

THE
SHOPPES^{AT} UNION HILL
DENVER, NJ

A **KITE**[®] CENTER



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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.



DEMOGRAPHICS

(3-Mile)



Population
65,110



Avg HH Income
\$171,731



Bachelor's Degree
52.98%

2023, DEMOGRAPHIC SOURCE: POPSTATS

STRATEGIC LOCATION

3056 State Route 10 West,
Denville, NJ 07834



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 2024 Niche.com list of **'Best Places to Live in Morris County'**. The publication gave the town phenomenal

marks for its public school system (A), crime and safety (B+), outdoor activities (A), and commute (B).



HEALTH, BEAUTY
AND WELLNESS

SEPHORA

CLUB  PILATES

bluemercury®
makeup • skincare • spa


ATHLETA

GROCERY

TRADER
JOE'S

APPAREL

WARBY PARKER

LOFT

GAP

BANANA REPUBLIC

chico's

ال.ر.ر

JANIE AND JACK

TALBOTS

DINING & ENTERTAINMENT

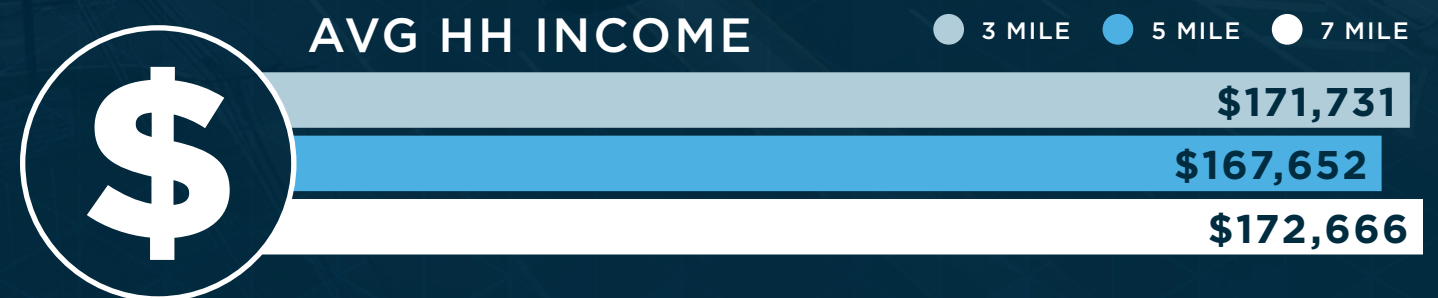


Panera
BREAD®





THE SHOPPES AT UNION HILL DEMOGRAPHICS



POPULATION

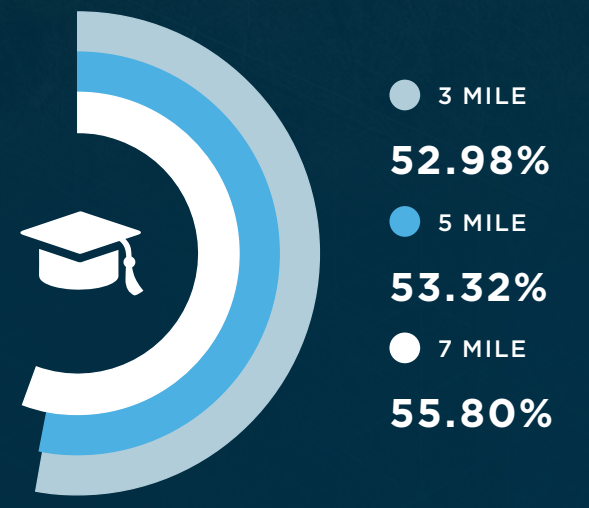
3 MILE
65,110

5 MILE
169,374

7 MILE
254,608



BACHELORS DEGREE OR HIGHER



HOUSEHOLDS

3 MILE
23,244

5 MILE
61,915

7 MILE
94,772



MEDIAN HOME VALUE

3 MILE
\$661,865

5 MILE
\$657,142

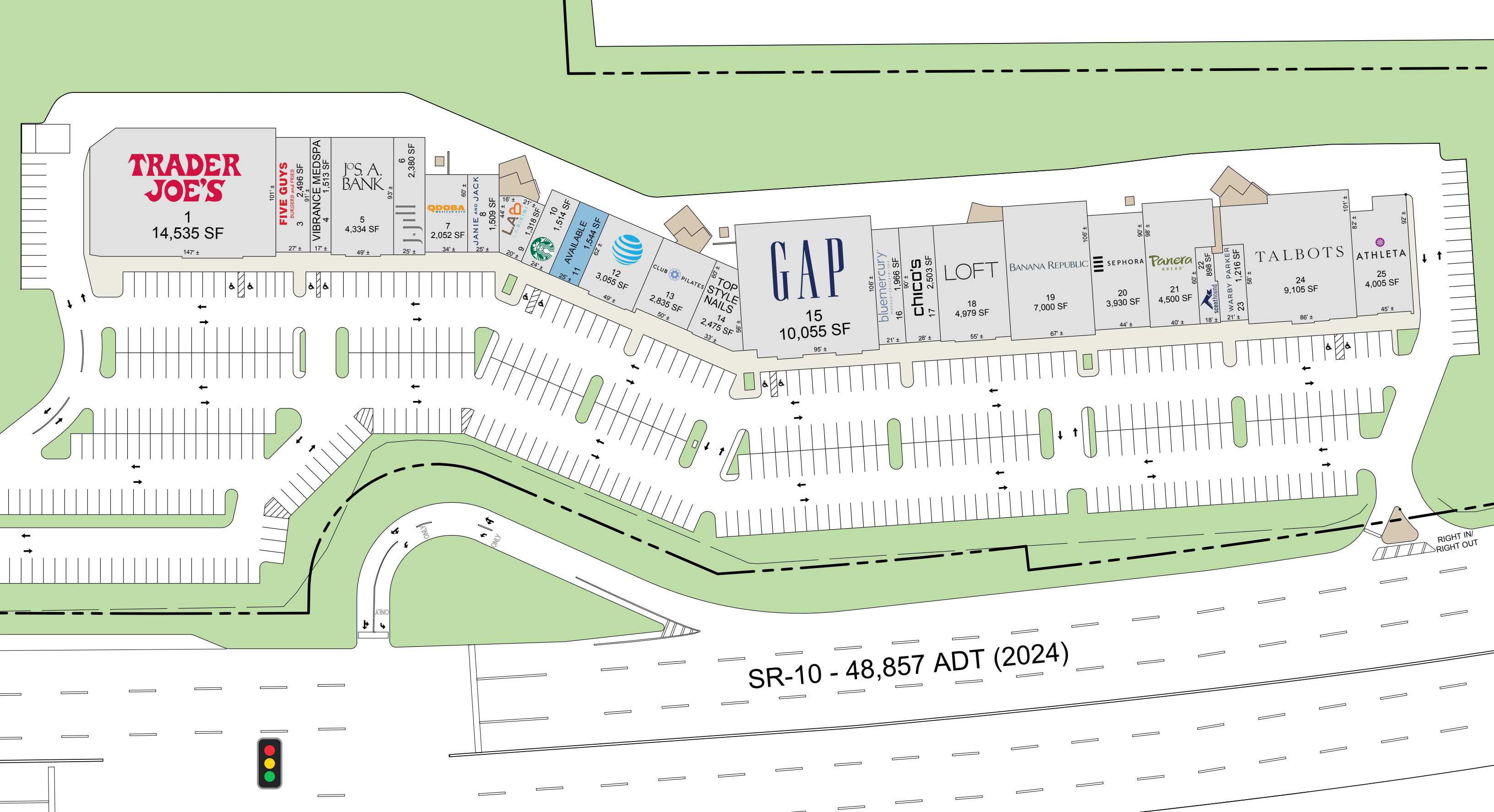
7 MILE
\$680,486



2M
TOTAL CENTER VISITS IN 2024*

30 MIN
AVERAGE DWELL TIME*

*DATA PROVIDED BY PLACER.AI

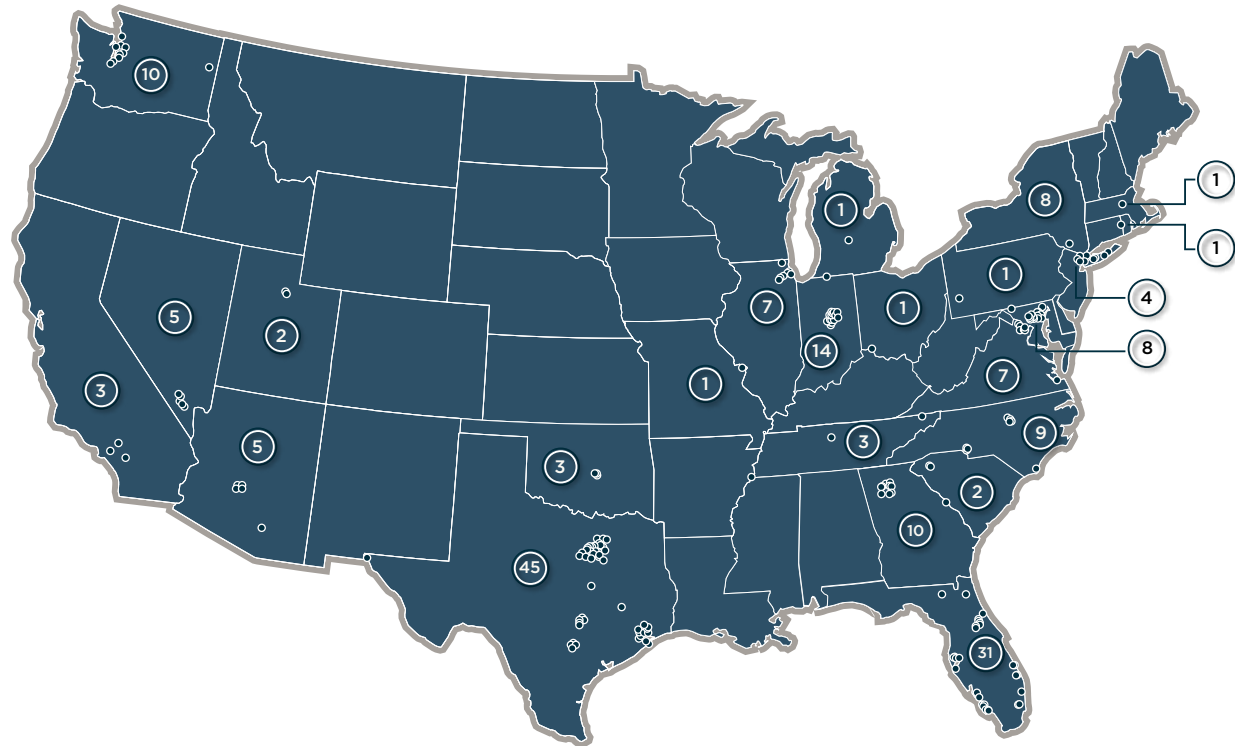


GLA: 91,924 SF

LEASING PLAN

THE KRG TEAM

Kite Realty Group (NYSE: KRG), a leading real estate investment trust (REIT), is a premier owner and operator of high-quality, open-air grocery-anchored centers and vibrant mixed-use assets.



PUBLICLY TRADED SINCE 2004

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

TOP 5 SHOPPING CENTER REIT

\$7.9 Billion in total enterprise value.

28 MILLION SF

and one development and redevelopment project currently under construction.

*Information accurate as of 3/31/2025 unless otherwise noted

180 OPERATING RETAIL 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.





KRG
LISTED
NYSE

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