

# Union Shopping Center

2661 MORRIS AVENUE | UNION, NJ 07083

LEVIN  
MANAGEMENT



## Available Space

Fully Leased

## Property Highlights

- 40,000 SF occupied by 2nd Ave. Value Store.
- Located at signalized intersection
- Highly visible on well-traveled Morris Avenue, a high school road, with traffic counts exceeding 23,000 cars per day.
- Easy access to/from Garden State Parkway, I-78 and US 22. Large labor force in immediate area.
- Great demographics in dense population.
- Close proximity to Union High School and Kean University.

## Nearby Retailers



## Average Daily Traffic

23,251 Morris Avenue

7,298 Liberty Avenue

## Demographics

3-mile radius



**151,259**  
POPULATION



**54,811**  
HOUSEHOLDS



**\$192,325**  
AVERAGE HH INCOME



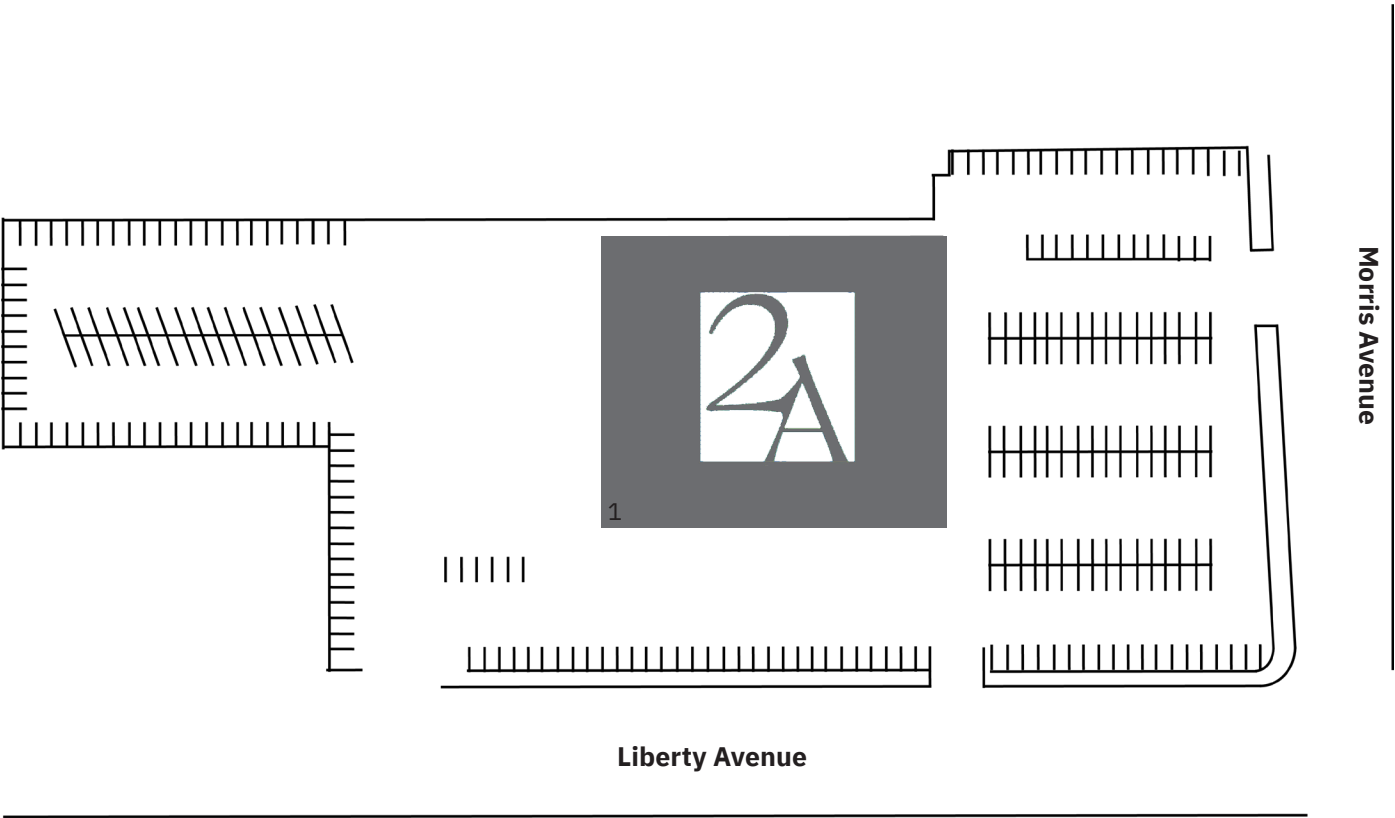
**85,553**  
DAYTIME POPULATION

Source: sitesusa.com

# Union Shopping Center

2661 MORRIS AVENUE | UNION, NJ 07083

## SITE PLAN



### TENANT ROSTER

SF

1	2nd Ave Thrift SuperStore	40,000
---	---------------------------	--------





# Union Shopping Center

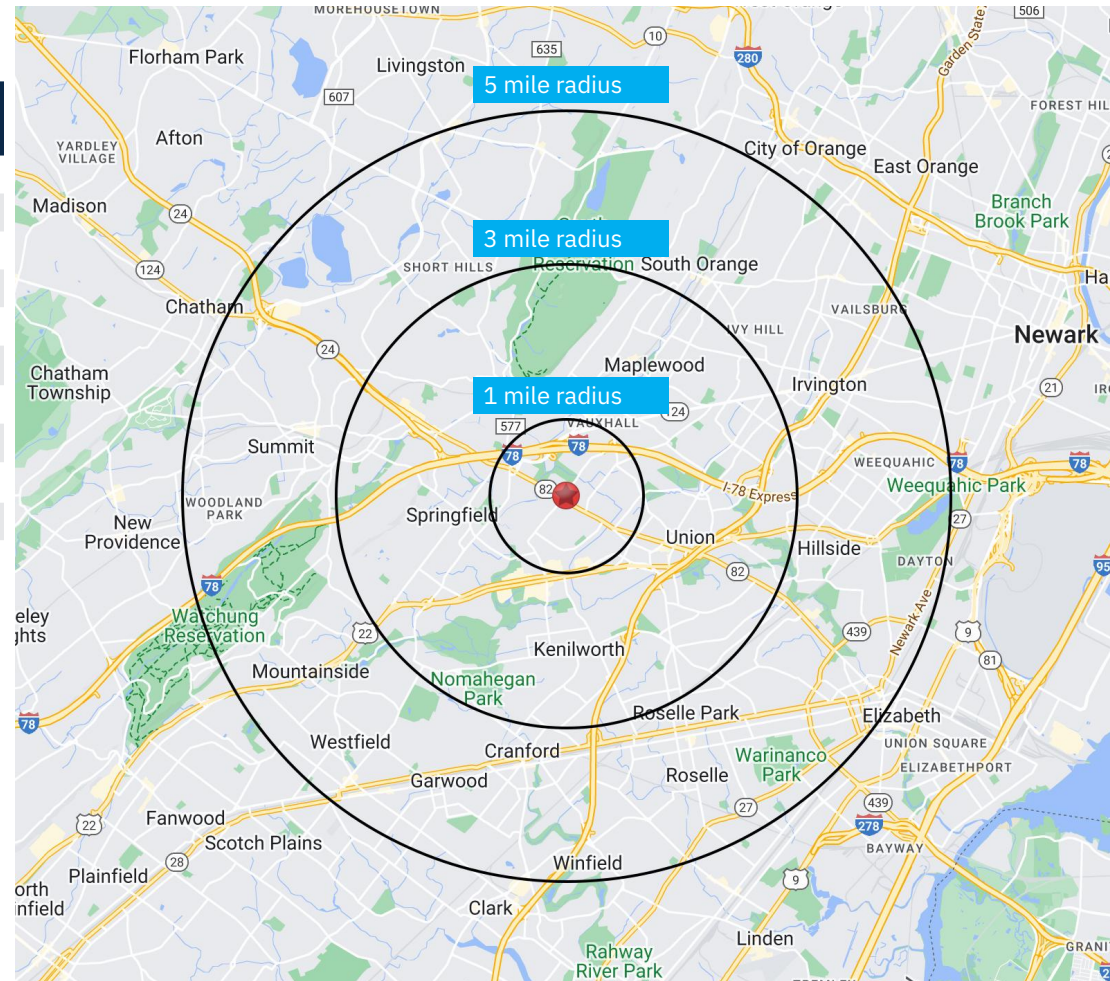
2661 MORRIS AVENUE | UNION, NJ 07083

LEVIN  
MANAGEMENT

## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	17,655	151,259	537,848
Households	6,546	54,811	196,950
Average Household Income	\$162,664	\$192,325	\$156,522
Projected Average Household Income (2029)	\$169,062	\$200,882	\$163,121
Median Household Income	\$123,647	\$138,744	\$111,582
Total Businesses	1,042	7,129	20,456
Total Employees	11,994	66,640	188,615
Daytime Population	13,818	85,553	247,282
Total Annual Household Expenditure	\$664.44 M	\$6.39 B	\$19.43 B
HH Income \$200K or more	1,410	15,246	40,498
College Degree + (Bachelor Degree or Higher)	5,845	53,292	148,520

Source: sitesusa.com



## CONTACT EXCLUSIVE AGENT

**VANESSA KELTY**

**Senior Leasing Representative**

**t. 908.226.5269 m. 609.972.1385**

**vkelly@levinmgt.com**



### **Main Office**

975 US Highway 22  
North Plainfield, NJ 07060  
800.488.0768  
**levinmgt.com | 70 YEARS**