

# Union Lake Crossing 2100 North 2nd St. Millville, NJ

Available for Lease:  
2,243 SF; 7,500 SF ; 4,400 SF; 15,000 SF ; 1,945 SF;  
949 SF; & .73 Acre Pad Site



- Join ShopRite, Kohl's, Target, Party City, PetSmart, Ross Dress for Less, Staples, Skechers (Coming 2024), and Fun City Adventure Park (opening end 2023) at this multi-anchored power center. Union Lake Crossing received 4.5 million visits in the last 12 months\*
- The ShopRite in this center is ranked #26 out of the 141 locations in NJ for visits totaling 1.6 million visits per year! \*
- The subject shopping center draws 23% of their customers from 10-30 miles away, serving 961,012 residents with an average household income of \$99,645. \*
- Pad-site available as well as an end cap with potential for a drive-thru
- 5 prominent pylon signs
- Easy access to Route 55, with 38,617 vehicles per day, and Route 47, with a traffic count of 31,816 vehicles per day
- Seeking fast-food, full-service restaurants, department stores, home improvement, home décor, chiropractor, women's apparel, health club/gym, and bed/mattress stores

\* Per Placer A.I

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

## DEMOGRAPHICS 2020

| MILES       | 10       | 20       | 30       |
|-------------|----------|----------|----------|
| POPULATION  | 128,621  | 302,860  | 961,012  |
| HH INCOME   | \$77,568 | \$87,409 | \$99,645 |
| DAYTIME POP | 122,754  | 273,002  | 895,619  |

**TRAFFIC COUNT** ROUTE 47 - 31,816 CARS PER DAY  
ROUTE 55 - 38,617 CARS PER DAY  
UNION CROSSING BLVD - 11,000 CARS PER DAY

**Mario Brunelli**/ VP of Investment Sales & Site Acquisitions

Cell: 786-570-9723

mbrunelli@rjbrunelli.com

Jan 29, 24

**Chelsea Reizner** / Sales Associate

Cell: 201-724-4931

creizner@rjbrunelli.com



**R.J. Brunelli & Co., LLC**  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com



Union Lake Crossing  
2100 North 2nd St.  
Millville, NJ

Available for Lease:  
2,243 SF; 7,500 SF ; 4,400 SF; 15,000 SF; 1,945 SF;  
949 SF; & .73 Acre Pad Site



**Mario Brunelli** / VP of Investment Sales & Site Acquisitions  
Cell: 786-570-9723  
mbrunelli@rjbrunelli.com

**Chelsea Reizner** / Sales Associate  
Cell: 201-724-4931  
creizner@rjbrunelli.com



**R.J. Brunelli & Co., LLC**  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com



Union Lake Crossing  
2100 North 2nd St.  
Millville, NJ

Available for Lease:  
2,243 SF; 7,500 SF ; 4,400 SF; 15,000 SF ; 1,945 SF;  
949 SF; & .73 Acre Pad Site



**Mario Brunelli** / VP of Investment Sales & Site Acquisitions  
Cell: 786-570-9723  
mbrunelli@rjbrunelli.com

**Chelsea Reizner** / Sales Associate  
Cell: 201-724-4931  
creizner@rjbrunelli.com



**R.J. Brunelli & Co., LLC**  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com



Union Lake Crossing  
2100 North 2nd St.  
Millville, NJ

Available for Lease:  
2,243 SF; 7,500 SF ; 4,400 SF; 15,000 SF ; 1,945 SF;  
949 SF; & .73 Acre Pad Site



|   |                                               |
|---|-----------------------------------------------|
| A | 2,243 SF APROX (20' x 123')<br>Available      |
| B | <b>Lease Out</b><br>7,500 SF APROX Available  |
| C | <b>LOI OUT</b><br>4,400 SF APROX Available    |
| D | <b>Lease Out</b><br>15,000 SF APROX Available |
| E | 1,945 SF APROX (24' x 80')<br>Available       |
| F | .73 Acres PAD SITE                            |
| G | <b>LOI OUT</b><br>949 SF Available            |

**Mario Brunelli**/ VP of Investment Sales & Site Acquisitions  
Cell: 786-570-9723  
mbrunelli@rjbrunelli.com

**Chelsea Reizner** / Sales Associate  
Cell: 201-724-4931  
creizner@rjbrunelli.com

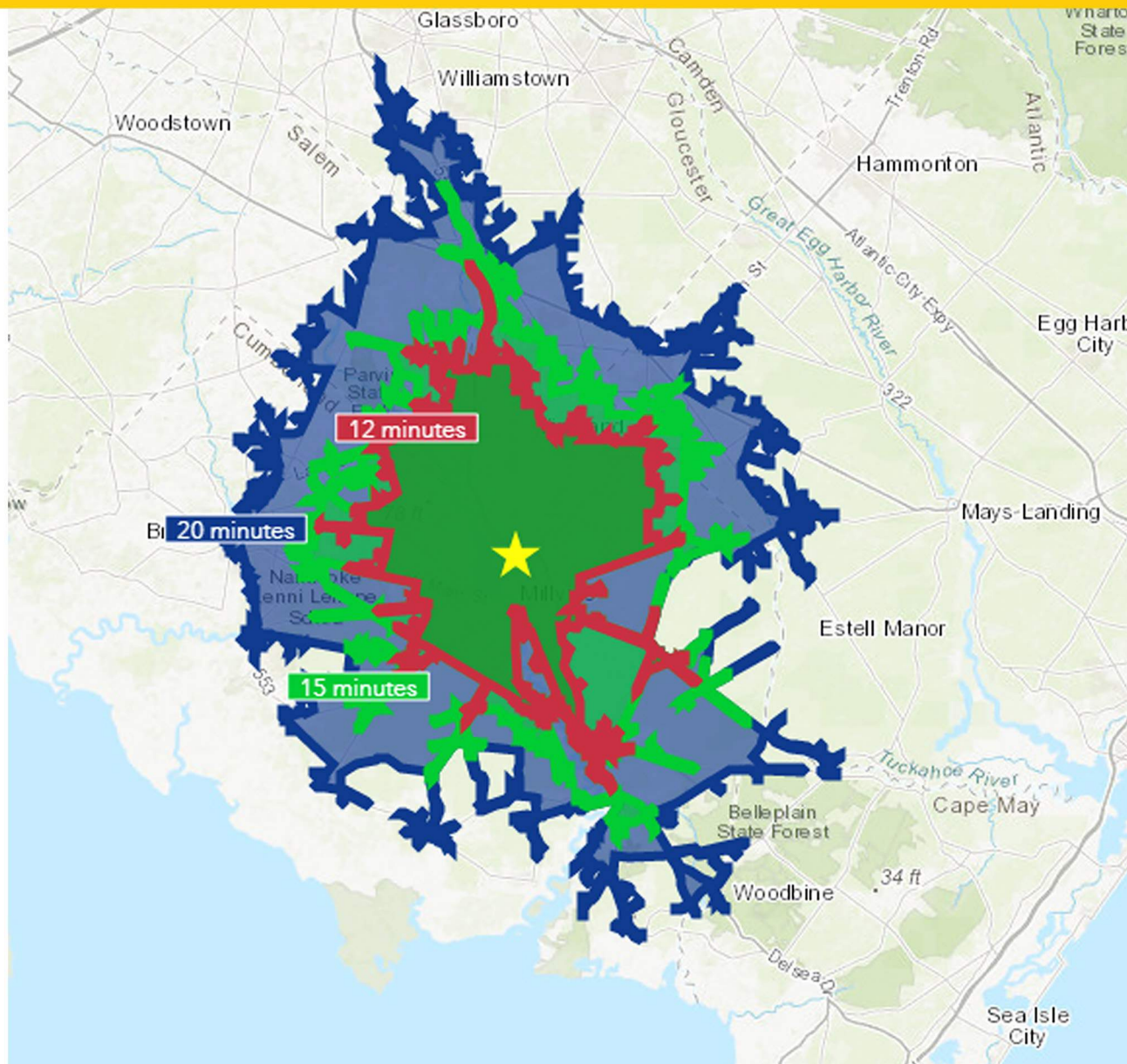


**R.J. Brunelli & Co., LLC**  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com

Union Lake Crossing  
2100 North 2nd St.  
Millville, NJ

Available for Lease:  
2,243 SF; 7,500 SF ; 4,400 SF; 15,000 SF ; 1,945 SF;  
949 SF; & .73 Acre Pad Site



**Mario Brunelli** / VP of Investment Sales & Site Acquisitions  
Cell: 786-570-9723  
mbrunelli@rjbrunelli.com

**Chelsea Reizner** / Sales Associate  
Cell: 201-724-4931  
creizner@rjbrunelli.com



**R.J. Brunelli & Co., LLC**  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com



Union Lake Crossing  
2100 North 2nd St.  
Millville, NJ

Available for Lease:  
2,243 SF; 7,500 SF ; 4,400 SF; 15,000 SF ; 1,945 SF;  
949 SF; & .73 Acre Pad Site



**Mario Brunelli** / VP of Investment Sales & Site Acquisitions  
Cell: 786-570-9723  
mbrunelli@rjbrunelli.com

**Chelsea Reizner** / Sales Associate  
Cell: 201-724-4931  
creizner@rjbrunelli.com



**R.J. Brunelli & Co., LLC**  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
[www.rjbrunelli.com](http://www.rjbrunelli.com)



Union Lake Crossing  
2100 North 2nd St.  
Millville, NJ

Available for Lease:  
2,243 SF; 7,500 SF ; 4,400 SF; 15,000 SF ; 1,945 SF;  
949 SF; & .73 Acre Pad Site



Google Earth

**Mario Brunelli** / VP of Investment Sales & Site Acquisitions  
Cell: 786-570-9723  
mbrunelli@rjbrunelli.com

**Chelsea Reizner** / Sales Associate  
Cell: 201-724-4931  
creizner@rjbrunelli.com



**R.J. Brunelli & Co., LLC**  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com