

FOR LEASE | RETAIL

# UNION FARM MARKET

468-472 Morris Avenue | Elizabeth, NJ 07208



## PROPERTY SUMMARY

**Available SF:** ± 1,667 SF

**Lease Rate:** \$28.00 SF/yr (MG)

**Lot Size:** ± 0.31 Acres

**Building Size:** ± 1,667 SF

**Cross Streets:** Morris Avenue and Stiles Street

## PROPERTY OVERVIEW

Free-standing retail building for lease in densely populated Elizabeth. Currently used as a farm market. Existing farm market business is also for sale.

## LOCATION OVERVIEW

Located in densely populated Elizabeth on heavily traveled Morris Avenue at the corner of Stiles Street. Two blocks from Kean University and North Avenue, three blocks to Westfield Avenue, and easy access to Routes 27, 9, 22, 95, and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- Corner location
- On-site parking for 20 cars
- Union Farm Market business is for sale for \$100,000

FOR MORE INFORMATION, PLEASE CONTACT:

**Marlon Martinez** | P: 732.623.2151 | C: 908.451.7909 | [martinez@sitarcompany.com](mailto:martinez@sitarcompany.com)

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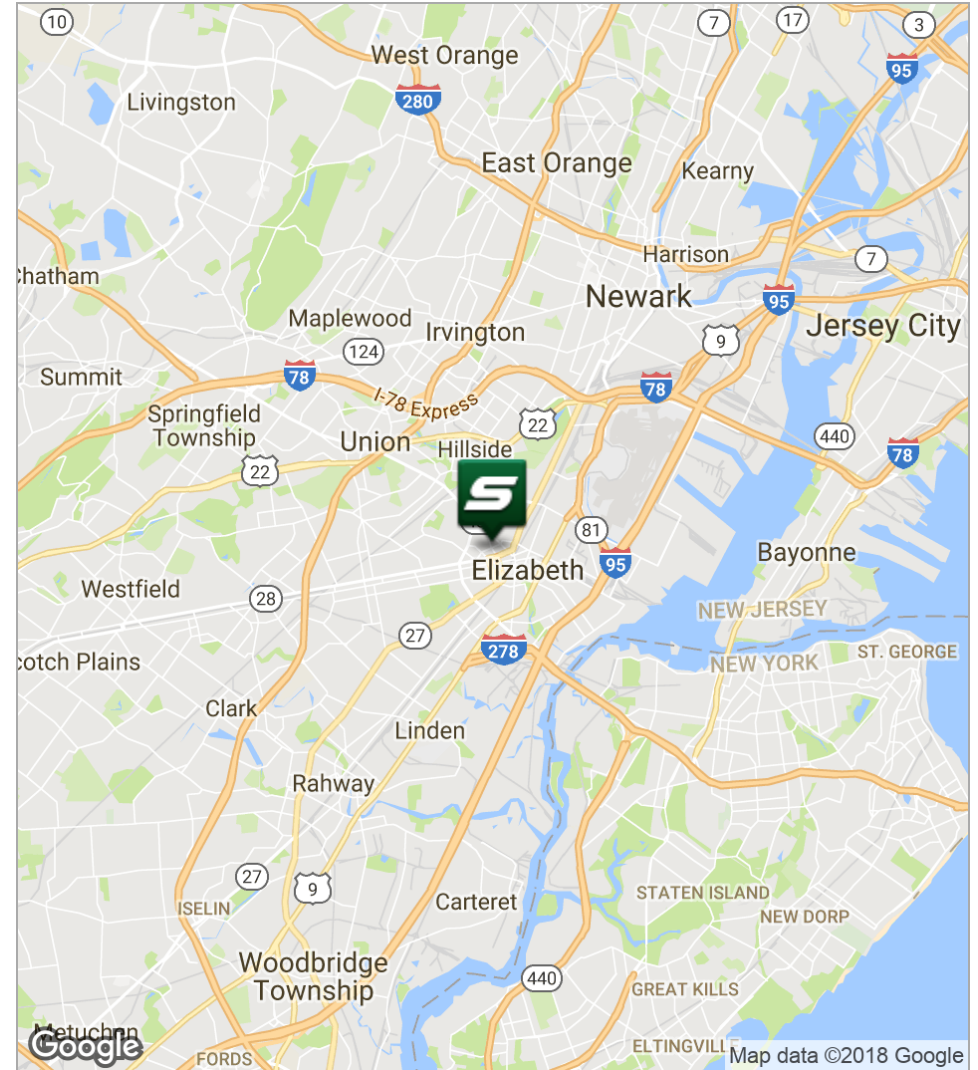
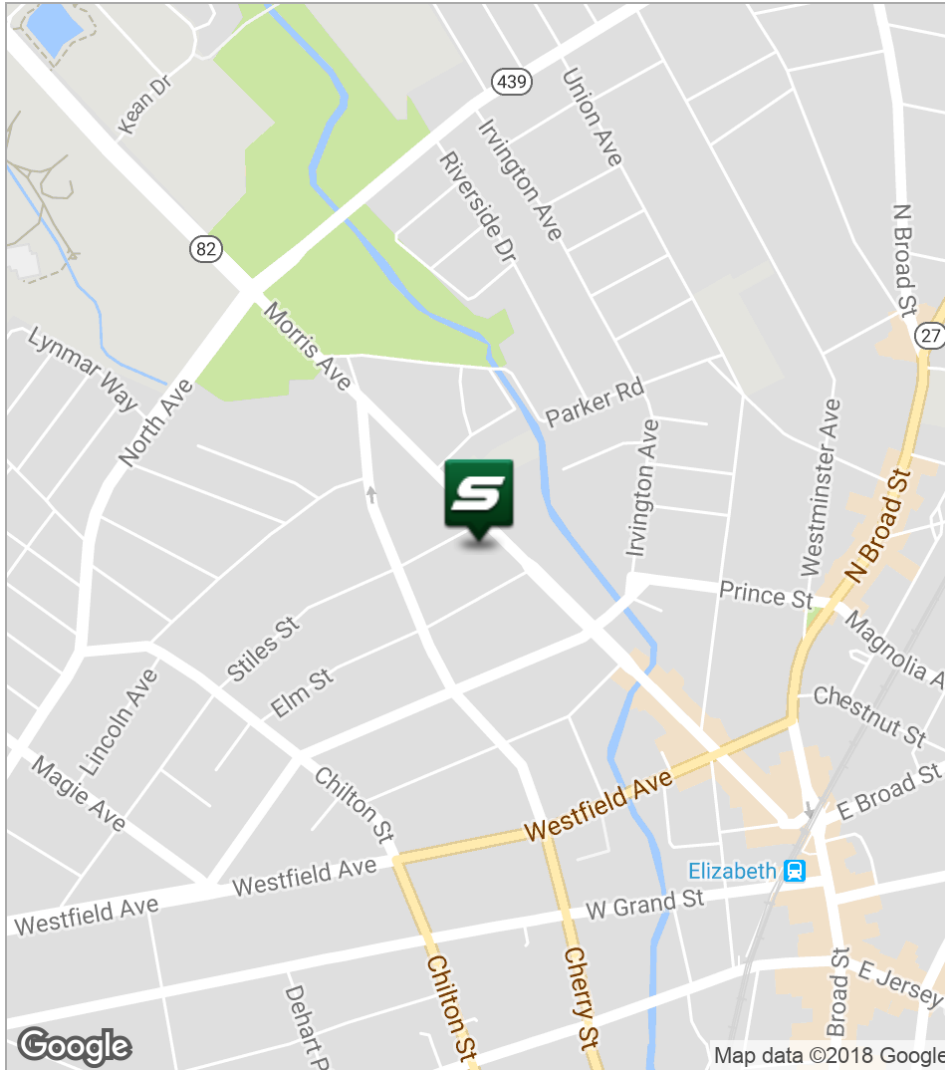
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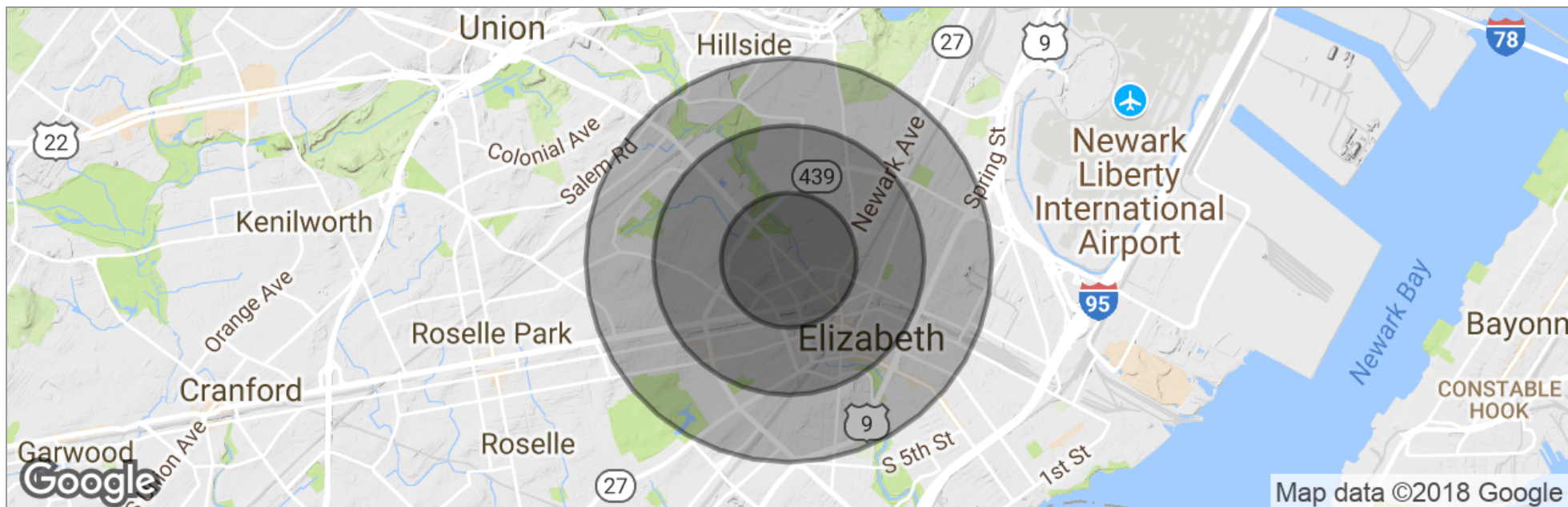


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	0.5 Miles	1 Mile	1.5 Miles
Total Population	15,506	53,711	110,124
Population Density	19,743	17,097	15,579
Median Age	34.8	34.6	34.4
Median Age (Male)	33.0	33.3	33.3
Median Age (Female)	37.1	37.0	36.0
Total Households	5,395	18,848	37,345
# of Persons Per HH	2.9	2.8	2.9
Average HH Income	\$54,112	\$54,059	\$57,622
Average House Value	\$393,750	\$402,087	\$391,565

*\* Demographic data derived from 2010 US Census*

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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## **Insurance Services, Title Insurance**

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

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## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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