

FORMER DINER



**5,100 SF
AVAILABLE**

← **ROUTE 22 WEST 39,824 VPD**

ROUTE 22 EAST 38,349 VPD →



2466 ROUTE 22

UNION, NEW JERSEY

5,100 SF | 1.07 ACRES

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SITE INFORMATION

GLA: 5,100 SF ON 1.07 ACRES **PARKING:** 99 SPACES

AVAILABLE: A: 5,100 SF W/ BASEMENT **TRAFFIC:** 71,855 VPD ON RT. 22

B: 1.07 AC. GROUND LEASE **TAXES:** \$80,000 (2023)

RENT: CALL FOR QUOTE **FRONTAGE:** 340' ON RT. 22

- NOTES:**
- Former restaurant w/ FFE
 - Liquor License Available
 - Located in the "center island" of busy Route 22 w/ access from both Route 22 Eastbound & Westbound



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,770	130,957	415,797
Average HHI	\$198,228	\$208,008	\$198,343
Households	3,432	47,755	148,268



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MARKET AERIAL