

UNION, NJ

2550 ROUTE 22 EAST, UNION, NJ 07083



OFFERING SUMMARY

Sale Price: Call For Details
Available SF: 5,300 SF
Acres: 0.42 Acres

NEIGHBORING TENANTS



PROPERTY OVERVIEW

NNN Leased Investment Property For Sale

PROPERTY HIGHLIGHTS

- Long term NNN lease in place with Ayr Wellness
- 5,300 SF Freestanding Building on 0.42 Acres
- Located in the heart of Route 22
- Strong Market Rent in Place
- 80,000+ Vehicles Per Day

FOR MORE INFORMATION CONTACT:

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THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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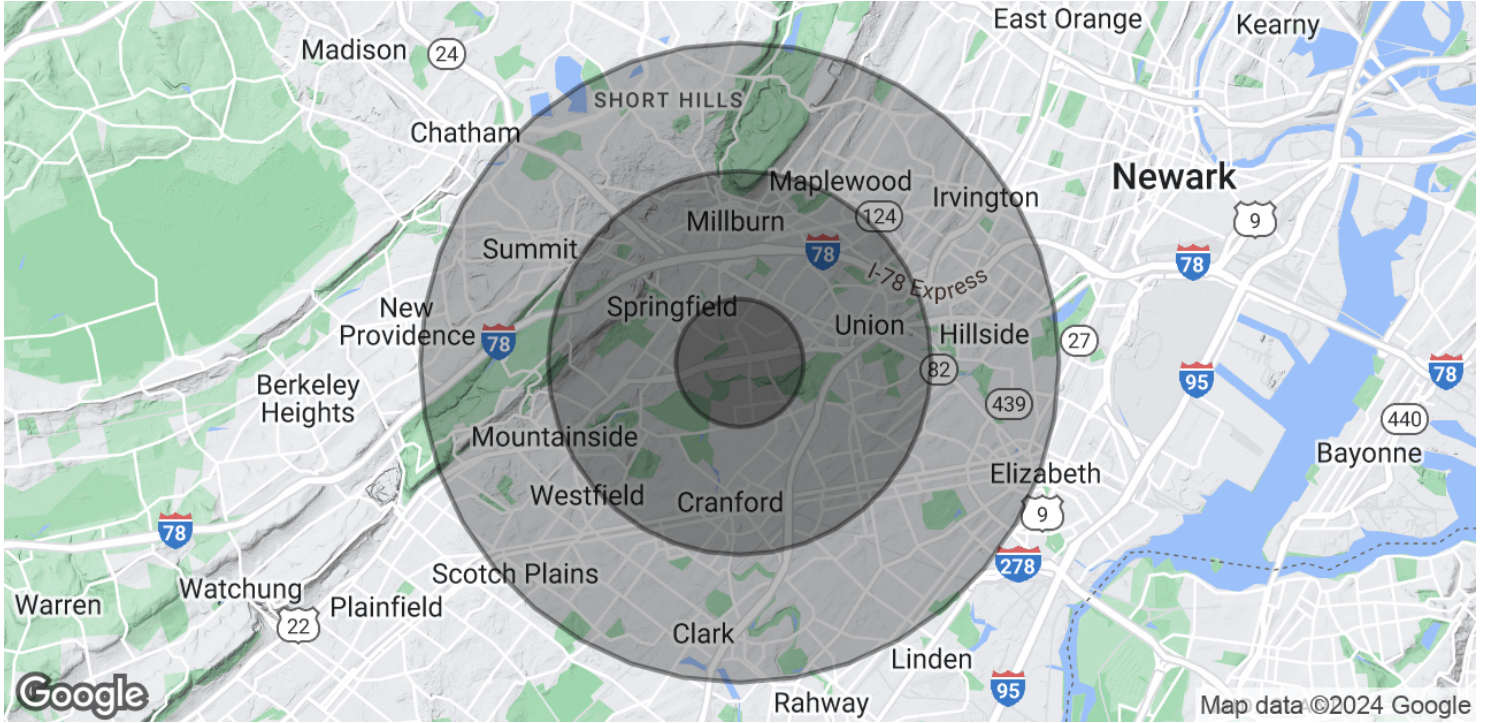
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,756	141,055	486,413
Average Age	43	42	40
Average Age (Male)	42	40	39
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,832	50,865	172,323
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$152,548	\$173,365	\$156,759
Average House Value	\$534,037	\$629,847	\$623,080

Demographics data derived from AlphaMap

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