

Union Ave Plaza

**1602 -1618 Union Ave.
Hazlet, NJ**

Available for Lease

**2,500 SF & 5,500 SF (can be demised into 2
spaces: 2,300 SF & 3,200 SF)**



- Join this highly visible Convenience Center located at a four-way signalized intersection along a major commuter route – Highway 36, connecting to the Garden State Parkway.
- Accessible to interior neighborhoods from Union Ave, a major artery connecting the communities of Middletown, Holmdel, Keyport, and Union Beach.
- Surrounded by residential neighborhoods, and adjacent to International Flavors and Fragrances Corp, which employs 13,000 people.
- Well situated to serve both local consumers and heavy Jersey Shore Summer Traffic.
- Seeking: Fitness, Medical/Urgent Care, Pharmacy, Restaurant, Auto Parts, Beauty Supplies, Boating, Cellular, Consignment, Dentistry, Dollar Store, Tax Services, Insurance Services, and Education Center

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 2022

MILES	1	3	5
POPULATION	10,176	67,544	130,055
HH INCOME	\$129,945	\$134,259	\$147,586
DAYTIME POP	8,087	56,004	109,512
TOTAL GLA	17,164 SF		
PARKING	100 SPACES		
TRAFFIC COUNT	ROUTE 36 - 35,642 CARS PER DAY		
	UNION AVE - 5,885 CARS PER DAY		

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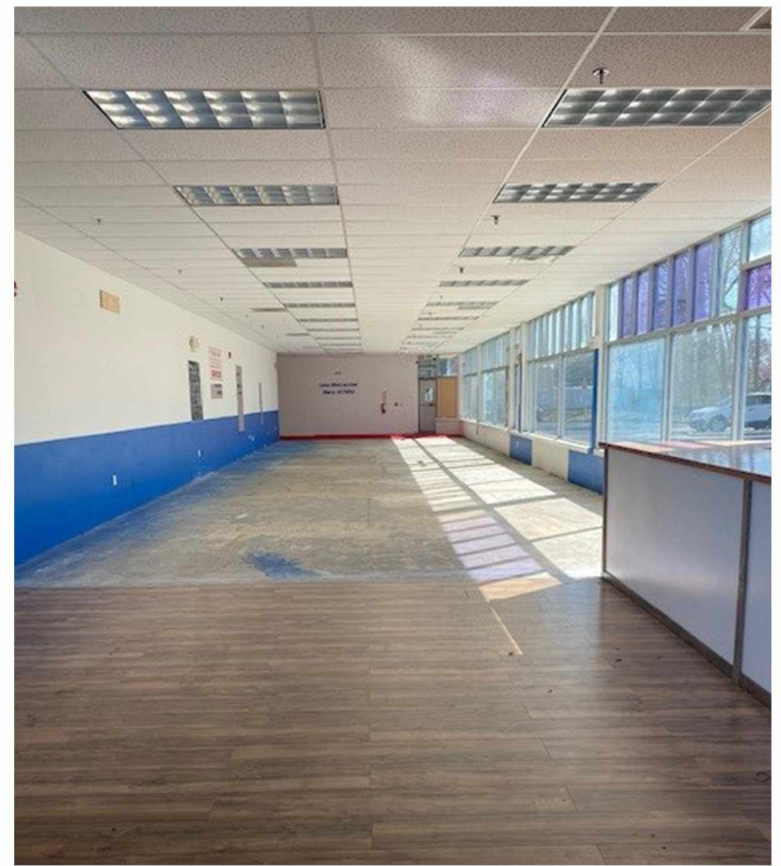


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

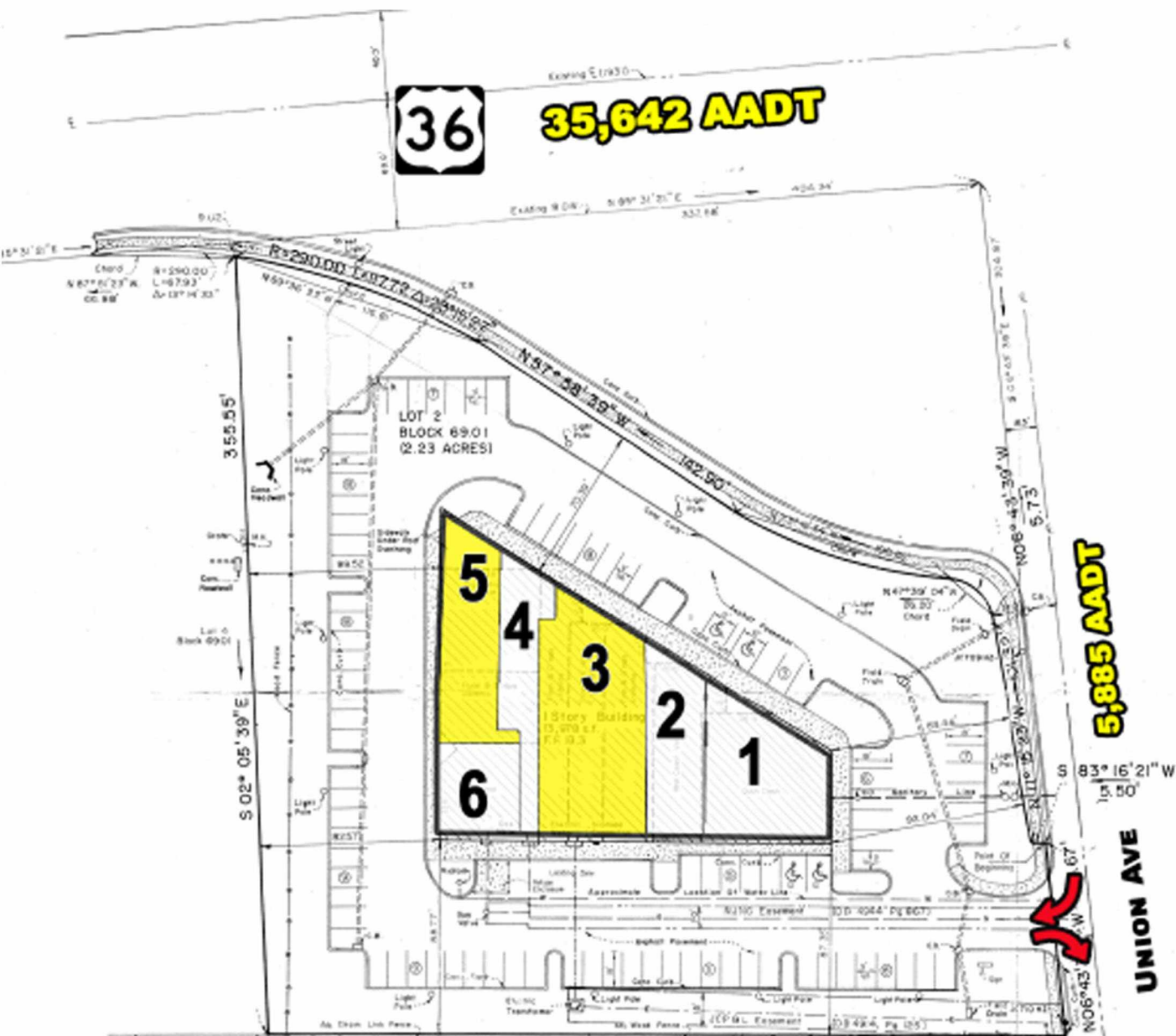
732-721-5800
www.rjbrunelli.com



- Space #3 is 5,500 SF and is located between Union Plaza Liquor and Highlights Hair Salon. This space can be divided into 2 separate space. This space features prominent facade signage!



- Space #5 is 2,500 SF and is located next to Highlights Hair Salon and it's an end cap. This space features prominent facade signage!



1	QuickChek
2	Union Plaza Liquors
3	5,500 SF Available
4	Highlights Hair Salon
5	2,500 SF Available
6	Laundromat

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