



**Morris Avenue** TRAFFIC COUNTS - 37,832 VPD

## 2237-2243 Morris Avenue

Union, New Jersey

### Property Features

- ±.436 acres situated along busy commuter corridor with high traffic counts (37,832 VPD)
- Zoned BB Business Retail. Permitted uses include retail stores and services, restaurants, banks, office buildings, childcare and fitness centers.
- Site is mostly level and cleared
- Located adjacent to TD Bank and across the street from Mr. Tire Auto Center, The Red Cadillac Restaurant and a 7-Eleven convenience store. Neighboring national retailers include CVS, Aldi, Walgreens, The Learning Experience, Bank of America and Dunkin' Donuts.

▪ **Call For Sale Price Information**

### Area Demographics



<b>1 Mile</b>	21,561	7,483	\$113,937
<b>3 Miles</b>	186,503	65,606	\$120,206
<b>5 Miles</b>	579,101	207,400	\$102,526

For further information  
please contact Exclusive Broker:

# Land For Sale



The immediate area is comprised of local businesses, offices and retailers, and is surrounded by densely populated residential housing. Several newly constructed luxury apartment complexes in the area include Centurion Union Center (77 units/.6 miles), Vermella Union (415 units/2.8 miles) and Canter Green (120 units/3 miles). Additional traffic is generated from Union Township High School which is located only three blocks away from the site and Kean University which is just three miles away. New Jersey Transit bus stops are located on the northbound and southbound sides of Morris Avenue, just steps away from the property.

Union Township is a thriving northeastern New Jersey suburb, situated adjacent to Springfield and less than five miles from Newark Liberty International Airport. The Downtown area surrounding Morris and Stuyvesant Avenues serves as a major destination for locals, with everything from specialty shops and unique cafes to the historic Union Theater occupying its cozy storefronts.

**NAI DiLeo-Bram & Co.**  
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