



he 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



2 THE SHOPPES AT UNION HILL KITE REALTY GROUP 3

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).

4 THE SHOPPES AT UNION HILL
KITE REALTY GROUP



AND WELLNESS

APPAREL



WARBY PARKER







BANANA REPUBLIC









JANIE AND JACK

TALBOTS

GROCERY

























8 THE SHOPPES AT UNION HILL





HOUSEHOLDS

3 MILE 23,244 5 MILE 61,915 7 MILE

94,772



MEDIAN HOME VALUE

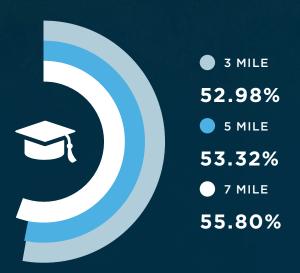
\$661,865 5 MILE \$657,142 7 MILE \$680,486

3 MILE



POPULATION

3 MILE 65,110 5 MILE 169,374 7 MILE 254,608 BACHELORS DEGREE OR HIGHER



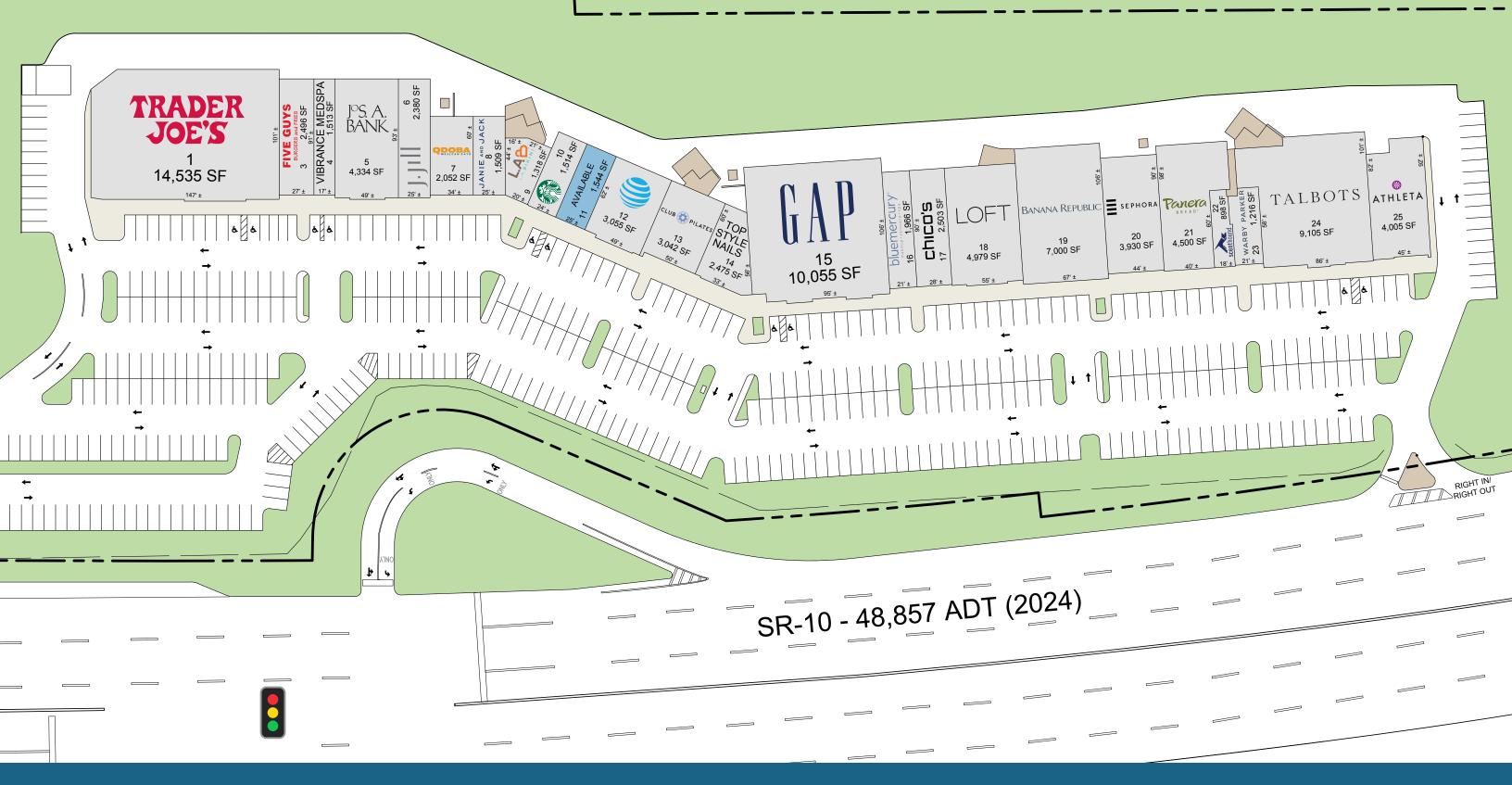
2MTOTAL CENTER VISITS IN 2024*

30 MIN

AVERAGE DWELL TIME*

*DATA PROVIDED BY PLACER.AI

10 THE SHOPPES AT UNION HILL
KITE REALTY GROUP 11



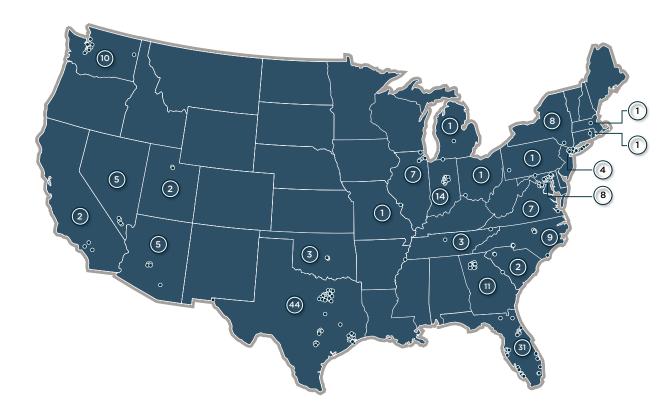
GLA: 91,924 SF





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

\$8.2 Billion in total enterprise value.

30 MILLION SF

and one development and redevelopment project currently under construction.

*Information accurate as of 6/30/2025 unless otherwise noted

181 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.





















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THE SHOPPES AT UNION HILL DENVILLE, NJ

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