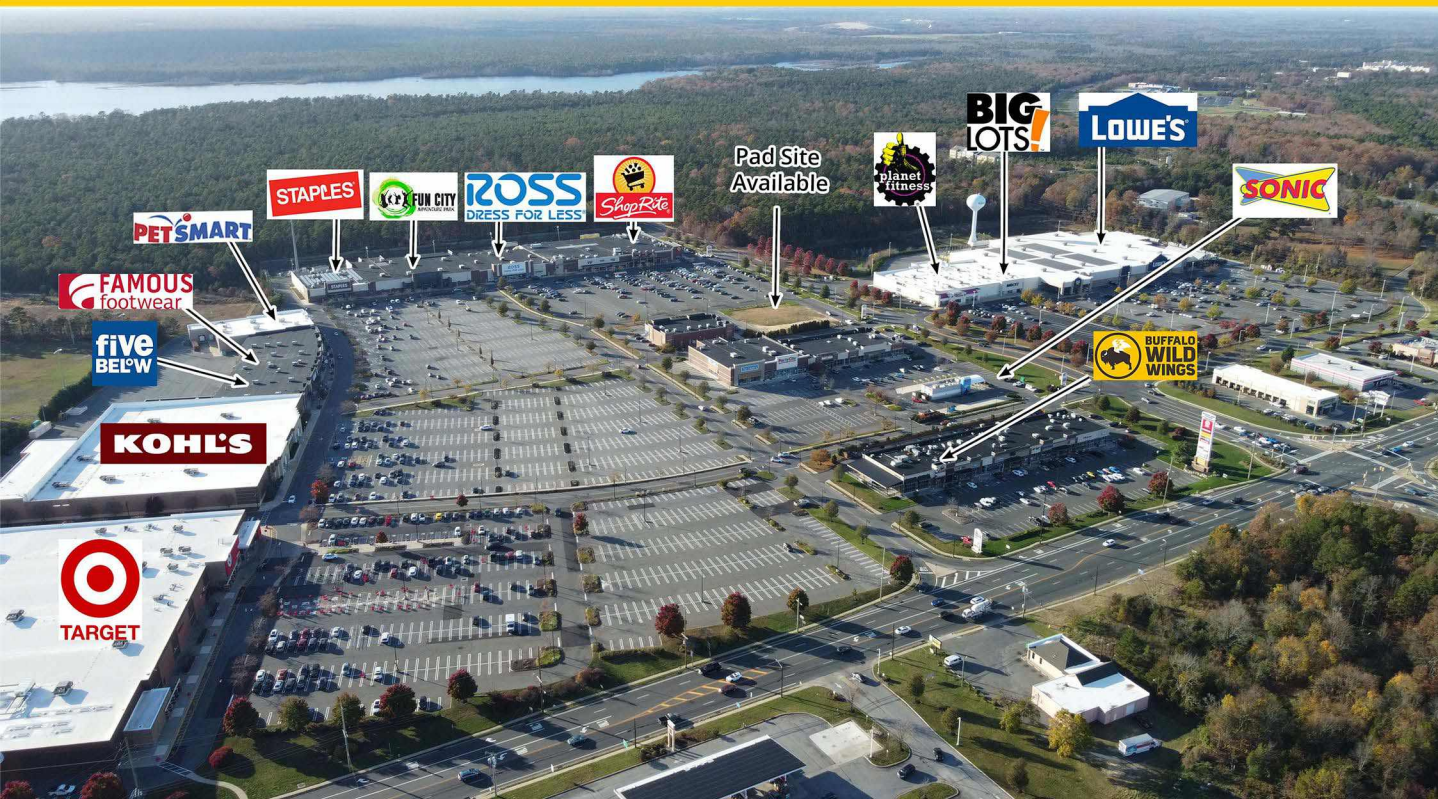


Union Lake Crossing
 2100 North 2nd St.
 Millville, NJ

Available for Lease:
 2,243 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 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

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 June 12, 24

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2100 North 2nd St.
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A	2,243 SF APROX (20' x 123') Available
E	Lease Out
F	.73 Acres PAD SITE

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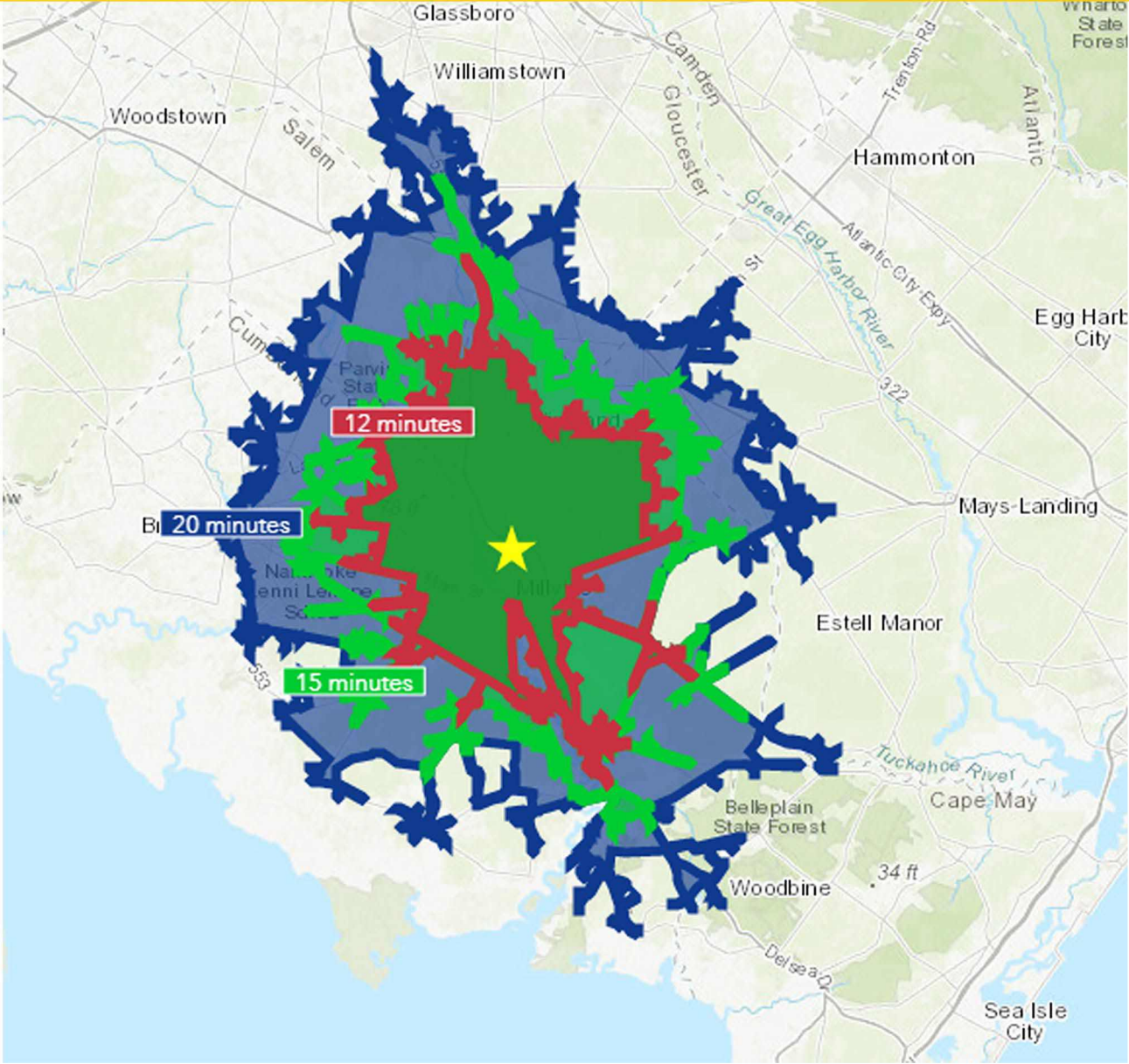


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Google Earth



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Union Lake Crossing
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 Millville, NJ

Available for Lease:
 2,243 SF; 4,400 SF; 1,945 SF
 & .73 Acre Pad Site



Google Earth

4000 ft

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