

**ON SITE  
PARKING**

**PYLON  
SIGNAGE**

**ivyrehab**  
PHYSICAL THERAPY

**1,380 - 3,687 SF  
AVAILABLE**

Hair Salon

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
Total Population	23,177	311,102	656,671
Average HHI	\$118,666	\$84,452	\$90,286
Households	7,208	105,391	226,765

**MORRIS AVE. 32,254 VPD**

← WEST  
EAST →

**1230 MORRIS AVE.**

**UNION, NEW JERSEY**

**1,380 SF & 2,307 SF (can be combined)**

**FOR LEASE 1,380 - 3,687 SF**

**BRUCE JEFFERY**

bjeffery10@aol.com

C: 908.625.8300

O: 908.668.9600 EXT. 216



**JEFFERY REALTY**  
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • [www.JefferyRealty.com](http://www.JefferyRealty.com)

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.







# 1230 MORRIS AVE. UNION, NEW JERSEY

## SITE INFORMATION

**GLA:** 7,955 SF

**FRONTAGE:** 87' ON MORRIS AVE.

**AVAILABLE:** 3,687 SF (87'x54')

**PARKING:** 22 SPACES + STREET

**NOTES:**

- Near Kean University - 16,000 Students and Faculty
- Vermella - Mix-Use Project consisting of 1,264 new rental units and 16,000 SF of retail
- Located at busy traffic intersection
- High visibility Oversized pylon sign
- Easy access from Garden State Parkway, Route 22 & I-78

**SPACE 2A:** 2,307 SF

**TRAFFIC:** 32,254 VPD MORRIS

**SPACE 2B:** 1,380 SF

6,737 VPD SALEM RD.

**NNN:** \$8.75 PSF

**DELIVERED:** Vanilla box with new drop ceiling and lights, ada toilet, 200amp service

**RENT:** CALL FOR QUOTE

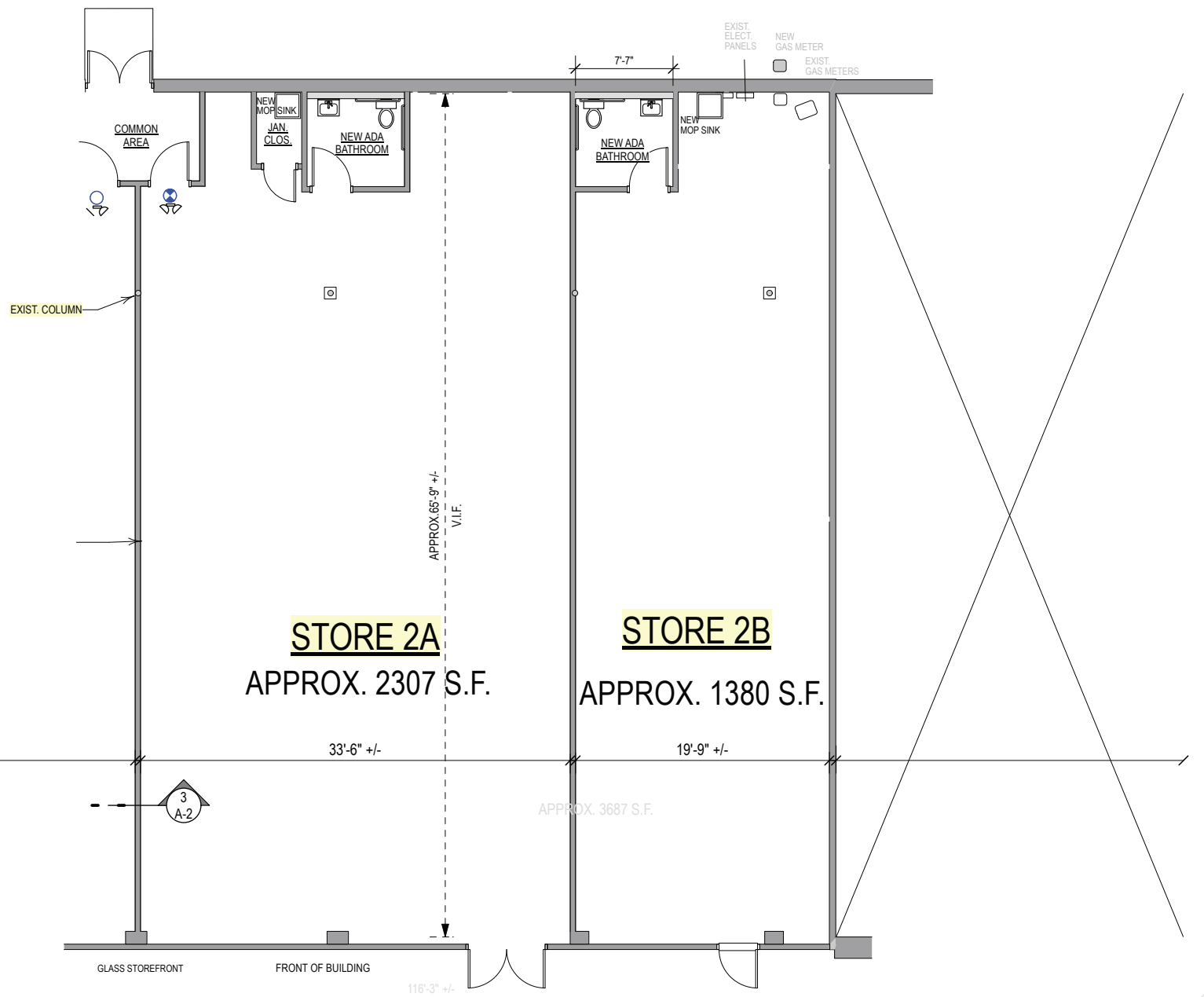


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**PROPOSED DIVISION**



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**1230 MORRIS AVE.** UNION, NEW JERSEY

**EXISTING SITE PLAN**



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