

**CHESTNUT PROFESSIONAL BUILDING
530 CHESTNUT STREET, UNION, NJ**

FOR LEASE

**OFFERED BY:
MIDTOWN COMMERCIAL
343 MILLBURN AVENUE
MILLBURN, NJ 07041**

**MIDTOWN
COMMERCIAL**

FOR LEASE
CHESTNUT PROFESSIONAL BUILDING
530 CHESTNUT STREET, UNION, NJ
4,354 SQUARE FEET



MIDTOWN
COMMERCIAL

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SALIENT FACTS

CHESTNUT PROFESSIONAL BUILDING

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530 CHESTNUT STREET, UNION, NJ

CONSTRUCTED - 2023-2024

GLA AVAILABLE - +/- 4,354 Square Feet

STORIES- 3

BASEMENT STORAGE- Y

ELEVATOR- Y

SPRINKLERS - Wet

PARKING - 27 Off street spaces plus street parking.

HVAC - Rooftop Gas Fired Forced Air

ROOF - Reflective White Membrane

LIGHTING - LED

SECURITY - Cameras, Burglar & Fire System, Keycode Access

OCCUPANCY - 100%. One floor may be made available.

NOTES - Newer construction assets with an excellent suburban location. Close proximity to the Garden State Parkway, US Rt 22, I-78 and the New Jersey Turnpike. Port Newark and Newark Liberty Airport are minutes away and NEST (Northeast Science & Technology Center) is a 5 minute drive from the property. Well maintained, newer tenanted property that is a lower risk long term investment for any business owner. Property can be made available for sale, NDA required.

SALIENT FACTS





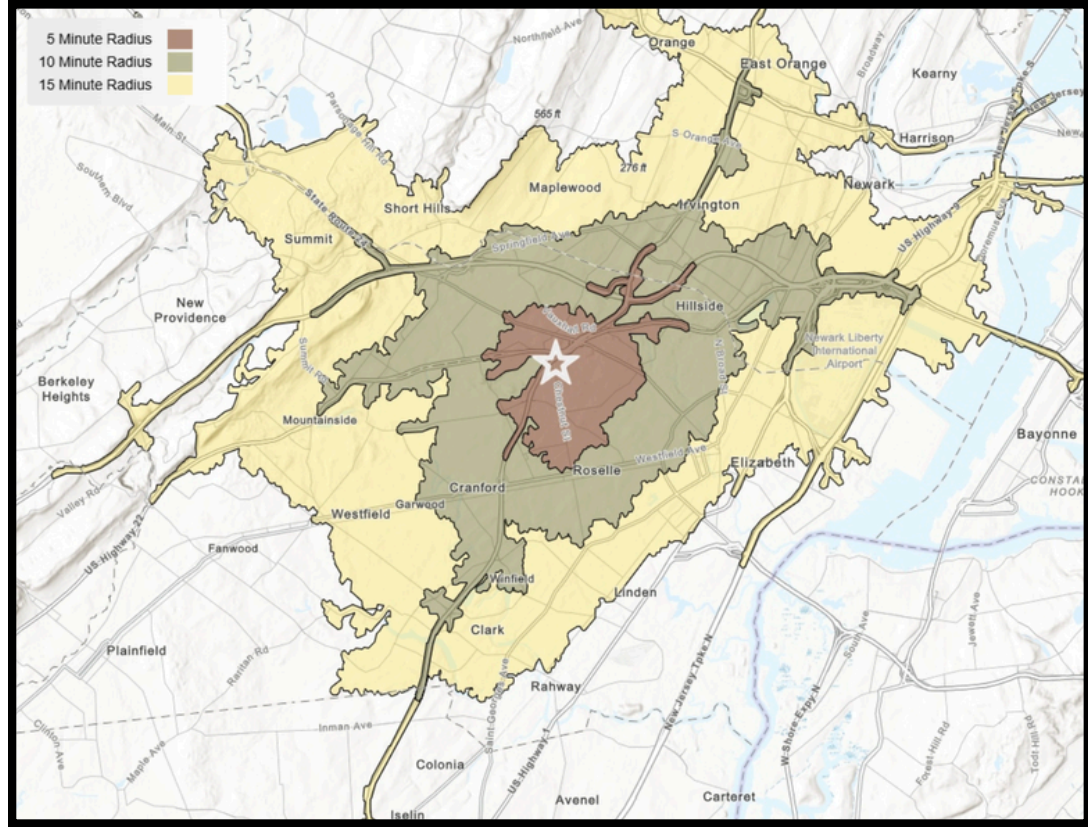
FINANCIAL

CHESTNUT PROFESSIONAL BUILDING

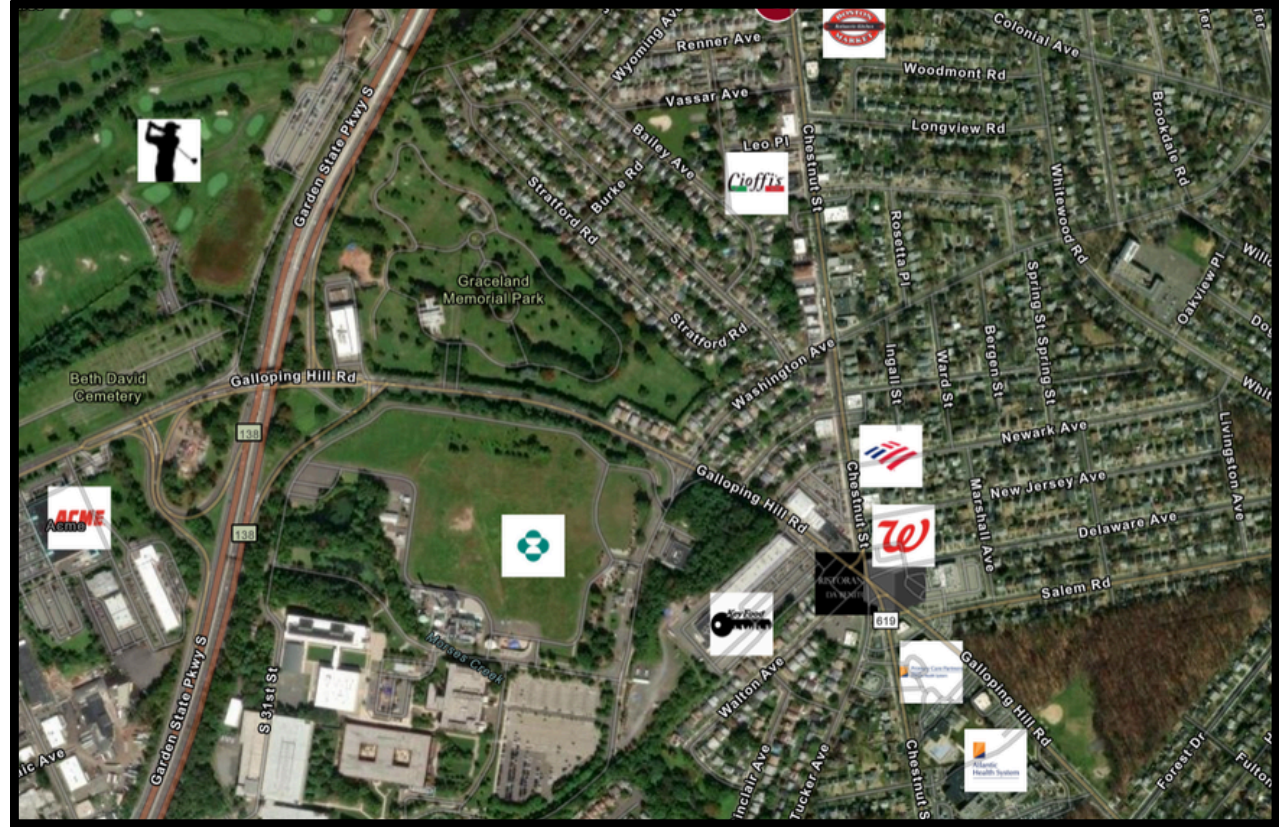


LOCATION

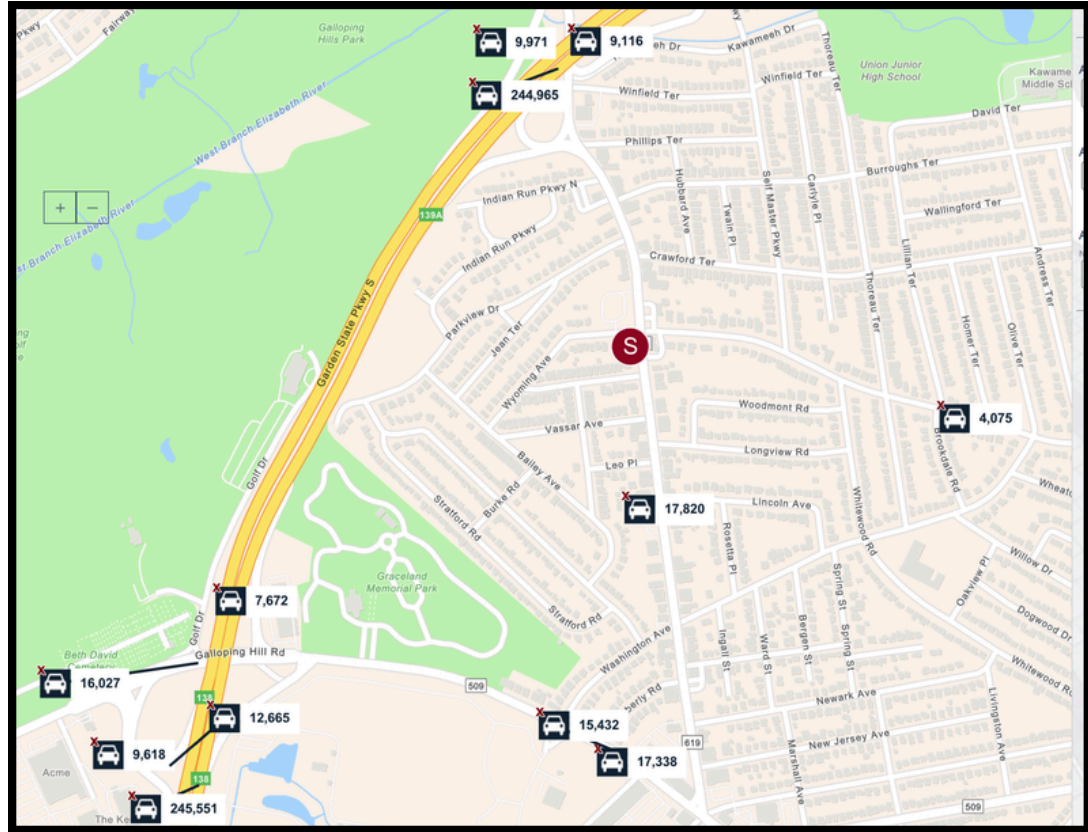
CHESTNUT PROFESSIONAL BUILDING



DRIVE TIMES



LOCAL BUSINESSES



TRAFFIC COUNTS



AERIAL

LOCATION



POPULATION	1 MILE	2 MILE	3 MILE
2000 Population	15,060	79,234	216,650
2010 Population	15,532	81,549	218,151
2025 Population	16,378	89,265	237,318
2030 Population	16,666	91,171	239,070
2025 African American	3,283	20,473	77,184
2025 American Indian	86	562	1,616
2025 Asian	2,089	8,895	15,187
2025 Hispanic	4,003	25,165	71,896

2025 HOUSEHOLD INCOME	1 MILE	2 MILE	3 MILE
less than \$15,000	367	1,309	5,039
\$15,000-\$24,999	269	830	3,472
\$25,000-\$34,999	147	798	3,298
\$35,000-\$49,999	248	2,167	7,405
\$50,000-\$74,999	553	4,161	11,693
\$75,000-\$99,999	572	3,853	11,228
\$100,000-\$149,999	1,209	6,728	15,882
\$150,000-\$199,999	902	4,616	10,170
\$200,000 or greater	1,607	7,280	16,849
Median HH Income	\$128,959	\$119,334	\$100,861
Average HH Income	\$156,169	\$147,063	\$137,203
2025-2030: Households: Growth Rate	1.90%	2.25%	0.90%

HOUSEHOLDS	1 MILE	2 MILE	3 MILE
2000 Total Housing	5,719	29,335	80,677
2010 Total Households	5,594	28,628	77,696
2025 Total Households	5,873	31,742	85,037
2030 Total Households	5,986	32,463	85,784
2025 Average Household Size	2.77	2.76	2.76
2000 Owner Occupied Housing	4,540	21,264	47,732
2000 Renter Occupied Housing	1,067	7,359	30,351
2025 Owner Occupied Housing	4,471	21,330	47,532
2025 Renter Occupied Housing	1,402	10,412	37,505
2025 Vacant Housing	237	1,693	4,074
2025 Total Housing	6,110	33,435	89,111
2030 Owner Occupied Housing	4,586	21,998	49,129
2030 Renter Occupied Housing	1,400	10,465	36,655
2030 Vacant Housing	211	1,630	4,265
2030 Total Housing	6,197	34,093	90,049

LOCATION

DEMOGRAPHICS



PHOTOS & LAYOUT

CHESTNUT PROFESSIONAL BUILDING



PHOTOS & LAYOUT

EXTERIOR



UPPER LOBBY ENTRY



UPPER LOBBY



UPPER LOBBY



MAIN LOBBY



CONFERENCE ROOM



OFFICE



OFFICE



THIRD FLOOR KITCHEN

PHOTOS & LAYOUT

INTERIOR



FOR MORE INFORMATION AND TOURS PLEASE CONTACT

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Licensed Real Estate Broker

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