



**SEEKING RETAIL, FITNESS, MEDICAL,  
HOME FURNISHINGS, RESTAURANTS**

# UNION, NJ

**1008 STUYVESANT AVENUE**

**Downtown Union**

**SIZE**

Ground Floor	±11,500 SF (divisible)
Basement	±11,000 SF

**ASKING RENT**

Upon Request

**FRONTAGE**

55 FT on Stuyvesant Avenue

**CEILING HEIGHT**

14 FT

**STATUS**

Currently Dollar Tree; store open and operating

**POSSESSION**

July 2024

**TAXES**

\$64,379

**NEIGHBORS**

Dunkin', Stop & Shop, H&R Block, Metro PCS, Brooklyn Pizza, Flamin' Feathers, Blue Ribbon Bakery & Cafe, El-Chingon Tex Mex, and The UPS Store

**COMMENTS**

High visibility street corner in the heart of Downtown

On-site parking in rear, and free municipal parking in front and rear of building

NJ Transit stop at two major county roads

Proximity to Kean University, US-22 and Garden State Parkway

Densely populated area with over 400 new luxury apartments within two blocks

## CONTACT EXCLUSIVE AGENTS

**THERESE O'BRIAN**

tob@ripconj.com

201.249.6616

**LISA RICCA**

lricca@ripconj.com

201.636.7449

**RIPCO**  
REAL ESTATE

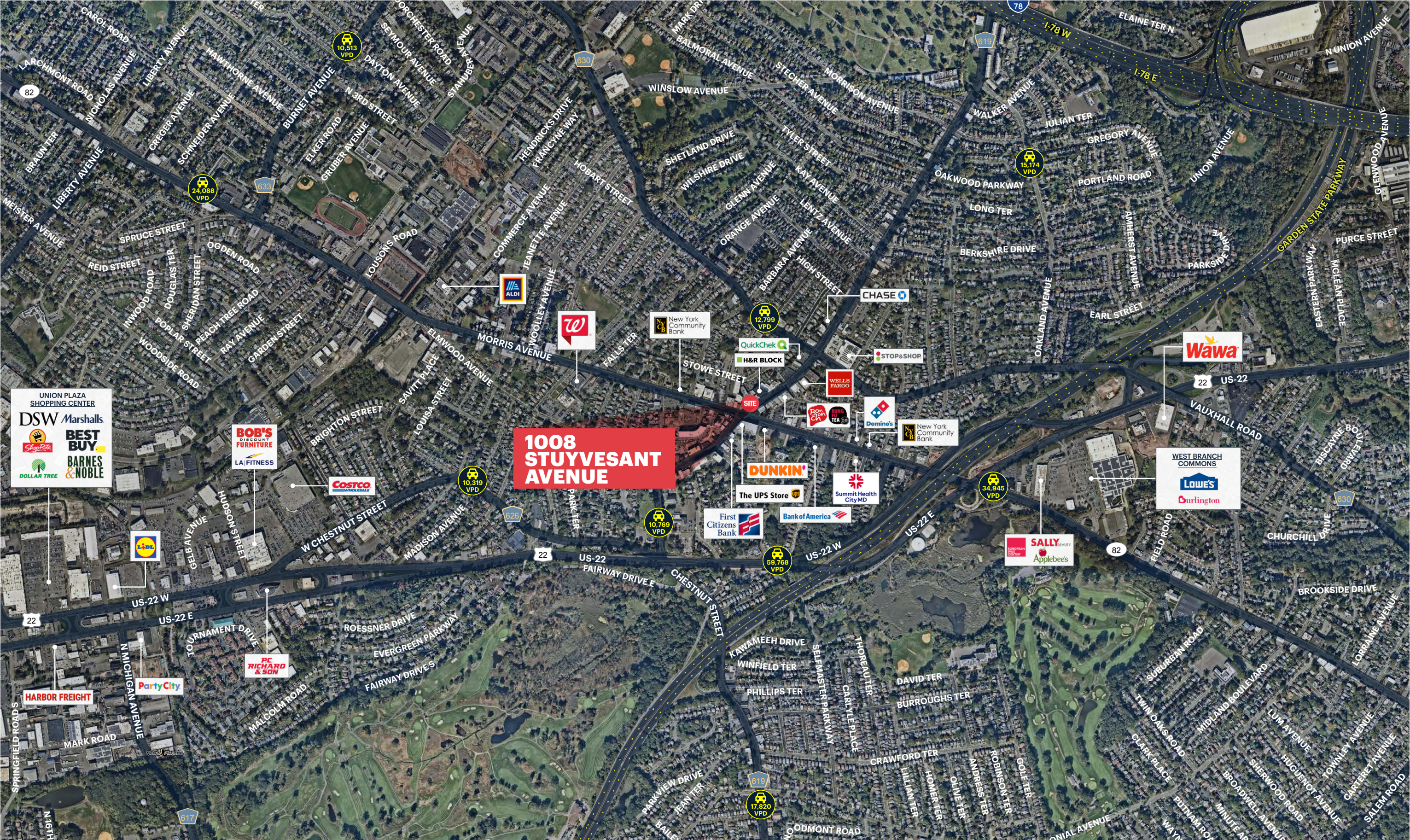
611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

**Please visit us at [ripconj.com](http://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.



MARKET AERIAL





# RESIDENTIAL DEVELOPMENT & PARKING

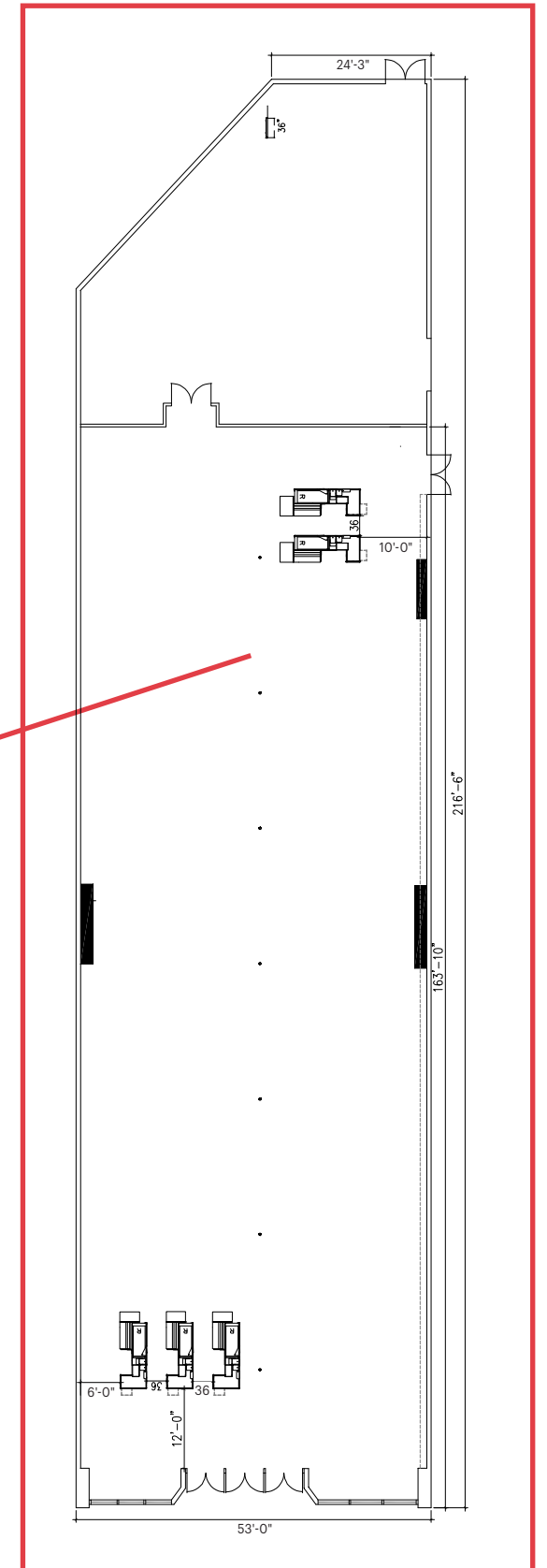




# ZOOM AERIAL

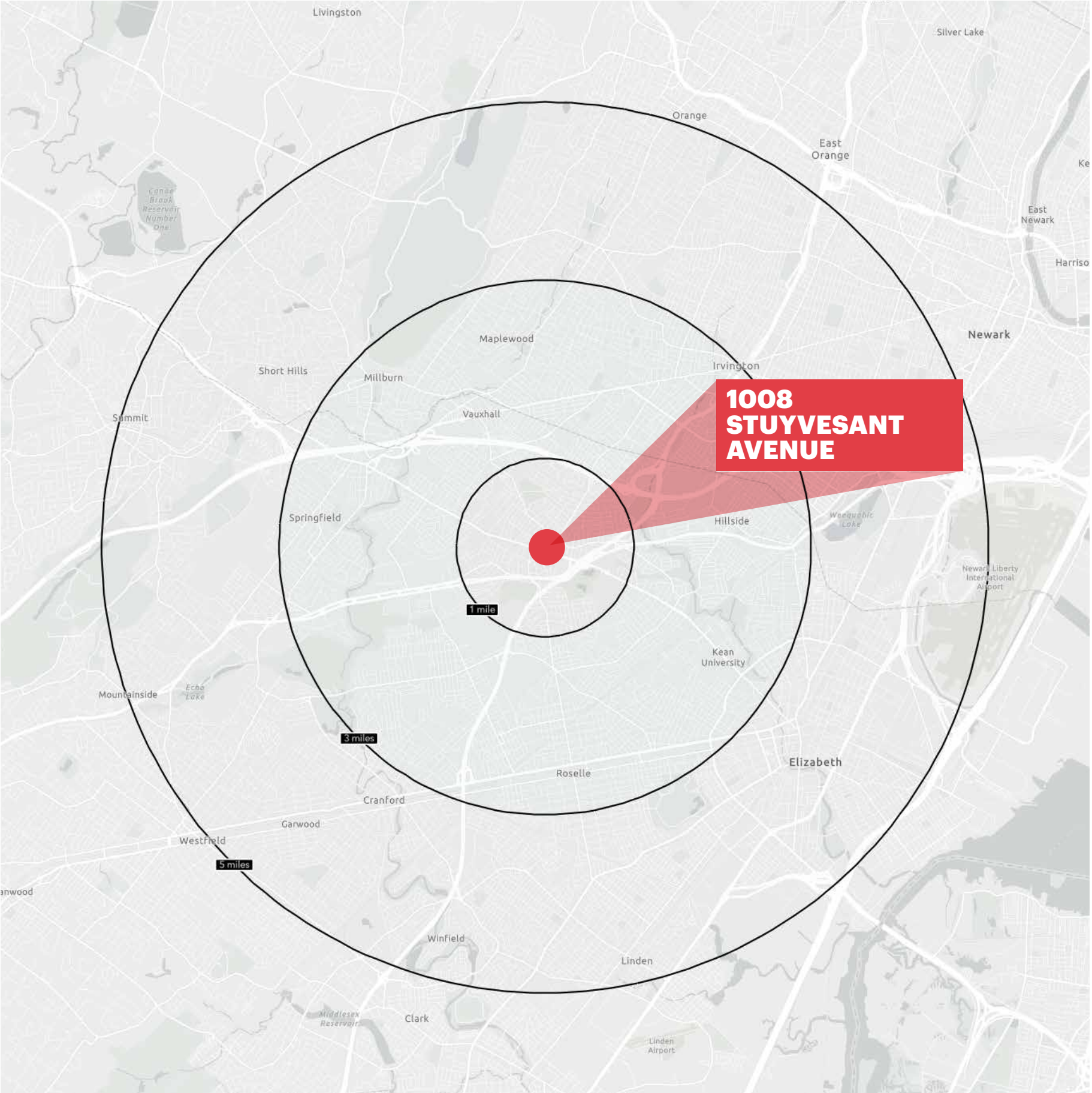


# FLOOR PLAN





# DEMOGRAPHICS



**1008  
STUYVESANT  
AVENUE**

### 1 MILE RADIUS

**POPULATION**  
20,642  
**HOUSEHOLDS**  
7,271  
**MEDIAN AGE**  
41.7  
**COLLEGE GRADUATES (Bachelor's +)**  
6,992 - 46.4%

**TOTAL BUSINESSES**  
943  
**TOTAL EMPLOYEES**  
9,739  
**AVERAGE HOUSEHOLD INCOME**  
\$140,626

### 3 MILE RADIUS

**POPULATION**  
229,328  
**HOUSEHOLDS**  
81,143  
**MEDIAN AGE**  
39.8  
**COLLEGE GRADUATES (Bachelor's +)**  
67,314 - 42.2%

**TOTAL BUSINESSES**  
7,480  
**TOTAL EMPLOYEES**  
85,376  
**AVERAGE HOUSEHOLD INCOME**  
\$131,494

### 5 MILE RADIUS

**POPULATION**  
657,371  
**HOUSEHOLDS**  
234,718  
**MEDIAN AGE**  
38.1  
**COLLEGE GRADUATES (Bachelor's +)**  
157,907 - 35.6%

**TOTAL BUSINESSES**  
18,484  
**TOTAL EMPLOYEES**  
232,851  
**AVERAGE HOUSEHOLD INCOME**  
\$117,695

\*2024 estimates