

For Lease | 5,325 SF Available

2550 Route 22 Union NJ

New Façade Pending / Renovation Coming Soon

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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

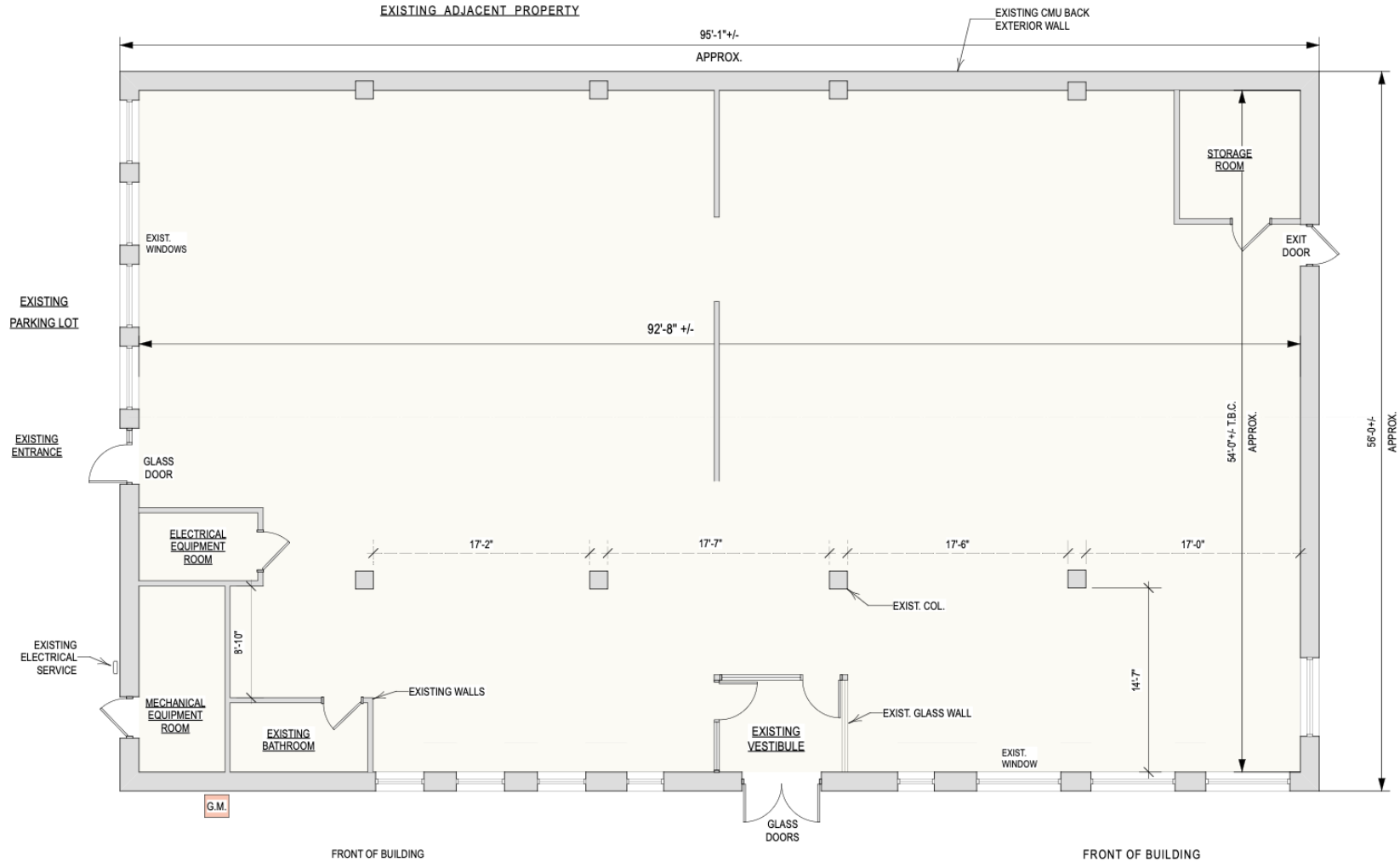
TAX- \$ 8.04 / SF

INS- \$.65 / SF

CAM- \$1.15 / SF

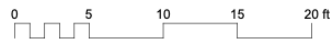
NOTES

- 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 Depot, Home Goods TJMax and More.



JUNE 10, 2025

EXISTING FIRST FLOOR PLAN




2550 ROUTE 22
UNION, NJ

GROSS BUILDING AREA IS 5,325 SF

Date: 6/11/25
Time: 10:34:13 AM
File name: 2550r22 EC.vwx



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 |

