

# New Façade Complete



**465 WEST UNION AVE.**  
BOUND BROOK, NEW JERSEY

**6,051 SF SALE/LEASE**

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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.

**ICSC**  
SITE SOURCE  
REAL ESTATE NETWORK



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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

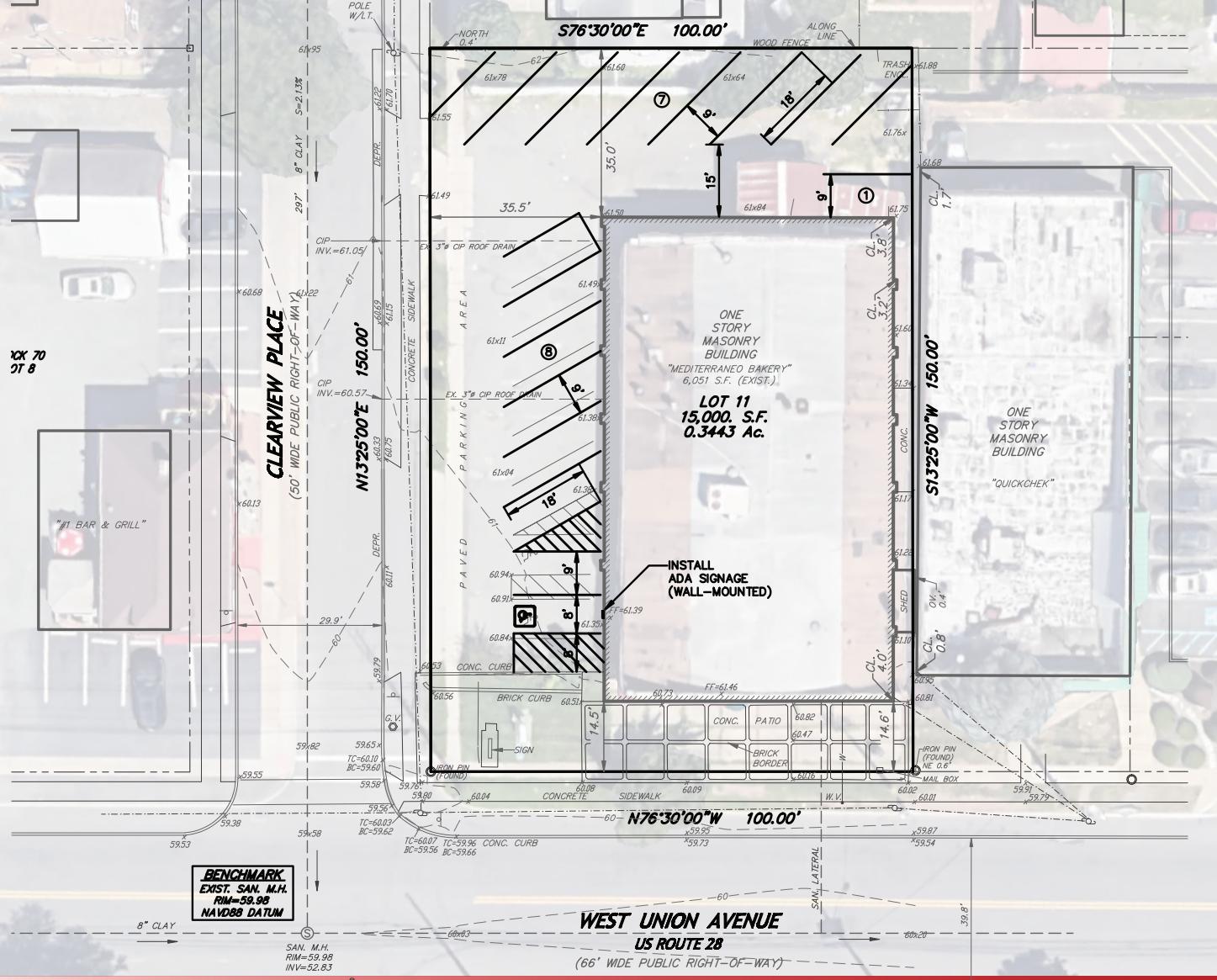


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## SITE PLAN



**465 W. UNION AVE.**

## BOUND BROOK, NEW JERSEY

# MARKET AERIAL



## DEMOGRAPHICS

 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