

1509 MORRIS AVE

Union, NJ 07083 | **Union County**

QUICK FOODS BUSINESS FOR SALE

BUSINESS FOR SALE
ASKING PRICE $300,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Turnkey Neighborhood Food Market

An established, fully operating food market offered as a going concern. A buyer can step in on day one with existing customers, vendors, and operations in place.

#2

Strong Reported Sales Volume

Reported weekly sales of about $18,000, which annualizes to roughly $936,000 in gross revenue.

#3

Attractive Entry Price

Offered at $300,000, about one-third of annualized reported sales. That's an accessible price for an owner-operator or a multi-unit grocery operator looking to expand.

#4

Morris Avenue Frontage

Visible location on Morris Avenue, one of Union's primary commercial corridors, with steady neighborhood traffic and a dense residential customer base nearby.

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **1509 Morris Ave, Union, NJ** (the 'Property').

Quick Foods sits on Morris Avenue (Route 82), the main arterial of the Township of Union. The township has strong regional access: the Garden State Parkway, I-78, and U.S. Route 22 all run through it, and Kean University's main campus is also on Morris Avenue. Union is home to 62,675 residents, with a median household income of about $126,400, a dense and affluent customer base for daily-needs retail.

RIPCO is offering the business and leasehold interest of Quick Foods, a fully operating food market of about 4,000 SF. The real estate is not included. The store reports weekly sales of about $18,000, roughly $936,000 a year, and is priced at $300,000. That's an accessible, turnkey entry for an owner-operator or an expanding grocery operator.

PROPERTY SUMMARY

THE OFFERING	
Address	1509 Morris Ave, Union, NJ 07083
County	Union
Block	1611
Lot(s)	13
Stories	1
Asking Price	$300,000
Reported Weekly Sales	$18,000
Monthly Rent	$13,000
BUILDING INFORMATION	
Lot Size	193.45 X 136.61
Building SF	4,000 SF (approx.)
Parking Spaces	23
TAX INFORMATION	
Assessment (25)	$40,419
Tax Rate (Commercial)	23.323%

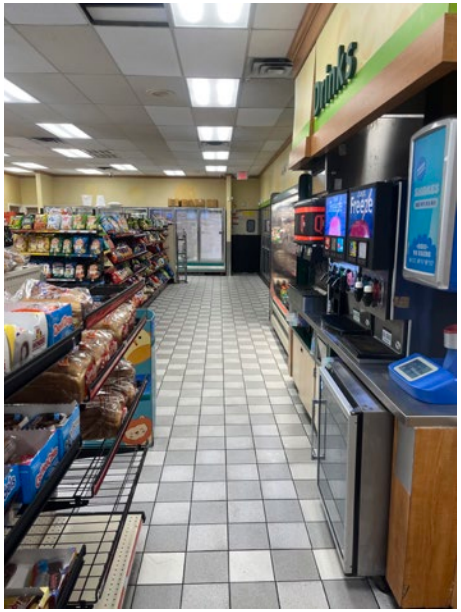
EXTERIOR PHOTOS



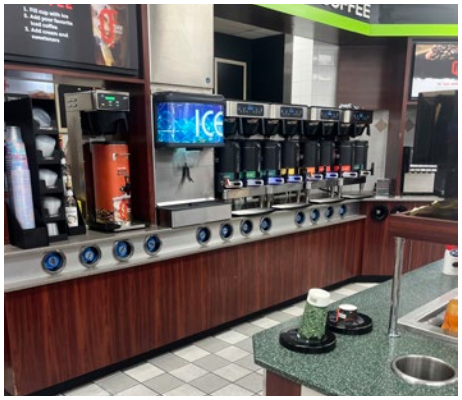


INTERIOR PHOTOS

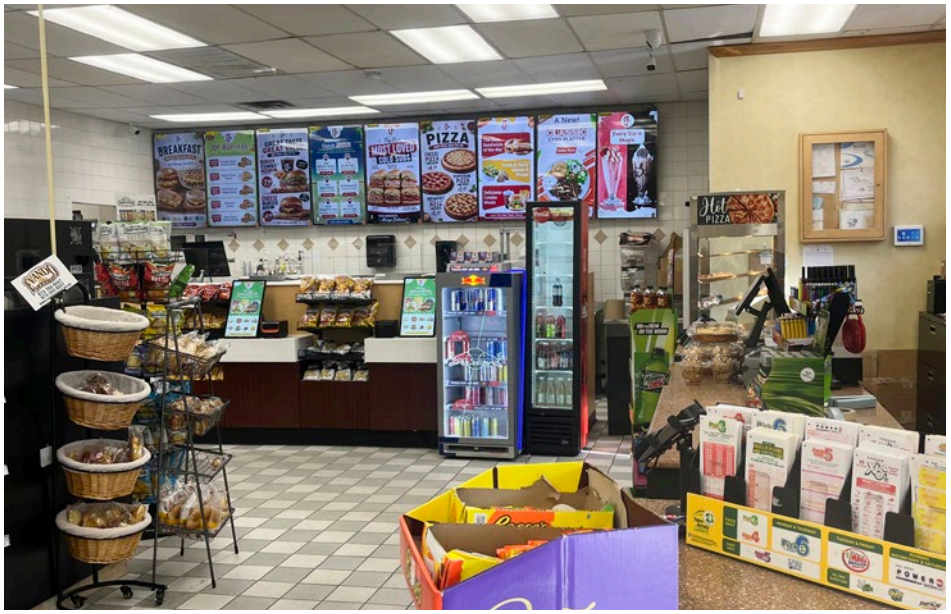








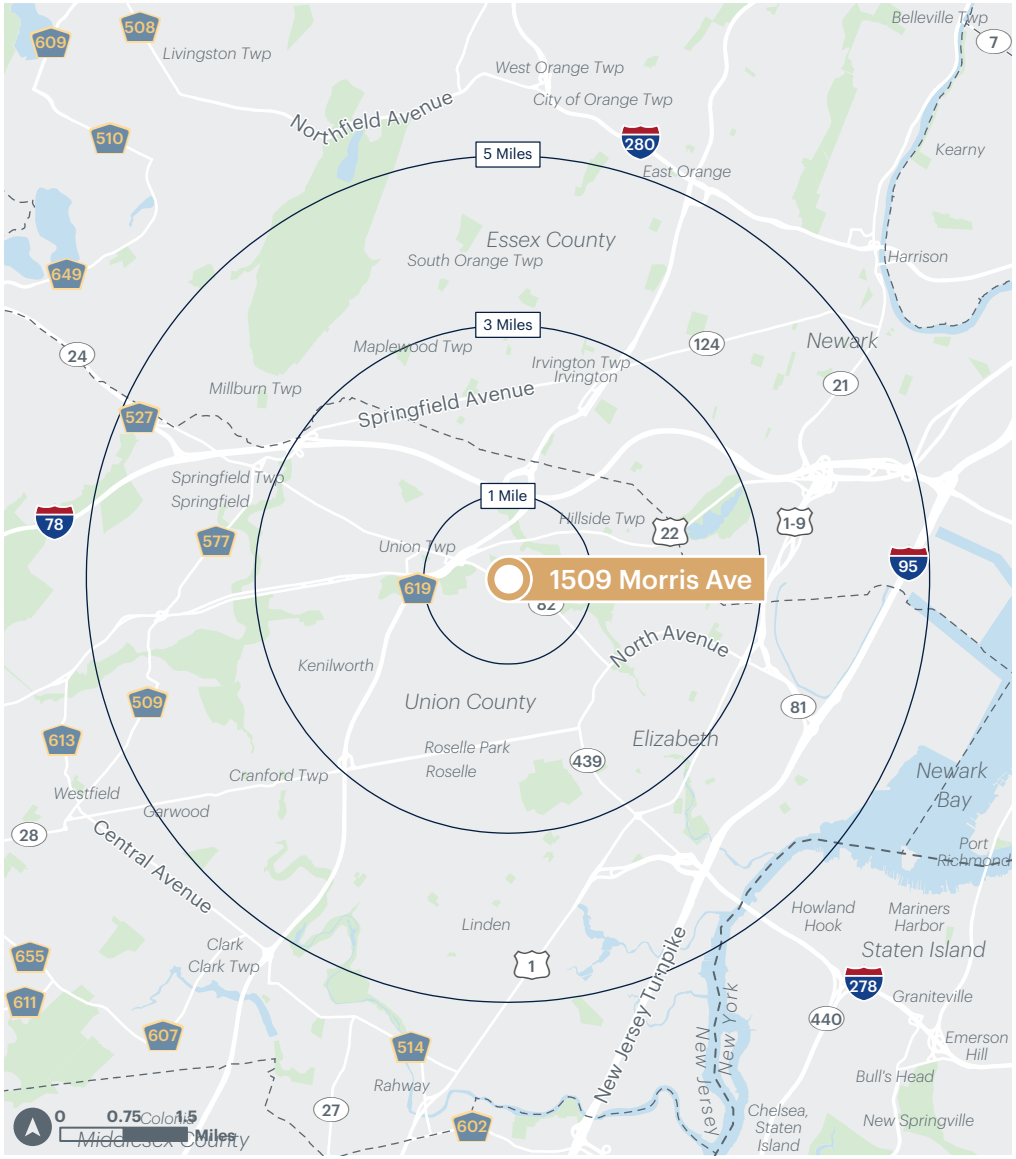




MARKET AERIAL



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	20,590	309,243	689,672
Number of Households	7,061	111,971	248,279
Average Household Income	$158,015	$119,025	$125,275
Median Household Income	$129,712	$84,196	$82,428
College Graduates	40.36%	31.05%	32.74%
Total Businessess	724	8,163	18,896
Total Employees	7,763	104,279	263,161
Daytime Population	17,161	260,260	621,783

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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.