

For Lease | 5,325 SF Available

2550 Route 22 Union NJ

New Façade Pending / Renovation Coming Soon

BRUCE JEFFERY

bjeffery10@aol.com

C: 908.625.8300

O: 908.668.9600 EXT. 216

STEVE BATTISTA

sbattista@jefferyrealty.com

C: 908.963.4539

O: 908.668.9600 EXT. 240

Available October 1st 2025



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2550 Route 22 Union NJ



AVAILABLE

5,325 SF

PRICE

Call for Quote

PARKING

27 Spaces On Site

11 Spaces Dedicated to the Tenant (2:1000 SF)

TRAFFIC

78,173 VPD On Route 22

FRONTAGE

204" On Route 22 East

NNN

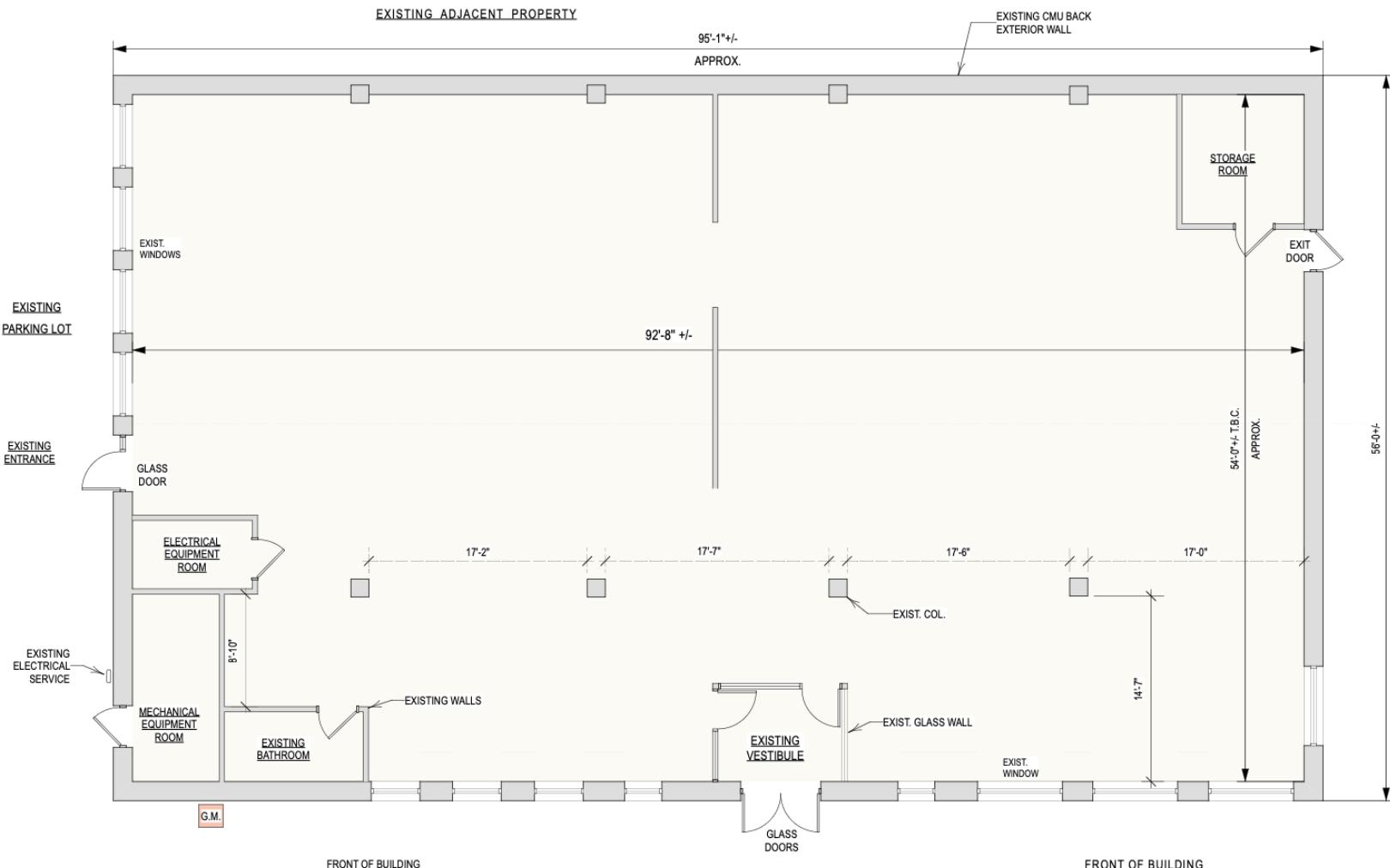
TAX- \$ 8.04/ SF

INS- \$.65 / SF

CAM- \$1.15 / SF

NOTES

- Large Pylon Signage
- New Façade / Renovation
- Located In The Heart Of Route 22 Retail Market
- Monroe Street is a secondary access point for 334,000 SF Union Square Center with Walmart, Home Depo, Home Goods TJMax and More.



EXISTING FIRST FLOOR PLAN

0 5 10 15 20 ft

2550 ROUTE 22
UNION, NJ

GROSS BUILDING AREA IS 5,325 SF

Date: 6/11/25
Time: 10:34:13 AM
File name: 2550rt22 EC.wvx

2550 Route 22 Union NJ



MARKET AERIAL



DEMOGRAPHICS

■	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	11,467	\$173,189	4,075	1,022	12,342
3 Miles	153,860	\$188,771	56,026	7,896	75,485
5 Miles	508,157	\$174,693	183,074	75,485	194,560

