

THE SHOPPES AT UNION HILL
DENVER, NJ



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KITE

THE SHOPPES AT UNION HILL
DENVER, NJ



The Shoppes at Union Hill is a regional lifestyle destination featuring an unmatched collection of premium aspirational brands, services, and popular national dining options. The center is located along State Highway 10, a main thoroughfare connecting the city’s western suburbs to the metro area.



\$148,340

AVG HOUSEHOLD INCOME
(3-Mile)



23,052

HOUSEHOLDS
(3-Mile)

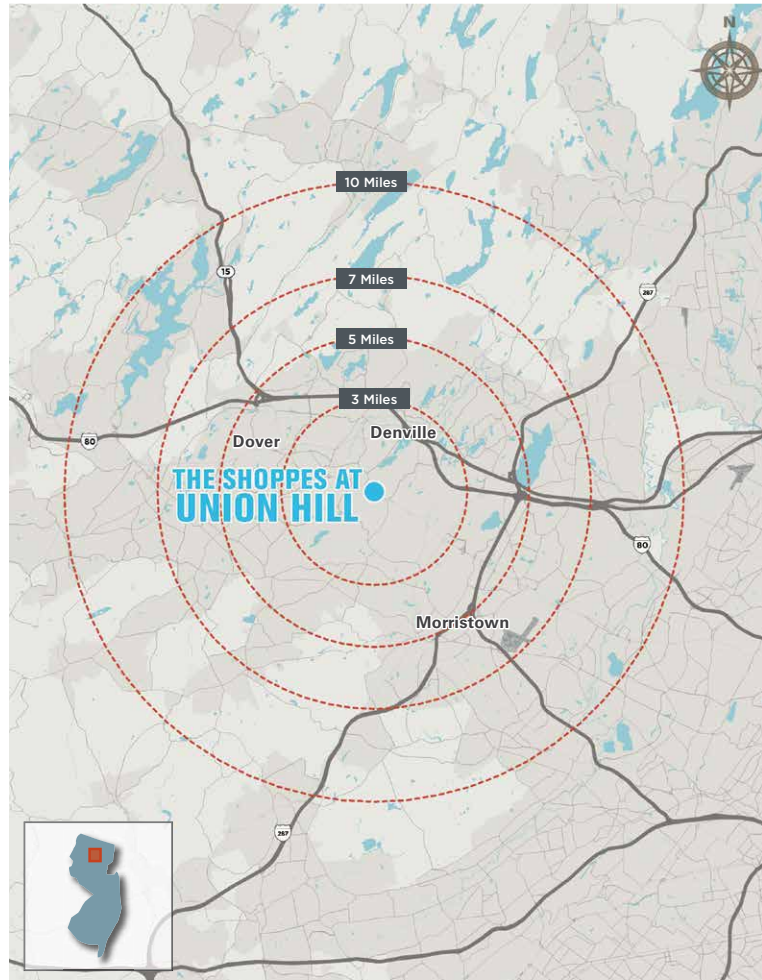


52.10%

BACHELORS DEGREE OR HIGHER
(3-Mile)

2023, DEMOGRAPHIC SOURCE: POPSTATS

STRATEGIC LOCATION



- The Shoppes at Union Hill is located along New Jersey Route 10 in Denville, NJ. The property is anchored by Trader Joe's.
- The city of Denville is located in Morris County, an affluent western suburb of New York City. Union Hill is just a short **35 minute drive from Manhattan**.
- Denville Township was recently ranked on the 2021 Niche.com list of **'Best Places to Live in New Jersey'**. The publication gave the town phenomenal marks for its public school system (A+), crime and safety (B+), outdoor activities (A), and commute (B).



ANCHORS: Trader Joe's, Gap, Bluemercury, & Banana Republic

IT'S ALL HERE

A grocery-anchored lifestyle center featuring aspirational brands, dining, fitness and more

**TRADER
JOE'S**



WARBY PARKER

JANIE AND JACK



CYCLEBAR

CLUB  PILATES

GAP

BANANA REPUBLIC

LOFT

J.Jill

SEPHORA

FIVE GUYS
BURGERS and FRIES

Panera
BREAD®


ATHLETA

TALBOTS

bluemercury
makeup • skincare • spa

QDOBA
MEXICAN EATS

JOS. A.
BANK





THE SHOPPES AT UNION HILL

DEMOGRAPHICS

2023 DEMOGRAPHICS | SOURCE: POPSTATS

	3-MILE	5-MILE	7-MILE
 POPULATION	64,648	175,579	252,044
 MEDIAN HOME VALUE	\$591,066	\$588,072	54.58%
 AVG HH INCOME	\$148,340	\$145,000	\$148,703
 HOUSEHOLDS	23,052	61,290	93,715
 BACHELORS DEGREE OR HIGHER	52.10%	52.43%	54.58%

1.82M
TOTAL CENTER VISITS IN 2023*

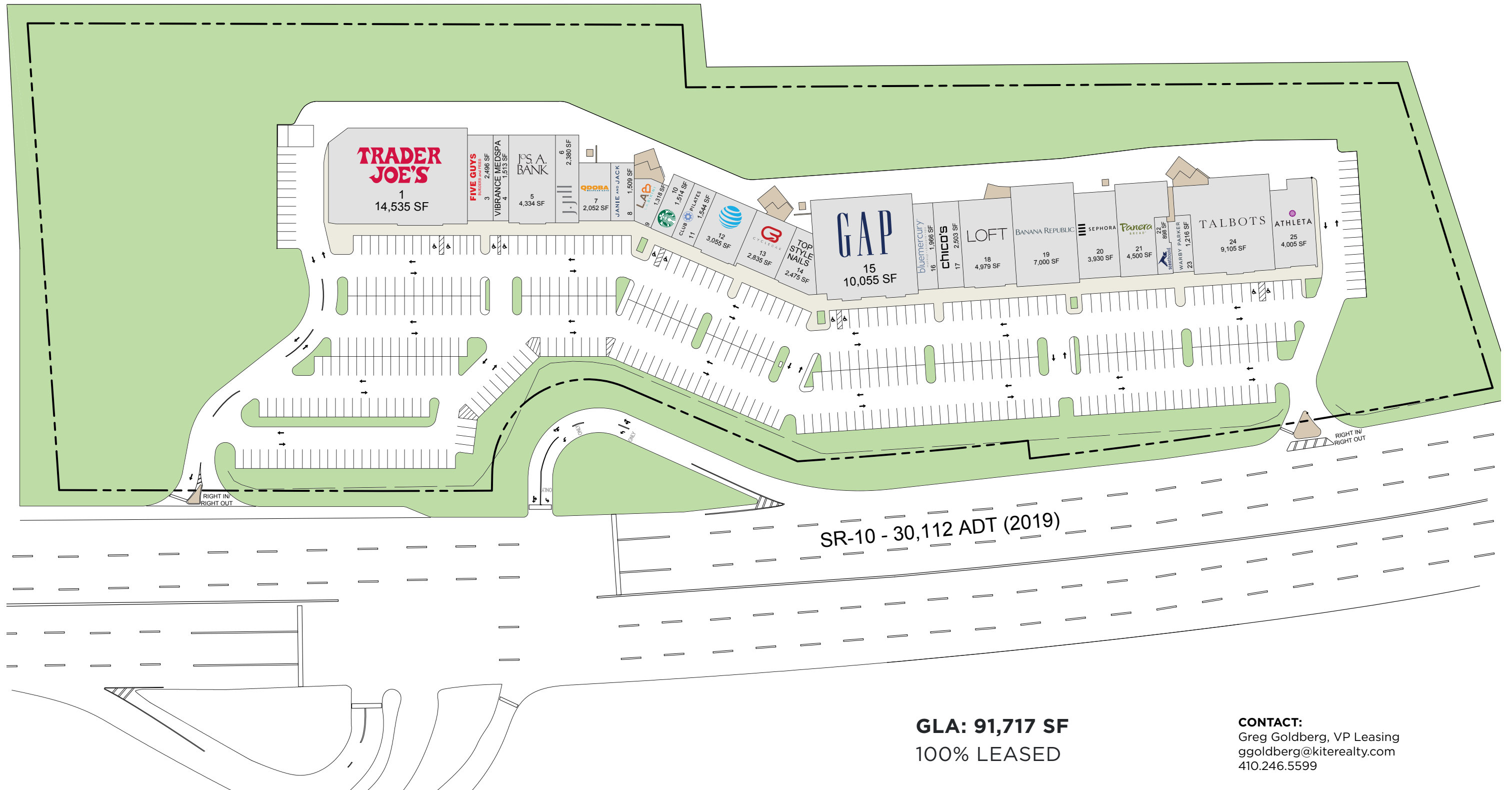
42 MIN
AVERAGE DWELL TIME*

*DATA PROVIDED BY PLACER.AI



LEASING PLAN

THE SHOPPES AT UNION HILL
3056 State Route 10 West, Denville, NJ 7834



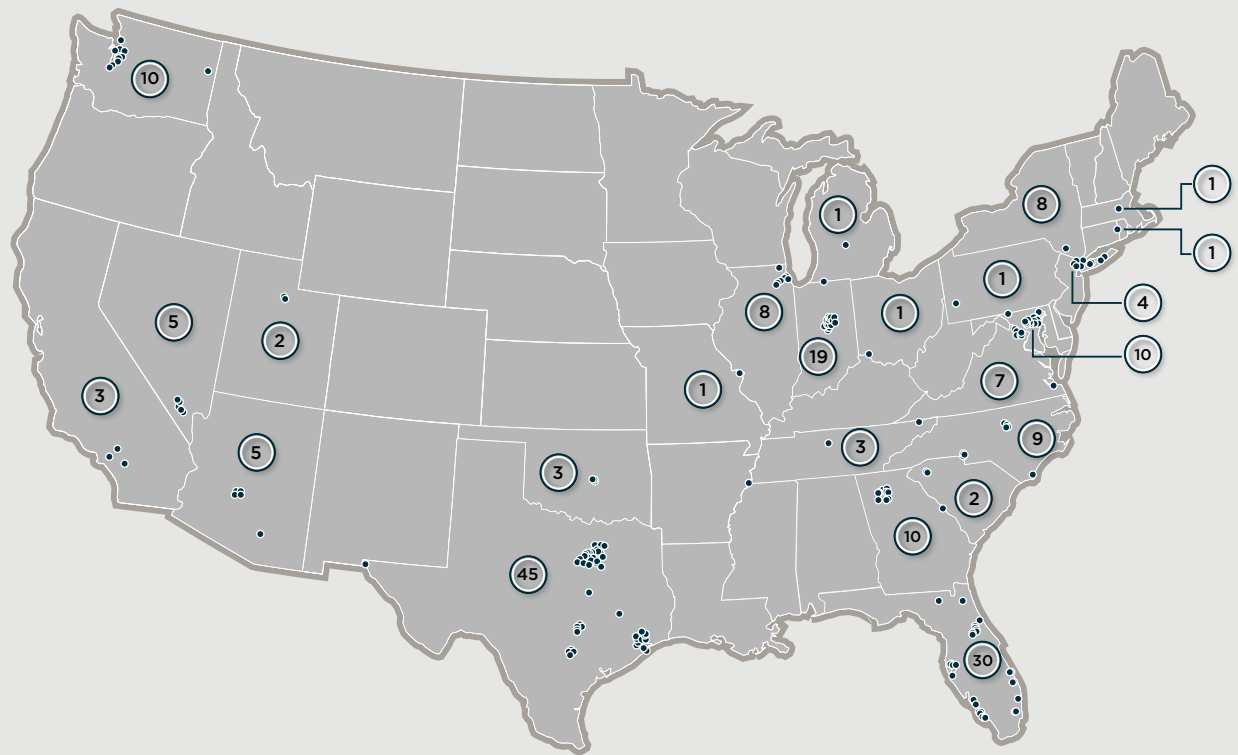
SR-10 - 30,112 ADT (2019)

GLA: 91,717 SF
100% LEASED

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THE KRG TEAM

Kite Realty Group (NYSE: KRG) is a full-service, vertically integrated real estate investment trust (REIT) engaged in the ownership and operation, acquisition, development and redevelopment of high-quality, open-air neighborhood and community shopping centers in select strategic markets.



PUBLICLY TRADED SINCE 2004

with a successful history in the real estate industry dating back to the 1960s.

TOP 5 SHOPPING CENTER REIT

over \$7.5 Billion in total enterprise value

28.1 MILLION SF

and two development and redevelopment projects currently under construction.

*Information accurate as of 12/31/2023

180 PROPERTIES

in thriving markets across the country

24 STATES

including Arizona, California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Michigan, Missouri, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, and Washington.





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