

WEST BRANCH COMMONS

1701 MORRIS AVENUE, UNION, NJ 07083



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Union

West Branch Commons is a large open-air shopping center location along the heavily trafficked Rt 22 commercial corridor in Union, NJ. The property is anchored by Lowe's Home Improvement, Burlington and Ashley Furniture. Other tenants at the property include Applebee's, Ashley Stewart, Dollar Tree and Mattress Firm.

TOTAL SF
279,010

ACRES
24.3

PARKING SPACES
1,179

PARKING RATIO
4.23:1,000 SF

CENTER TYPE
Community Center

DEMOGRAPHICS 3-MILE RADIUS

 **283,179**
POPULATION

 **38.6**
MEDIAN AGE

 **\$100,610**
AVERAGE HHI

 **31.7%**
COLLEGE
EDUCATED

LEASING AGENTS

GABBY SEMET | gsemet@uedge.com | 201-571-3429

SPECIALTY LEASING

PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

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#	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	Lyft	3,012
8	Ashley Stewart	3,891
9	Dollar Tree Store	7,446
10	Sally Beauty Supply	1,747
11	Applebee's	6,125
12	Capital One	4,000

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.