

WEST BRANCH COMMONS

1701 MORRIS AVENUE, UNION, NJ 07083



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Union

West Branch Commons is a large open-air shopping center location along the heavily trafficked Rt 22 commercial corridor in Union, NJ. The property is anchored by Lowe's Home Improvement, Burlington and Ashley Furniture. Other tenants at the property include Applebee's, Ashley Stewart, Dollar Tree and Mattress Firm.

TOTAL SF
279,010

ACRES
24.3

PARKING SPACES
1,177

CENTER TYPE
Community Center

DEMOGRAPHICS 3-MILE RADIUS



288,807
POPULATION



38.7
MEDIAN AGE



\$115,031
AVERAGE HH



31.9%
COLLEGE
EDUCATED

LEASING AGENTS

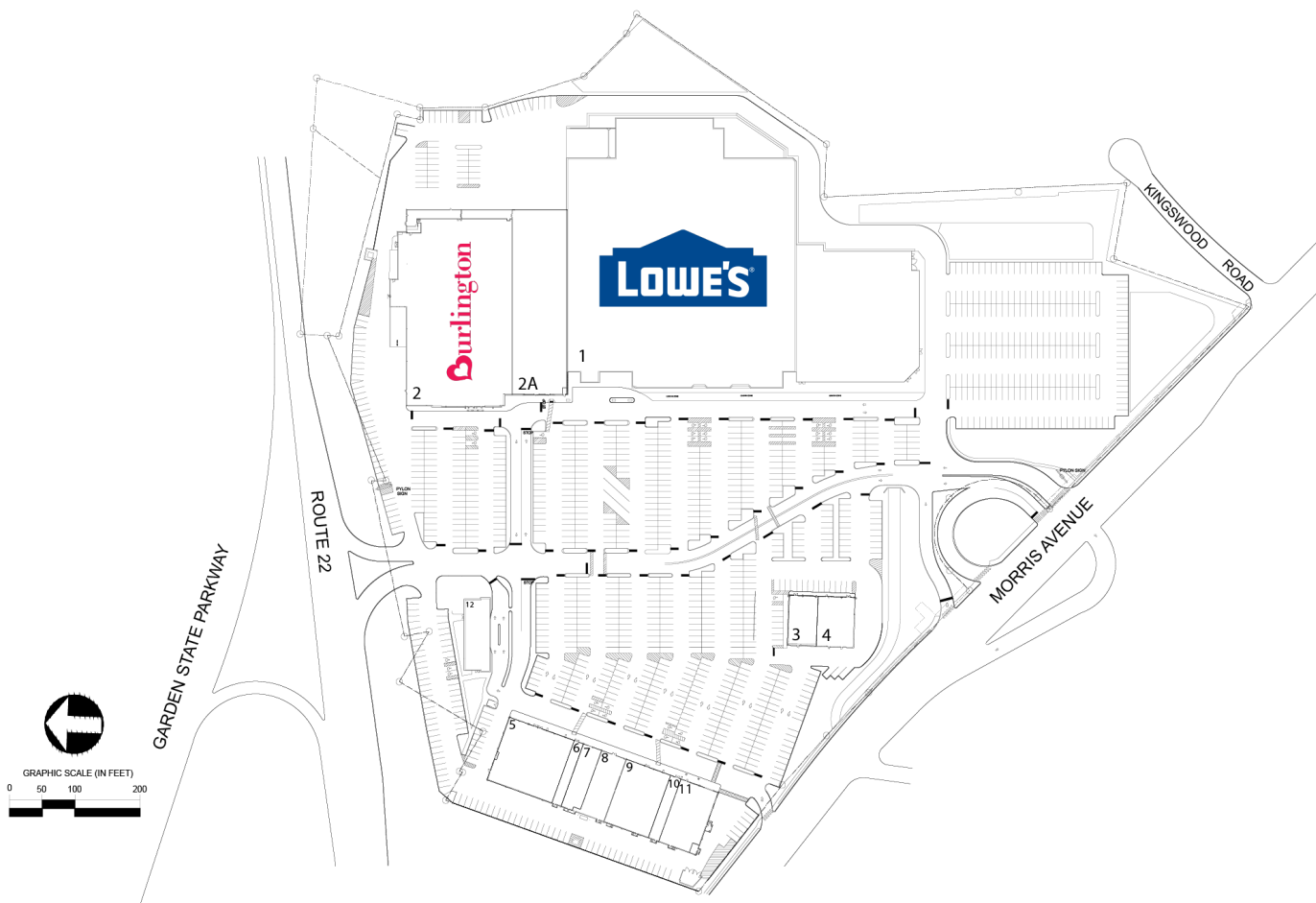
ZOE BARRY | zbarry@uedge.com | 732-998-0508

SPECIALTY LEASING

PATRICIA ZAFFERESSE | pzafferese@uedge.com | 201-882-7506

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| # | TENANTS | SQFT |
|----|---------------------|---------|
| 1 | Lowe's | 159,315 |
| 2 | Burlington | 48,855 |
| 2A | Ashley Furniture | 24,211 |
| 3 | Available | 3,512 |
| 4 | Mattress Firm | 4,471 |
| 5 | Jembro | 10,884 |
| 6 | European Wax Center | 1,541 |
| 7 | Available | 3,012 |
| 8 | Ashley Stewart | 3,891 |
| 9 | Dollar Tree Store | 7,446 |
| 10 | Sally Beauty Supply | 1,747 |
| 11 | Applebee's | 6,125 |
| 12 | Capital One | 4,000 |

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LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.