

FOR LEASE
OFFERING MEMORANDUM



Centurion Union Retail

946 Stuyvesant Avenue
Union NJ 07083

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IN UNITY BANK



THE SPACE

Location	946 Stuyvesant Avenue Union, NJ 07083
County	Union
Cross Street	Morris Avenue
Traffic Count	20,000+

HIGHLIGHTS

- CENTURION UNION is in the heart of Union Center, which is quickly gaining momentum as a sought – after downtown setting with its unique character and streetscapes rooted in tradition and history. Union Township lies at the crossroad of Routes 78 and 22 and the Garden State Parkway. New Jersey Transit's Union Station provides service to Newark Penn Station. Buses to New York City are a quick walk from Centurion on Morris Avenue. The phase currently under construction will house 75 apartments and 6 retail units as planned.
- CENTURION UNION is the first of a multi-phase redevelopment project in Union Center, where American Landmark Development has been designated as redeveloper of the Stuyvesant Avenue Redevelopment Project. The initiative is infusing a new level of energy and excitement into Union Center with approximately 27,000 square feet of retail space and 300 new luxury apartments once complete.
- Midtown Commercial Realty and Lutz Commercial Realty are exclusively responsible for marketing the retail space at CENTURION UNION.
- 1,327 SF AVAILABLE
- Seeking Boutiques, Fitness, Professional, Financial and certain Food uses!



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,091	219,583	645,519

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$164,526	\$148,815	\$129,094

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,996	77,376	228,843



PROPERTY FEATURES

CURRENT RETAIL TENANTS	3
RETAIL GLA (SF) (COMP)	27,000
YEAR BUILT	2023-2024
DELIVERY DATE	Immediate
ZONING TYPE	Neighborhood Business
BUILDING CLASS	A
TOPOGRAPHY	Level
LOCATION CLASS	A
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	5
PARKING	On Site & Municipal
TRAFFIC COUNTS	40,000
CORNER LOCATION	Yes
INGRESSES	Multiple
EGRESSES	Multiple

MECHANICAL

HVAC	Gas Fired
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	120 Amp
LIGHTING	Ceiling

CONSTRUCTION

EXTERIOR	Stone & Brick
PARKING SURFACE	Asphalt
LANDSCAPING	Streetscape

TENANT INFORMATION

MAJOR TENANT/S	Unity Bank
LEASE TYPE	MG
RESIDENTIAL UNITS	300



ESTABLISHED LOCATION

- CENTURION UNION is located between Morris avenue (NJ Rt 82), Stuyvesant Avenue, Routes 78 and 22 and the Garden State Parkway Corridor.

TRANSIT ORIENTED

- Union offers a warm, welcoming community and a center of activity connected to it all. Discover gourmet dining, park spaces, eclectic shopping, and all just moments from Union Train Station, connecting you to New York City and all points New Jersey.

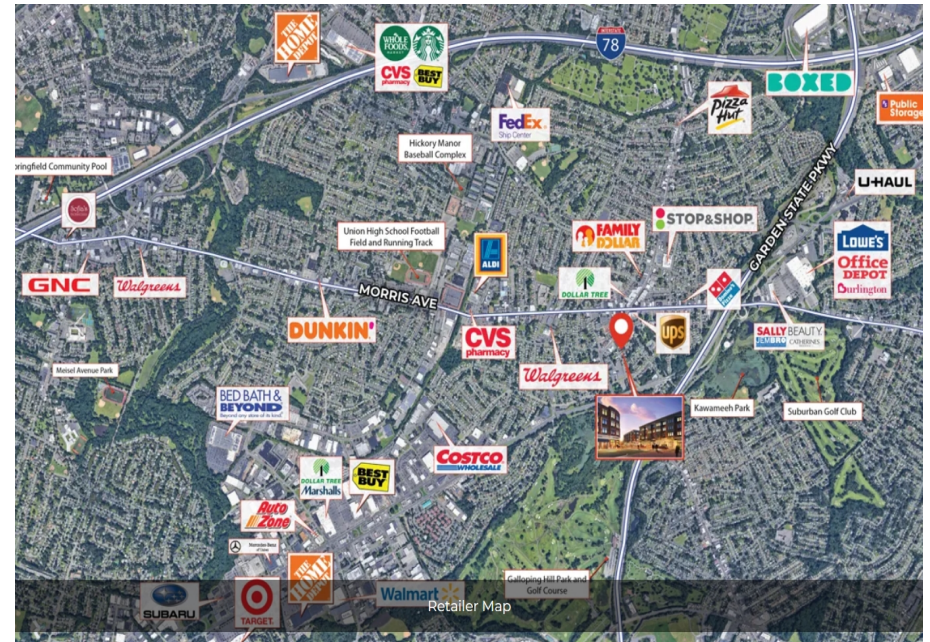
FOR YOUR BUSINESS

- CENTURION UNION is easily walkable with many parking venues throughout Union Center. High walkability, parking and easy access to mass transit will make your business will thrive at CENTURION UNION.

THE CENTER OF IT ALL

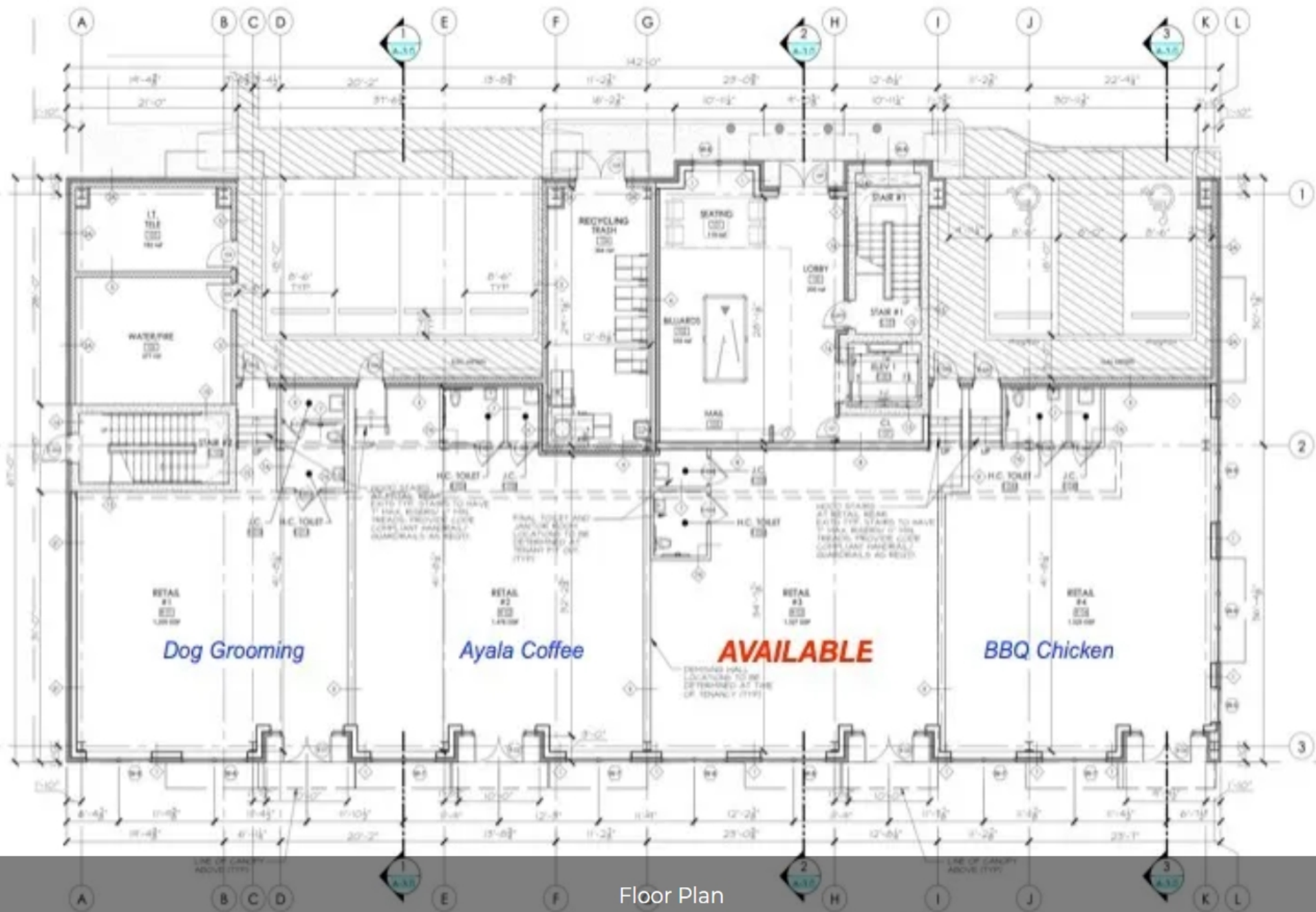
- With 27,000+ SF of Retail and over 300 residential units upon completion, CENTURION UNION is located at the epicenter of Union Township, a vibrant community of over 55,000 residents.

Retailer Map



Aerial Map





Floor Plan

1 GROUND FLOOR PLAN





STREETSCAPE



AERIAL

Centurion Union Retail

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Exclusively Marketed by:

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