

**DOWNTOWN RETAIL
WITH DEDICATED PARKING**

**12,000 SF
AVAILABLE**

**TITAN UNION
43 LUXURY UNITS**

**DEDICATED
PARKING LOT**

**BARBARA ANN LOFTS
3 STORIES - 1 & 2 BEDS**

RICH & SON

**metro
by T-Mobile**

Brooklyn Pizza

**Peruvian
Flavors**

CLUB PILATES

STUYVESANT AVE. 9,455 VPD

1008 STUYVESANT AVE.
UNION, NEW JERSEY

12,000 SF FOR LEASE

SHANE WIERKS

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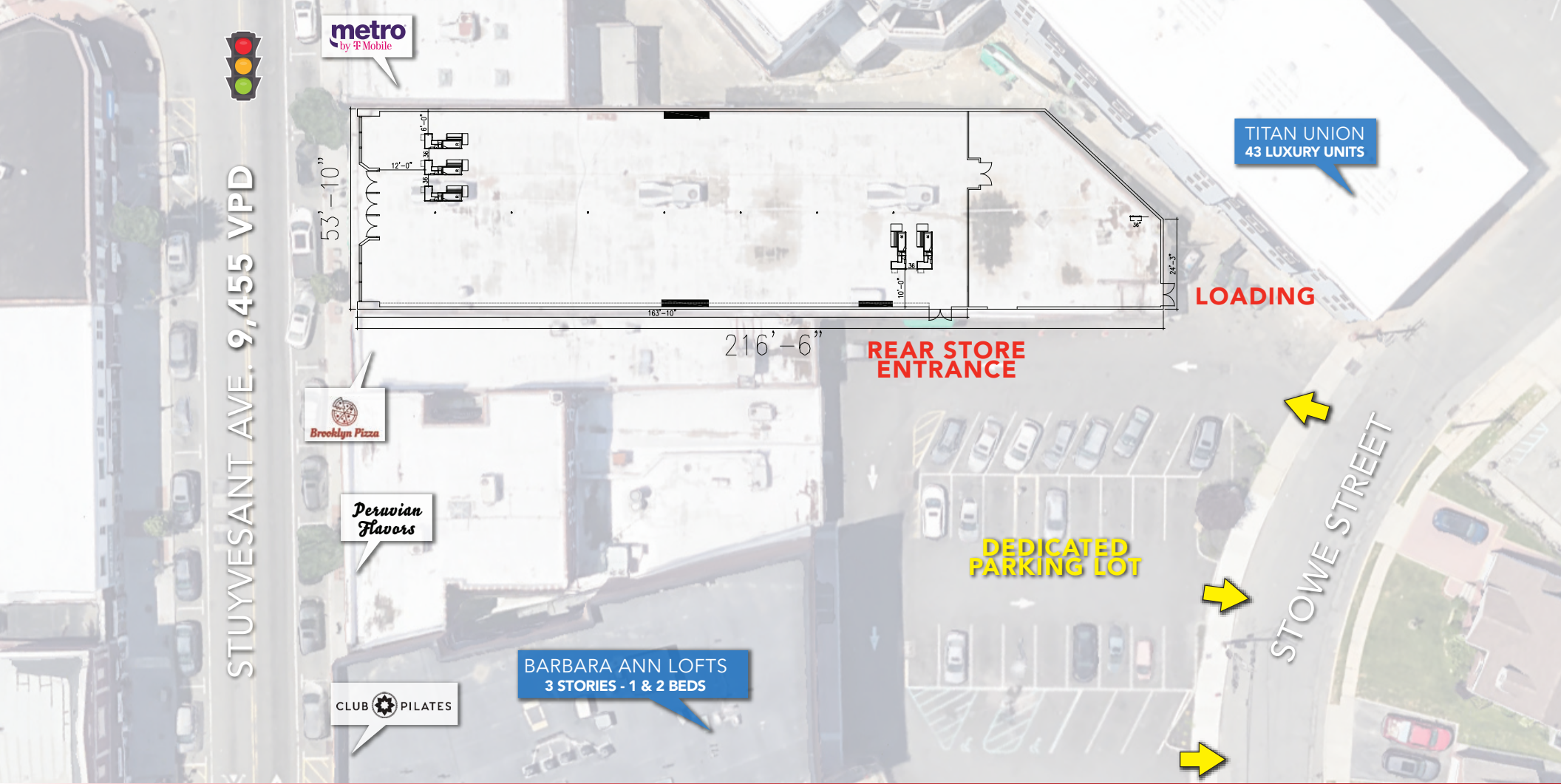
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JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • 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.





1008 STUYVESANT AVE. UNION, NJ

SITE INFORMATION

AVAILABLE: 12,000 SF

RENT: CALL FOR QUOTE

TAXES: \$67,827.93 (2023)

EST. \$5.65 PSF

PARKING: PRIVATE LOT

37 SPACES

FRONTAGE: 55' Stuyvesant Ave.

TRAFFIC: 9,455 VPD

- NOTES:**
- Front and rear store entrances with loading doors and full usable basement
 - Located in the heart of Union, surrounded by new residential buildings (400 new apartments)
 - 37 private parking spaces in lot onsite, plus free municipal parking spaces in front & rear of building.



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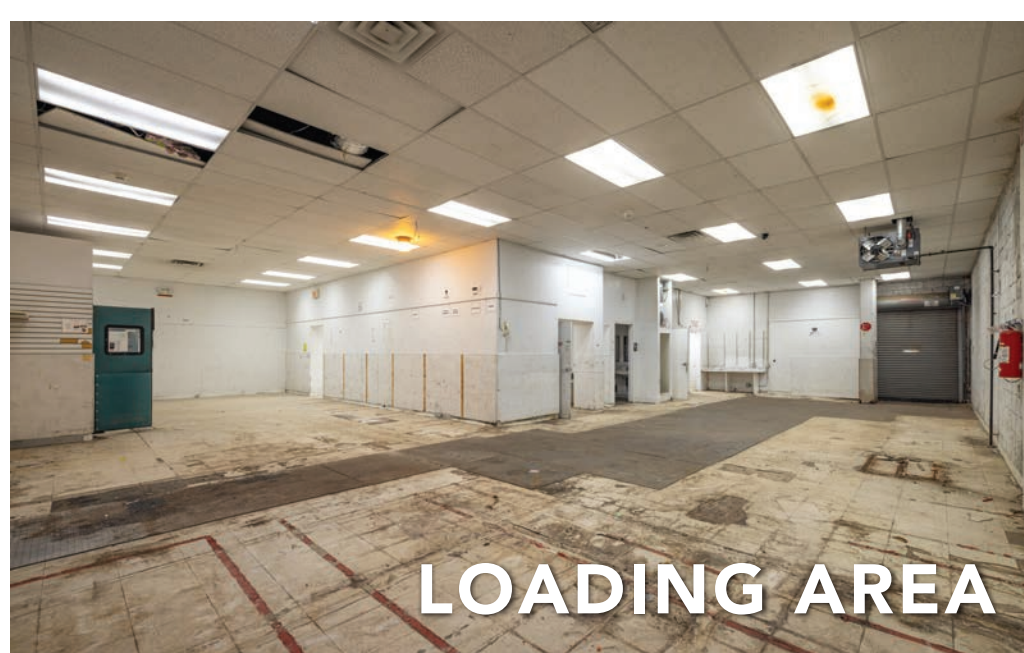
1008 STUYVESANT AVE. UNION, NJ

SITE OVERVIEW

STORE FRONT



LOADING AREA



USABLE BASEMENT

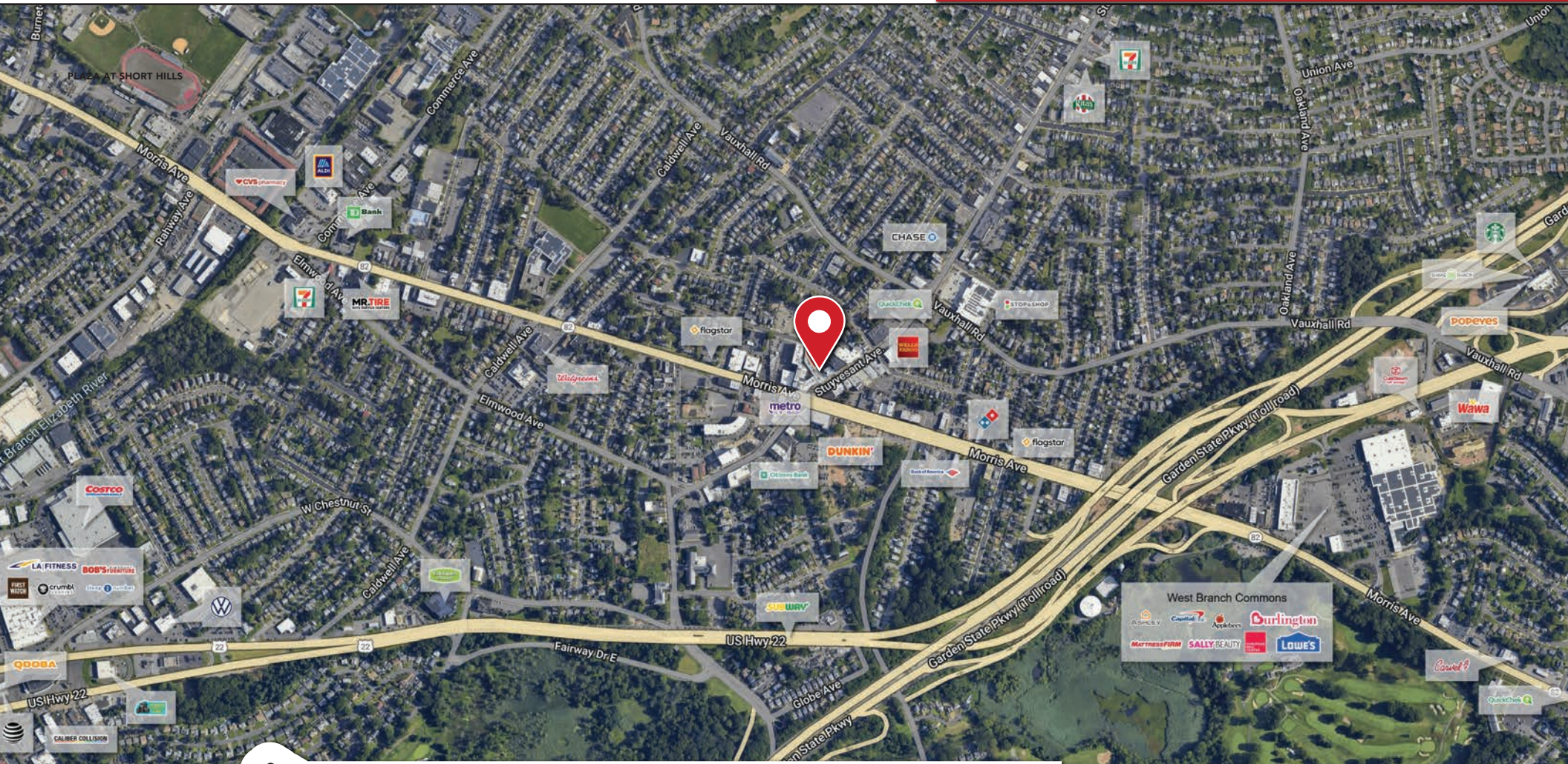



RETAIL AREA



1008 STUYVESANT AVE. UNION, NJ

SITE PHOTOS



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	20,706	224,648	648,315
Average HHI	\$160,437	\$144,918	\$131,329
Households	7,236	81,021	235,883