

New Façade Complete



465 WEST UNION AVE.
BOUND BROOK, NEW JERSEY

6,051 SF SALE/LEASE

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





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SITE INFORMATION

BUILDING: 6,051 SF

ACREAGE: 0.3443 ACRES

RENT: \$18.00 PSF

SALE: CALL FOR QUOTE

PARKING: 8 SPACES

TRAFFIC: 20,207 VPD

FRONTAGE: 100' ON WEST UNION

TAXES: \$16,506.00

NOTES:

- Property is currently in with the township for approval to convert property to a mixed use project (residential and retail on the ground floor)
- Loading door in the rear
- Lot in rear can be made to additional on site parking spaces



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MARKET AERIAL



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	9,691	57,773	150,426
Average HHI	\$115,655	\$122,445	\$126,396
Households	3,366	21,450	55,765



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