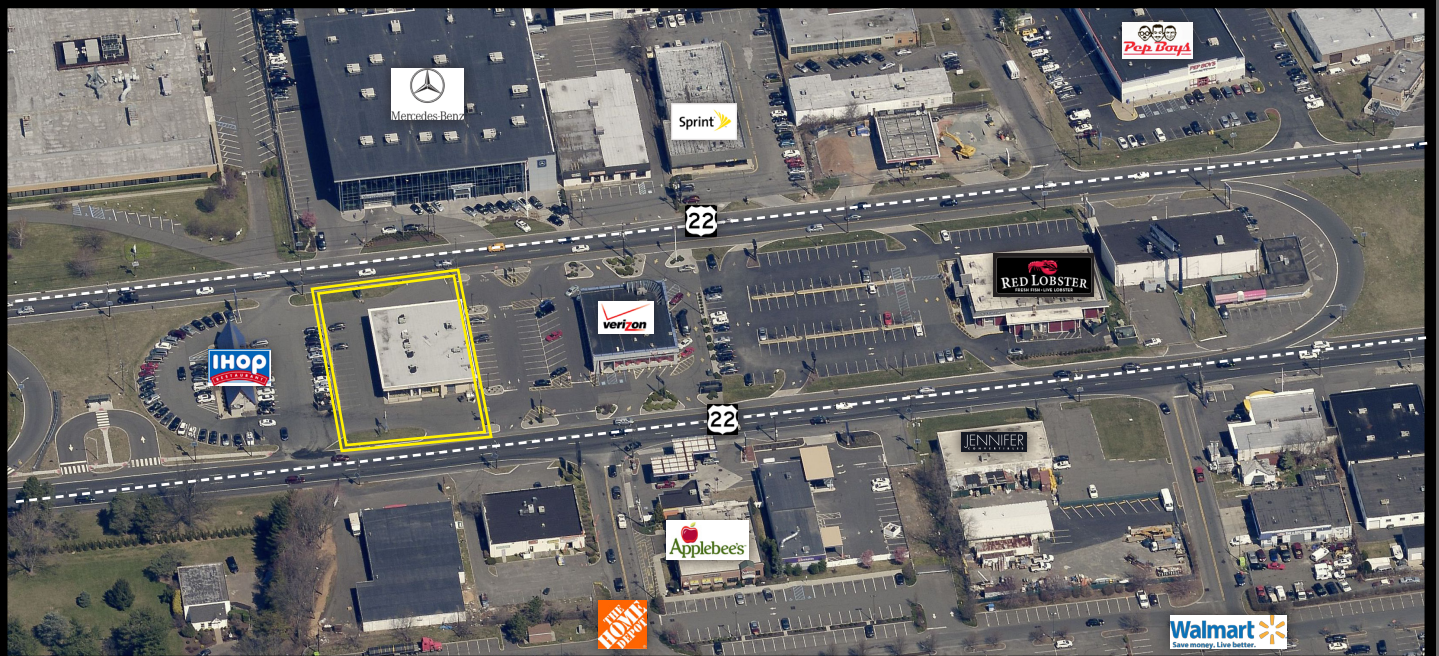


# UNION, NJ

2470 RT 22 - CENTER ISLAND

## PRIME RETAIL



## WELCO REALTY, INC

EXCLUSIVE LEASING AGENT

2525 Palmer Avenue

New Rochelle, NY 10801

914.576.7500 / fax: 7596

## CONTACT:

JERRY WELKIS

JWELKIS@WELCOREALTY.COM

OFFICE: (914) 576-7500

DAVID TOWNES

DTOWNES@WELCOREALTY.COM

MOBILE: (817) 456-5104

## AVAILABLE: 9,300 SF

FLAGSHIP NEW JERSEY LOCATION

CENTER ISLAND OF ROUTE 22

EXISTING BUILDING - DIVISIBLE

0.61 ACRE LOT

EXCELLENT ACCESS

SUPERIOR VISIBILITY



MONROE ST



ROUTE 22 W



115'  
9,300 SF  
.61 Acres



ROUTE 22 E



JEFFERSON AVE



MONROE ST



	1 MILE	3 MILES	5 MILES
POPULATION	13,109	159,144	522,472
DAYTIME POP	13,992	80,236	211,598
HOUSEHOLDS	4,787	56,856	188,061
AVG. HH INCOME	\$86,565	\$103,389	\$96,887



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