



OFFICE BUILDING

FOR LEASE

±2,400 SF OFFICE BUILDING

1872 Morris Avenue, Union, NJ 07083

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Associate

jd@blauberg.com

973.379.6644



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.5 Miles to Route 22

Approx. 0.5 Miles to Garden State Parkway

Approx. 1.4 Miles to I-78

Approx. 5.5 Miles to Newark Liberty International Airport

Approx. 10 Miles to New Jersey Turnpike

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	2,400 SF
Building Size:	2,400 SF

PROPERTY HIGHLIGHTS

- Multiple Entrances, On-Site Parking
- Walking Distance to Union Center
- Will Demise, Owner Will Build to Suit According to Tenant's Needs
- Area Amenities Include Restaurants, Groceries and Many Local Retail Stores
- Walking Distance to Bus Stop (NJ Transit Bus 114 Direct to Port Authority NY)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,284	30,033	77,679
Total Population	21,470	85,704	222,879
Average HH Income	\$90,627	\$83,075	\$83,348

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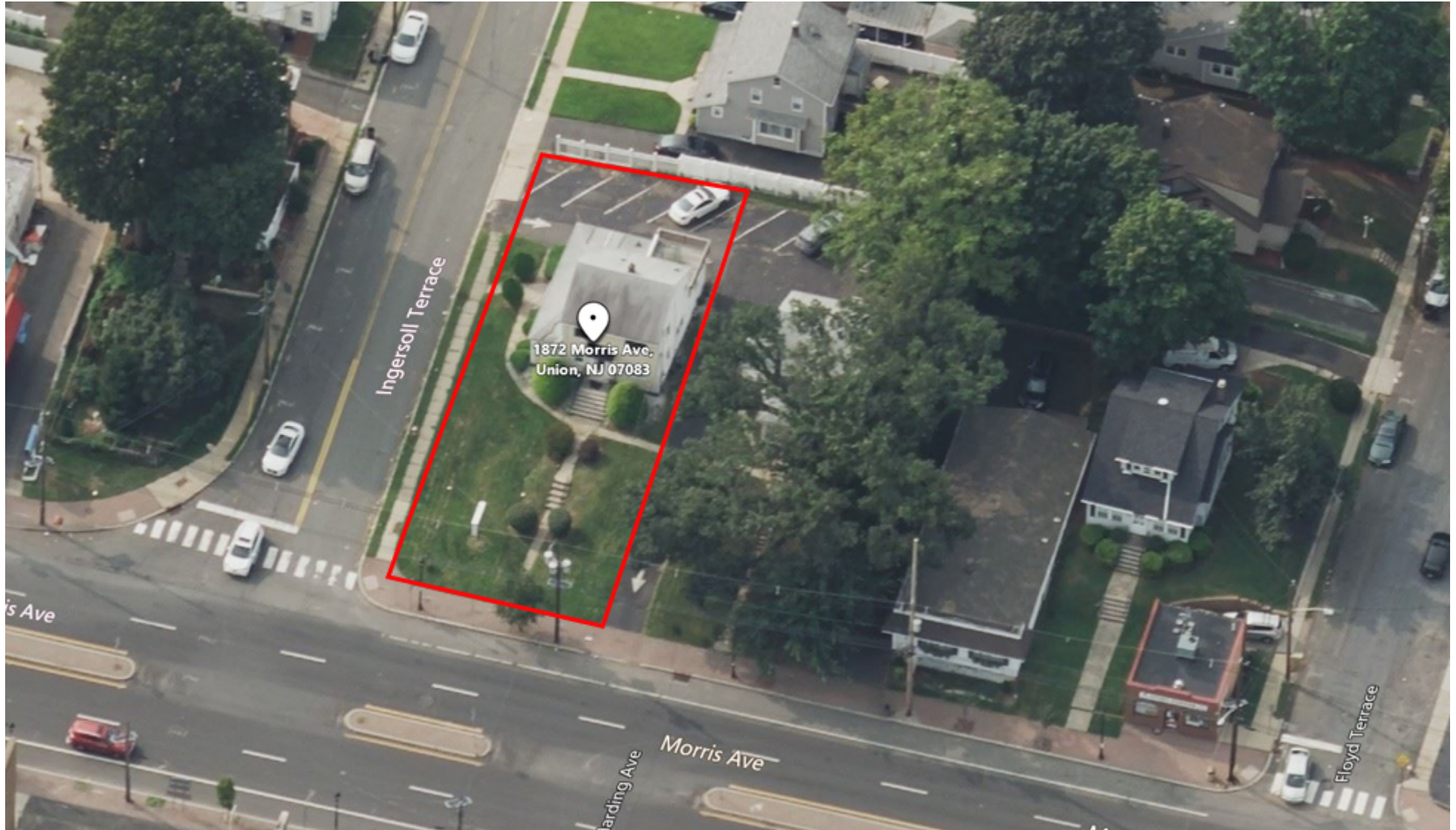
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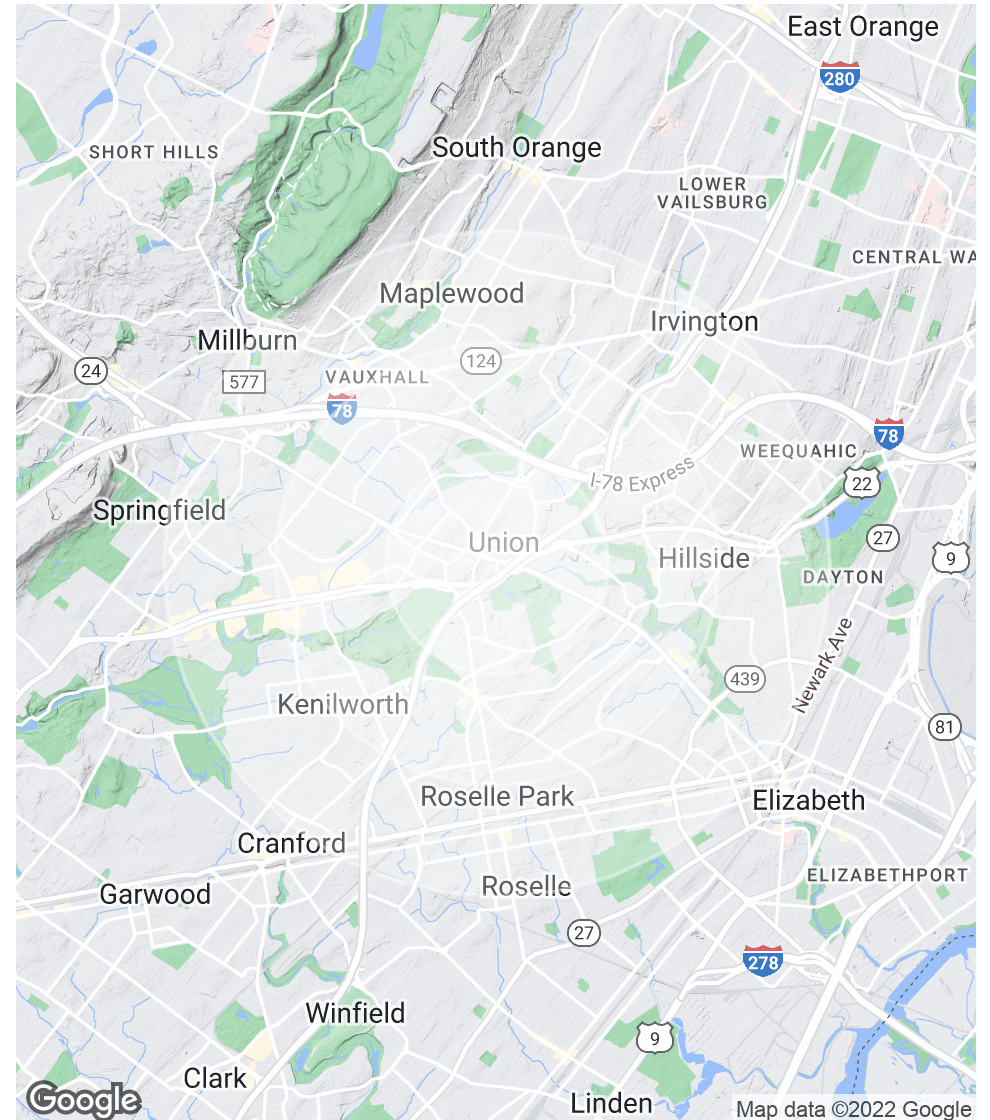
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,470	85,704	222,879
Average Age	37.5	38.2	37.8
Average Age (Male)	36.1	35.6	35.8
Average Age (Female)	38.5	40.2	39.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,284	30,033	77,679
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$90,627	\$83,075	\$83,348
Average House Value	\$374,289	\$372,252	\$387,898

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) *Magna Cum Laude

MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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