



- ◆ 2,300 SF building with a basement, on 0.33 AC
- ◆ Located at the lighted intersection of Chestnut St & Colonial Ave
- ◆ 144 ft of frontage on Chestnut Street
- ◆ 83 ft of frontage on Colonial Ave
- ◆ Access from both streets
- ◆ 24 car parking
- ◆ Traffic count: 18,000 cars per day on Chestnut St
- ◆ Proposed Uses: Retail, Urgent Care, Medical, Dental, Veterinary, Professional Office, Casual Restaurant

Contact Exclusive Broker:

Gregory Sobol
(732) 245-0933
gmsobol@verizon.net



YOUR SIGN

Colonial Rd W

Colonial Ave

Colonial



SITE

Chestnut St

619

Nail Spa

520

Capricci by
Carlos borboy

516-522

Wood Grooming

516

Padonno's Pizzeria
Pizza • \$



Google

Image



**SITE
FOR LEASE**



TRISTATE
Commercial, Inc.



**SITE
FOR LEASE**



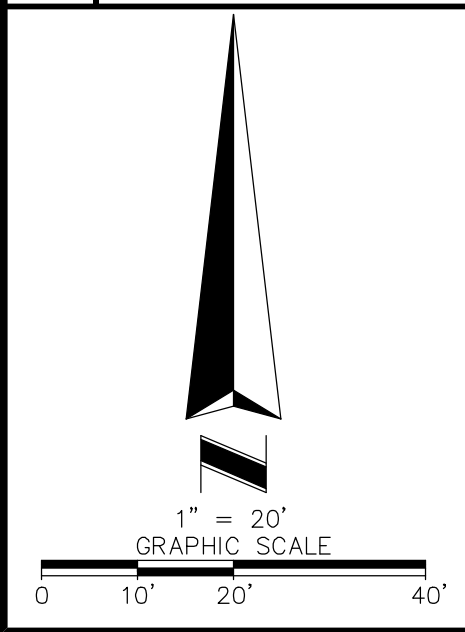
**WINE
DEPOT**

Google

6Diie VICINITY MAP



6Diic NORTH ARROW & SCALE



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

NONE OBSERVED.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X (UNSHADED), AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340477 (MAP NO. 34039C0022F), WHICH BEARS AN EFFECTIVE DATE OF 9/20/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS

(NOT ALL ITEMS ARE ON THE SURVEY)		
● MONUMENT FOUND	⚡ POWERPOLE	⊕ SEWER MANHOLE
○ MONUMENT SET	⚡ GUY WIRE	⊕ CLEAN OUT
(R) RECORD DATA	⚡ LIGHT POLE	⊕ STORM DRAIN MANHOLE
(M) MEASURED DATA	⚡ ELEC. TRANSFORMER	⊕ STORM INLET
(S) SURVEYED DATA	⚡ AIR CONDITIONER	⊕ CURB INLET
R/W RIGHT OF WAY	⚡ BURIED ELECTRIC	⊕ TELEPHONE BOX
BSL BACK SET LINE	⚡ OVERHEAD ELECTRIC	⊕ TELEPHONE MANHOLE
RCP REINFORCED CONC PIPE	⊕ ELEC. MANHOLE	⊕ TELEPHONE LINE
CMP CORRUGATED METAL PIPE	⊕ ELECTRIC METER	⊕ UNDERGROUND TELEPHONE MARKER
PVC PLASTIC PIPE	⊕ WATER LINE	⊕ CABLE TELEVISION
MTL METAL	⊕ WATER MANHOLE	⊕ CABLE BOX
AGL ABOVE GROUND LEVEL	⊕ WATER VALVE	⊕ UNDERGROUND CABLE MARKER
L/S LANDSCAPING	⊕ WATER METER	⊕ TRAFFIC POLES
⊕ TREE	⊕ HYDRANT	⊕ TRAFFIC SIGNAL BOX
⊕ MCO METAL TANK COVER	⊕ GAS VALVE	⊕ SIGN
⊕ F.P.O. FLAG POLE	⊕ GAS METER	⊕ FENCE
⊕ UNKNOWN MANHOLE	⊕ GAS MANHOLE	⊕ TREELINE
⊕ G GAS LINE	⊕ BOLLARD	

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE		
MINIMUM LOT AREA (SQ.FT.)		
MINIMUM FRONTAGE		
MINIMUM LOT WIDTH		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
MINIMUM SETBACKS		
FRONT		
SIDE		
REAR		
PARKING REQUIREMENTS:		

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED; INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: THE PLANNING AND ZONING RESOURCE CORPORATION
SITE # REPORT DATE: MM/DD/YR
PHONE/FAX (405) 840-4344
(405) 840-2608
NOTES:

6Cvii RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

- 10 Rights of tenants in possession and/or under unrecorded lease agreements. Abstract of Order Approving Assumption and Assignment of Leases recorded in Book 4993, Page 63 - NOT PLOTTED ON SURVEY, LEASE AGREEMENT.
- 11 Terms and conditions of a Resolution as contained in a Deed recorded in Book 4054, Page 215 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, re-recorded in Book 4076, Page 7 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
3	"TABLE A" FLOOD INFORMATION	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
4	"TABLE A" LAND AREA	6Bxii	TITLE COMMITMENT INFORMATION	7c	"TABLE A" BUILDING HEIGHT
5Biii	ACCESS TO PROPERTY	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	SCHEDULE "B" ITEMS	6Diid	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diie	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6Diig	SURVEYOR'S NOTES		
		6Dvi	TYPE OF SURVEY		

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.45'	20.00'	98°41'31"	S55°16'15"W	30.35'



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: STEWART TITLE GUARANTY COMPANY; COMMITMENT NO. 5109336-S-NJ-CP-FLD; COMMITMENT DATE: FEBRUARY 3, 2022 AT 12:00 A.M.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

The Land is described as follows:
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, in the County of Union, State of New Jersey.

BEGINNING at a point in the easterly sideline of Chestnut Street at the beginning of a curve leading to the southerly sideline of Colonial Avenue, said point being monumented by an iron marker, and running; thence

- Along said easterly sideline of Chestnut Street, South 05 degrees 55 minutes 00 seconds West, 59.52 feet to a point; thence
- Still along the said easterly sideline of Chestnut Street, South 03 degrees 00 minutes 00 seconds West, 83.92 feet to a point; thence
- South 83 degrees 07 minutes 00 seconds East, 102.25 feet to a point; thence
- North 05 degrees 12 minutes 10 seconds East, 152.35 feet to a point in the southerly sideline of Colonial Avenue; thence
- Along said southerly sideline of Colonial Avenue, North 75 degrees 23 minutes 00 seconds West, 82.53 feet to a point; thence
- On a curve to the left having a radius of 20.00 feet, an arc distance of 34.45 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 523 Chestnut Street, Union, NJ 07083, Tax Lot 1, Tax Block 2502 on the Official Tax Map of Union, NJ.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE 'TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA

16,522 SQUARE FEET 0.3793 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON DEED BOOK 5253 PAGE 266.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 23 HANDICAP = 1 TOTAL = 24

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CHESTNUT STREET AND COLONIAL AVENUE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE SURVEYOR OBSERVED NO GAPS, GORES, OR STRIPS ALONG COMMON BOUNDARY LINES.

7 SURVEYOR'S CERTIFICATE

To: Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16 and 19 of Table A thereof.

The field work was completed on March 10, 2022.

[_____] Surveyor's Signature
Jack W. Shoemaker
Professional Land Surveyor GS 035878
In the State of New Jersey
Date of Plat or Map: March 14, 2022
Date of Last Revision: March 14, 2022
Network Project No. 2216220

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone (610) 865-2907
Fax (610) 365-2958
Email: jshoemaker@firstorderllc.net
NJ Certificate of Authorization 24GA28154900
Project No. F220106

ALTA/NSPS LAND TITLE SURVEY

523 CHESTNUT ST
UNION, NEW JERSEY

6Dvi 2

NJ CERTIFICATE OF AUTHORIZATION 24GA2815500

ASM
AMERICAN
SURVEYING
& MAPPING INC.
ORLANDO, FLORIDA 32803
3191 MAGUIRE BLVD., SUITE 200
PHONE (407) 426-7979
WWW.ASMCORPORATE.COM

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	KMC	DRAWING SCALE	1"=20'
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-



Demographic and Income Comparison Profile

523 Chestnut St, Union, New Jersey, 07083
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.68490
Longitude: -74.26893

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	15,443	219,332	572,838
Households	5,560	78,311	203,471
Families	3,900	54,902	141,730
Average Household Size	2.76	2.76	2.77
Owner Occupied Housing Units	4,420	46,424	102,376
Renter Occupied Housing Units	1,140	31,887	101,095
Median Age	42.0	38.1	36.6
Census 2020 Summary			
Population	16,042	234,661	624,222
Households	5,759	83,672	219,821
Average Household Size	2.77	2.77	2.80
2023 Summary			
Population	16,268	237,976	629,638
Households	5,882	85,901	223,830
Families	4,040	58,838	152,299
Average Household Size	2.75	2.74	2.78
Owner Occupied Housing Units	4,577	48,098	109,145
Renter Occupied Housing Units	1,305	37,803	114,685
Median Age	44.1	39.8	38.1
Median Household Income	\$115,922	\$85,393	\$75,190
Average Household Income	\$143,654	\$120,977	\$118,286
2028 Summary			
Population	16,153	238,392	629,809
Households	5,915	87,321	226,787
Families	4,070	59,771	154,416
Average Household Size	2.71	2.70	2.74
Owner Occupied Housing Units	4,593	49,032	112,009
Renter Occupied Housing Units	1,321	38,289	114,777
Median Age	44.6	40.7	39.1
Median Household Income	\$126,286	\$96,420	\$84,224
Average Household Income	\$159,528	\$136,809	\$133,825
Trends: 2023-2028 Annual Rate			
Population	-0.14%	0.03%	0.01%
Households	0.11%	0.33%	0.26%
Families	0.15%	0.32%	0.28%
Owner Households	0.07%	0.39%	0.52%
Median Household Income	1.73%	2.46%	2.30%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 31, 2023



Demographic and Income Comparison Profile

523 Chestnut St, Union, New Jersey, 07083
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.68490
Longitude: -74.26893

2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	412	7.0%	5,803	6.8%	22,255	9.9%
\$15,000 - \$24,999	262	4.5%	4,498	5.2%	15,675	7.0%
\$25,000 - \$34,999	202	3.4%	5,703	6.6%	16,433	7.3%
\$35,000 - \$49,999	252	4.3%	7,681	8.9%	21,883	9.8%
\$50,000 - \$74,999	696	11.8%	14,091	16.4%	35,408	15.8%
\$75,000 - \$99,999	558	9.5%	10,727	12.5%	25,928	11.6%
\$100,000 - \$149,999	1,330	22.6%	15,641	18.2%	34,108	15.2%
\$150,000 - \$199,999	1,079	18.3%	10,269	12.0%	21,493	9.6%
\$200,000+	1,092	18.6%	11,489	13.4%	30,643	13.7%
Median Household Income	\$115,922		\$85,393		\$75,190	
Average Household Income	\$143,654		\$120,977		\$118,286	
Per Capita Income	\$52,946		\$43,519		\$42,097	

2028 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	354	6.0%	5,389	6.2%	20,907	9.2%
\$15,000 - \$24,999	203	3.4%	3,607	4.1%	12,900	5.7%
\$25,000 - \$34,999	210	3.6%	4,843	5.5%	14,288	6.3%
\$35,000 - \$49,999	241	4.1%	6,825	7.8%	19,712	8.7%
\$50,000 - \$74,999	587	9.9%	13,292	15.2%	34,148	15.1%
\$75,000 - \$99,999	517	8.7%	10,958	12.5%	26,469	11.7%
\$100,000 - \$149,999	1,346	22.8%	16,666	19.1%	36,950	16.3%
\$150,000 - \$199,999	1,219	20.6%	11,874	13.6%	25,040	11.0%
\$200,000+	1,238	20.9%	13,867	15.9%	36,369	16.0%
Median Household Income	\$126,286		\$96,420		\$84,224	
Average Household Income	\$159,528		\$136,809		\$133,825	
Per Capita Income	\$59,556		\$49,925		\$48,239	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 31, 2023



Demographic and Income Comparison Profile

523 Chestnut St, Union, New Jersey, 07083
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.68490
Longitude: -74.26893

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	854	5.5%	13,805	6.3%	39,310	6.9%
Age 5 - 9	823	5.3%	13,569	6.2%	38,818	6.8%
Age 10 - 14	875	5.7%	13,899	6.3%	39,338	6.9%
Age 15 - 19	932	6.0%	15,256	7.0%	41,061	7.2%
Age 20 - 24	894	5.8%	14,584	6.6%	38,248	6.7%
Age 25 - 34	1,858	12.0%	29,232	13.3%	76,366	13.3%
Age 35 - 44	2,145	13.9%	31,305	14.3%	83,349	14.6%
Age 45 - 54	2,547	16.5%	34,008	15.5%	86,591	15.1%
Age 55 - 64	2,035	13.2%	25,744	11.7%	63,486	11.1%
Age 65 - 74	1,113	7.2%	14,266	6.5%	34,678	6.1%
Age 75 - 84	856	5.5%	9,049	4.1%	21,369	3.7%
Age 85+	512	3.3%	4,617	2.1%	10,224	1.8%

2023 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	756	4.6%	12,892	5.4%	37,334	5.9%
Age 5 - 9	864	5.3%	14,043	5.9%	40,346	6.4%
Age 10 - 14	949	5.8%	14,857	6.2%	42,858	6.8%
Age 15 - 19	819	5.0%	14,933	6.3%	42,623	6.8%
Age 20 - 24	758	4.7%	14,103	5.9%	39,726	6.3%
Age 25 - 34	2,015	12.4%	32,324	13.6%	85,659	13.6%
Age 35 - 44	2,159	13.3%	32,883	13.8%	85,379	13.6%
Age 45 - 54	2,093	12.9%	30,082	12.6%	79,443	12.6%
Age 55 - 64	2,350	14.4%	30,838	13.0%	77,905	12.4%
Age 65 - 74	1,950	12.0%	24,131	10.1%	58,659	9.3%
Age 75 - 84	1,026	6.3%	12,041	5.1%	28,731	4.6%
Age 85+	529	3.3%	4,851	2.0%	10,973	1.7%

2028 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	763	4.7%	13,010	5.5%	37,646	6.0%
Age 5 - 9	782	4.8%	12,857	5.4%	37,068	5.9%
Age 10 - 14	875	5.4%	13,783	5.8%	39,363	6.2%
Age 15 - 19	840	5.2%	13,979	5.9%	39,559	6.3%
Age 20 - 24	718	4.4%	13,820	5.8%	38,907	6.2%
Age 25 - 34	1,835	11.4%	31,404	13.2%	84,419	13.4%
Age 35 - 44	2,352	14.6%	34,824	14.6%	89,154	14.2%
Age 45 - 54	2,046	12.7%	30,293	12.7%	79,747	12.7%
Age 55 - 64	2,075	12.8%	28,990	12.2%	74,628	11.8%
Age 65 - 74	2,020	12.5%	25,158	10.6%	61,517	9.8%
Age 75 - 84	1,282	7.9%	14,859	6.2%	35,422	5.6%
Age 85+	567	3.5%	5,416	2.3%	12,380	2.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 31, 2023



Demographic and Income Comparison Profile

523 Chestnut St, Union, New Jersey, 07083
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.68490
Longitude: -74.26893

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,808	70.0%	113,280	51.6%	271,081	47.3%
Black Alone	2,065	13.4%	72,357	33.0%	220,624	38.5%
American Indian Alone	19	0.1%	675	0.3%	2,099	0.4%
Asian Alone	1,604	10.4%	11,891	5.4%	22,180	3.9%
Pacific Islander Alone	2	0.0%	89	0.0%	193	0.0%
Some Other Race Alone	612	4.0%	15,023	6.8%	40,230	7.0%
Two or More Races	334	2.2%	6,017	2.7%	16,431	2.9%
Hispanic Origin (Any Race)	2,595	16.8%	51,921	23.7%	132,051	23.1%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,288	45.4%	76,916	32.8%	190,778	30.6%
Black Alone	3,165	19.7%	77,000	32.8%	232,898	37.3%
American Indian Alone	73	0.5%	1,392	0.6%	3,448	0.6%
Asian Alone	1,867	11.6%	13,564	5.8%	28,744	4.6%
Pacific Islander Alone	8	0.0%	95	0.0%	201	0.0%
Some Other Race Alone	1,553	9.7%	34,404	14.7%	92,647	14.8%
Two or More Races	2,088	13.0%	31,291	13.3%	75,507	12.1%
Hispanic Origin (Any Race)	3,648	22.7%	68,432	29.2%	174,473	28.0%

2023 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,068	43.4%	75,559	31.8%	186,867	29.7%
Black Alone	3,285	20.2%	77,984	32.8%	234,516	37.2%
American Indian Alone	79	0.5%	1,470	0.6%	3,619	0.6%
Asian Alone	1,956	12.0%	14,066	5.9%	29,731	4.7%
Pacific Islander Alone	8	0.0%	99	0.0%	205	0.0%
Some Other Race Alone	1,663	10.2%	36,149	15.2%	96,413	15.3%
Two or More Races	2,210	13.6%	32,649	13.7%	78,285	12.4%
Hispanic Origin (Any Race)	3,911	24.0%	72,172	30.3%	182,313	29.0%

2028 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,420	39.7%	70,051	29.4%	174,996	27.8%
Black Alone	3,341	20.7%	77,155	32.4%	230,479	36.6%
American Indian Alone	87	0.5%	1,642	0.7%	3,997	0.6%
Asian Alone	2,003	12.4%	14,441	6.1%	30,775	4.9%
Pacific Islander Alone	7	0.0%	98	0.0%	204	0.0%
Some Other Race Alone	1,925	11.9%	40,613	17.0%	106,962	17.0%
Two or More Races	2,370	14.7%	34,392	14.4%	82,396	13.1%
Hispanic Origin (Any Race)	4,322	26.8%	78,355	32.9%	196,389	31.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 31, 2023