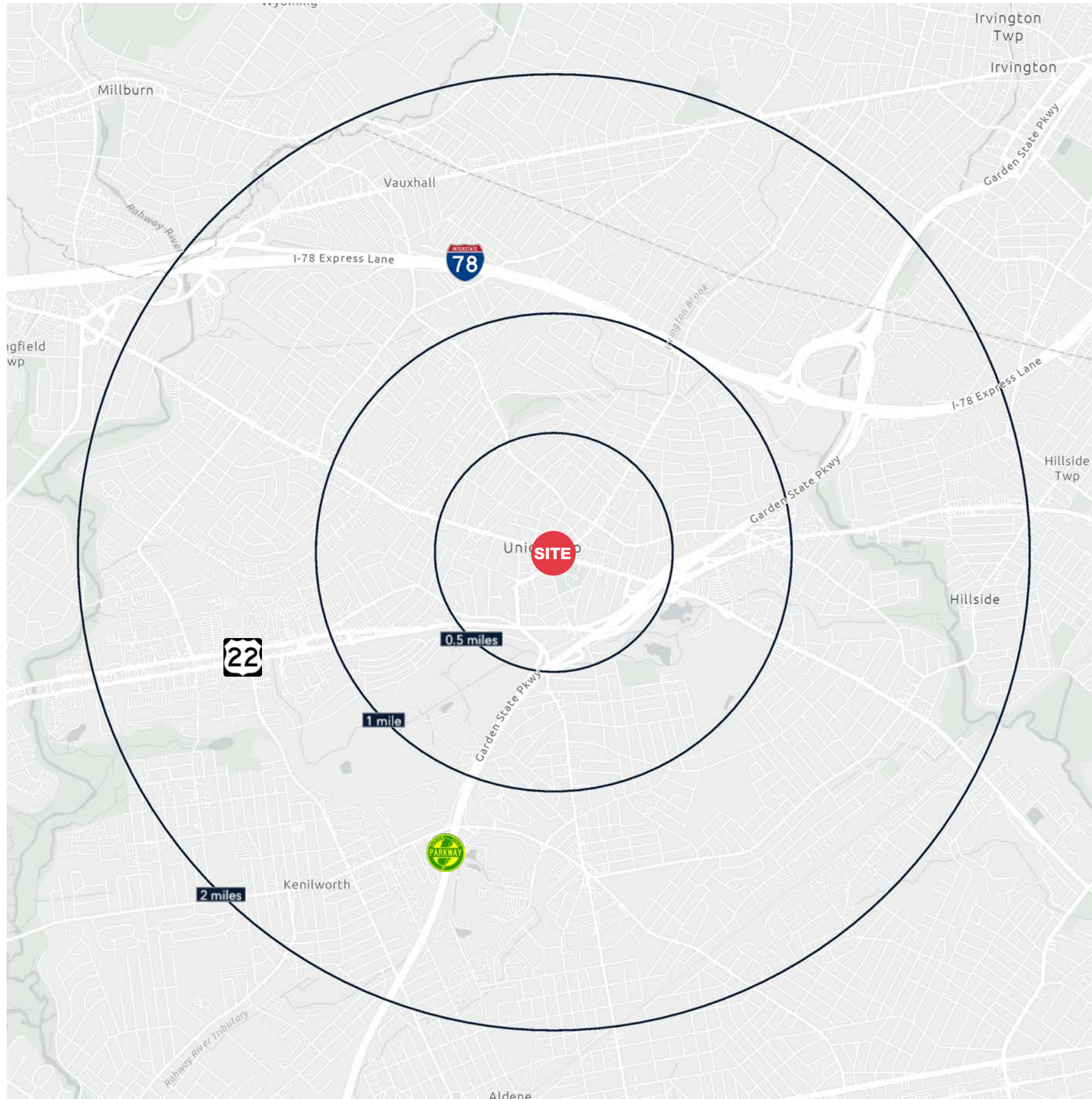
SPACE PLAN - 992 STUYVESANT AVENUE



SPACE PLAN - 2012A MORRIS AVENUE



AREA DEMOGRAPHICS



.5 MILE RADIUS

POPULATION

6,420

HOUSEHOLDS

2,282

MEDIAN AGE

41.5

COLLEGE GRADUATES (Bachelor's +)

2,057 - 44%

TOTAL BUSINESSES

509

TOTAL EMPLOYEES

3,782

DAYTIME POPULATION (w/ 16 yr +)

6,990

AVERAGE HOUSEHOLD INCOME

\$109,439

1 MILE RADIUS

POPULATION

20,952

HOUSEHOLDS

7,300

MEDIAN AGE

41.6

COLLEGE GRADUATES (Bachelor's +)

6,650 - 44%

TOTAL BUSINESSES

975

TOTAL EMPLOYEES

9,625

DAYTIME POPULATION (w/ 16 yr +)

20,078

AVERAGE HOUSEHOLD INCOME

\$126,869

2 MILE RADIUS

POPULATION

87,799

HOUSEHOLDS

31,085

MEDIAN AGE

40.8

COLLEGE GRADUATES (Bachelor's +)

25,210 - 41%

TOTAL BUSINESSES

3,723

TOTAL EMPLOYEES

43,994

DAYTIME POPULATION (w/ 16 yr +)

89,691

AVERAGE HOUSEHOLD INCOME

\$124,394

CONTACT EXCLUSIVE AGENTS

DAVID MORROW

dmorrow@ripconj.com
201.636.7329

LISA RICCA

lricca@ripconj.com
201.636.7449

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.