



WEST BRANCH COMMONS

1701 MORRIS AVENUE, UNION, NJ 07083



RETHINK. RECREATE. REDEVELOP.



UNION'S DESTINATION FOR EVERYDAY SHOPPING

Anchored by Lowe's and Burlington, West Branch Commons provides the area consumer with convenient access to every day shopping via Route 22 and Morris Avenue. Large businesses nearby include Merck & Co.'s headquarters, Kean University and Newark Airport. All are within 4 miles of the property. The property serves Union, Hillside, and part of Kenilworth. Surrounded by various other retail locations, this center also draws from Union County as well as Springfield Township.



TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

562,076	286,044	694,370
Tru Trade*	3 Mile	5 Mile

FAMILY HOUSEHOLDS

199,901	102,004	244,717
Tru Trade*	3 Mile	5 Mile

AVERAGE HH INCOME

\$91,426	\$105,880	\$105,022
Tru Trade*	3 Mile	5 Mile

COLLEGE EDUCATION

27.5%	33.3%	31.8%
Tru Trade*	3 Mile	5 Mile

*Tru Trade Area; 4.6 Miles

West Branch Commons

1701 Morris Avenue, Union, NJ 07083



AERIAL



West Branch Commons is located at the crossroads of the Garden State Parkway, Route 22, and Morris Avenue, the 3 major arteries that run through the heart of Union County.

TENANTS

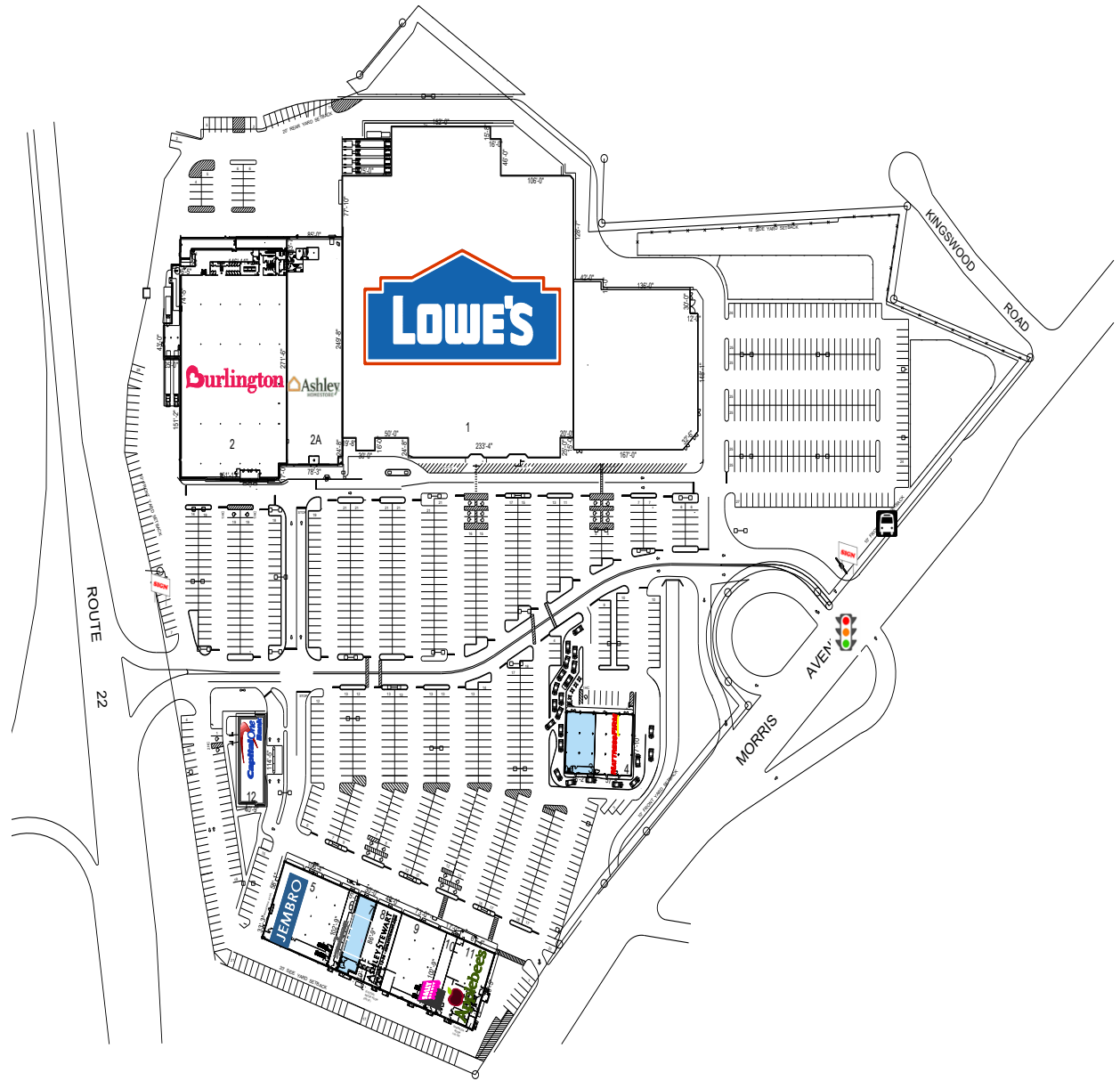
SQFT

1	Lowe's	159,315
2	Burlington	48,855
2A	Ashley Furniture	24,211
3	Available	3,512
4	Mattress Firm	4,471
5	Jembro	10,884
6	European Wax Center	1,541
7	Available	3,012
8	Ashley Stweart	3,891
9	Dollar Tree	7,501
10	Sally Beauty Supply	1,747
11	Applebee's Neighborhood Grill	6,125
12	Capital One	4,000

HIGHLIGHTS

Total SF	279,065
Parking Spaces	1,151
Parking Ratio	4 : 1,000 SF

SITE PLAN



CONTACT US



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