

THE  
SHOPPES<sup>AT</sup> UNION HILL  
DENVER, NJ

A **KITE**<sup>®</sup> CENTER





THE  
SHOPPES<sup>AT</sup> 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.



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®

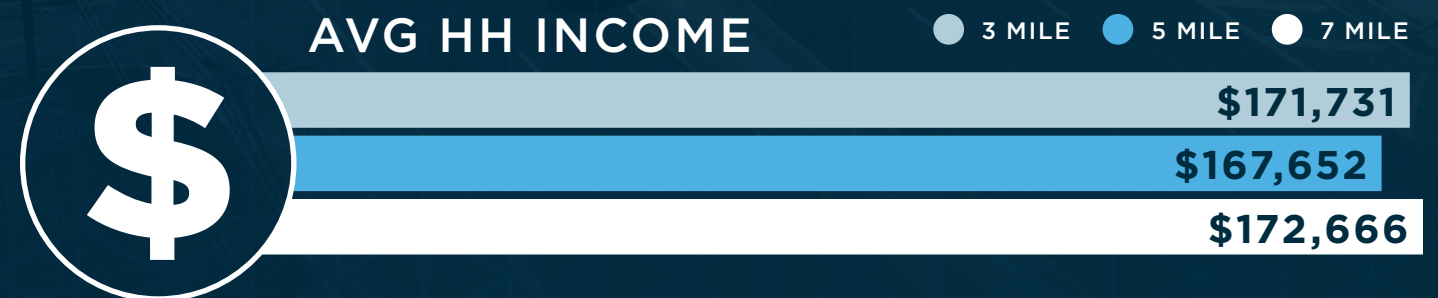








# THE SHOPPES AT UNION HILL DEMOGRAPHICS



## POPULATION

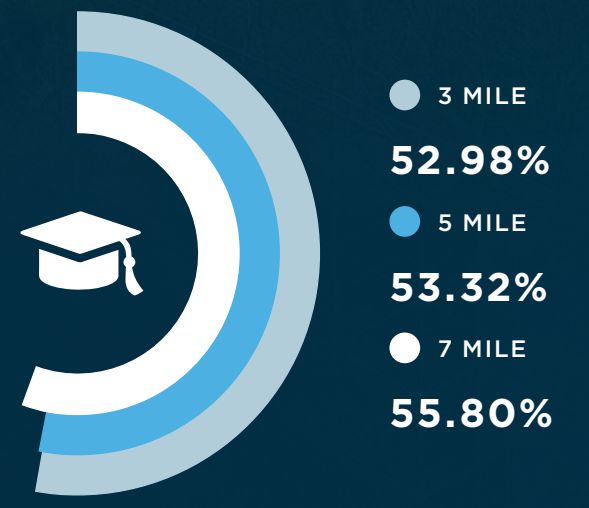
3 MILE  
**65,110**

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**

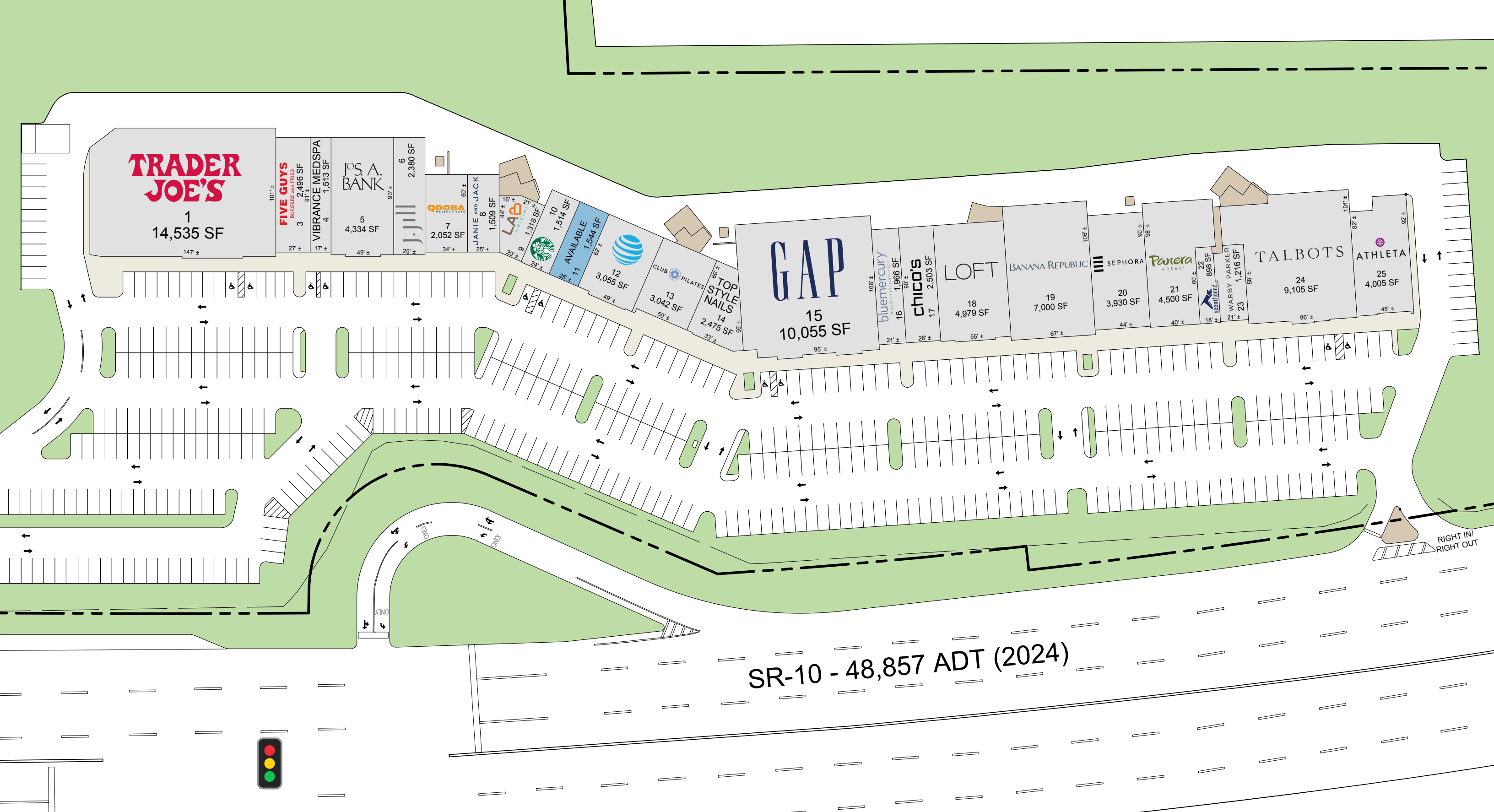


**2M**  
TOTAL CENTER VISITS IN 2024\*

**30 MIN**  
AVERAGE DWELL TIME\*

\*DATA PROVIDED BY PLACER.AI





GLA: 91,924 SF

# LEASING PLAN









**KRG**  
**LISTED**  
**NYSE**

**888 577 5600**  
**kiterealty.com**

30 S Meridian St, Suite 1100  
Indianapolis, IN 46204

---

LEASING CONTACT

**GREG GOLDBERG**  
ggoldberg@kiterealty.com  
410 246 5599

**THE SHOPPES AT UNION HILL**  
DENVER, NJ

3056 State Route 10 West | Denville, NJ 07834