

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
65,356



Avg HH Income
\$178,436



Bachelor's Degree
52.47%

2025, 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

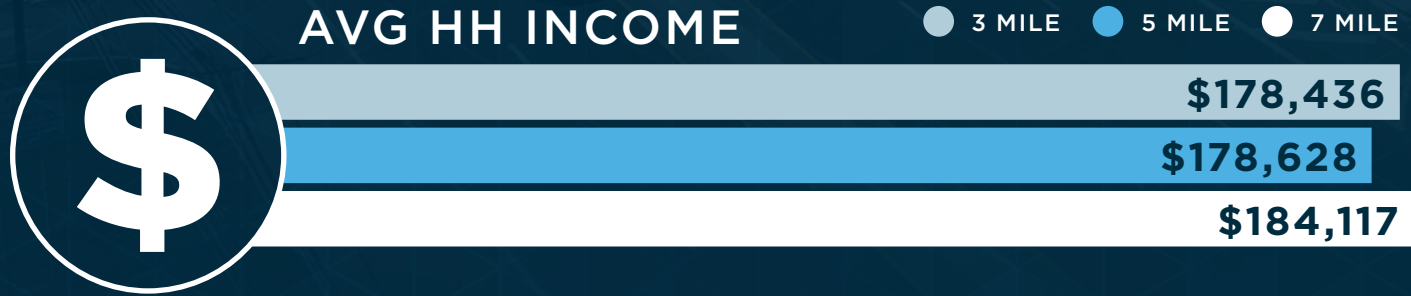


Panera
BREAD®





THE SHOPPES AT UNION HILL DEMOGRAPHICS



POPULATION

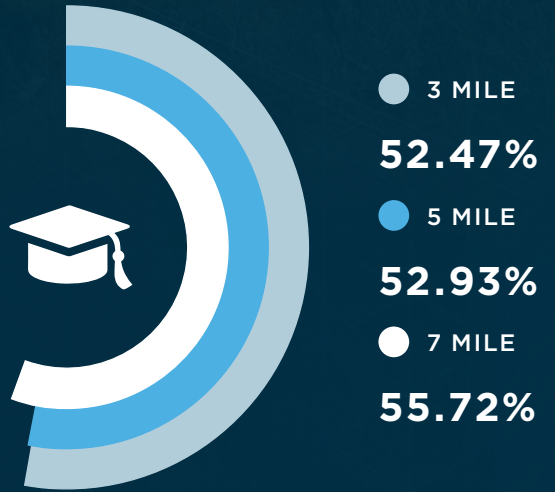
3 MILE
65,356

5 MILE
170,658

7 MILE
255,788



BACHELORS DEGREE OR HIGHER



HOUSEHOLDS

3 MILE
23,301

5 MILE
62,290

7 MILE
95,086



MEDIAN HOME VALUE

3 MILE
\$712,065

5 MILE
\$707,660

7 MILE
\$734,187



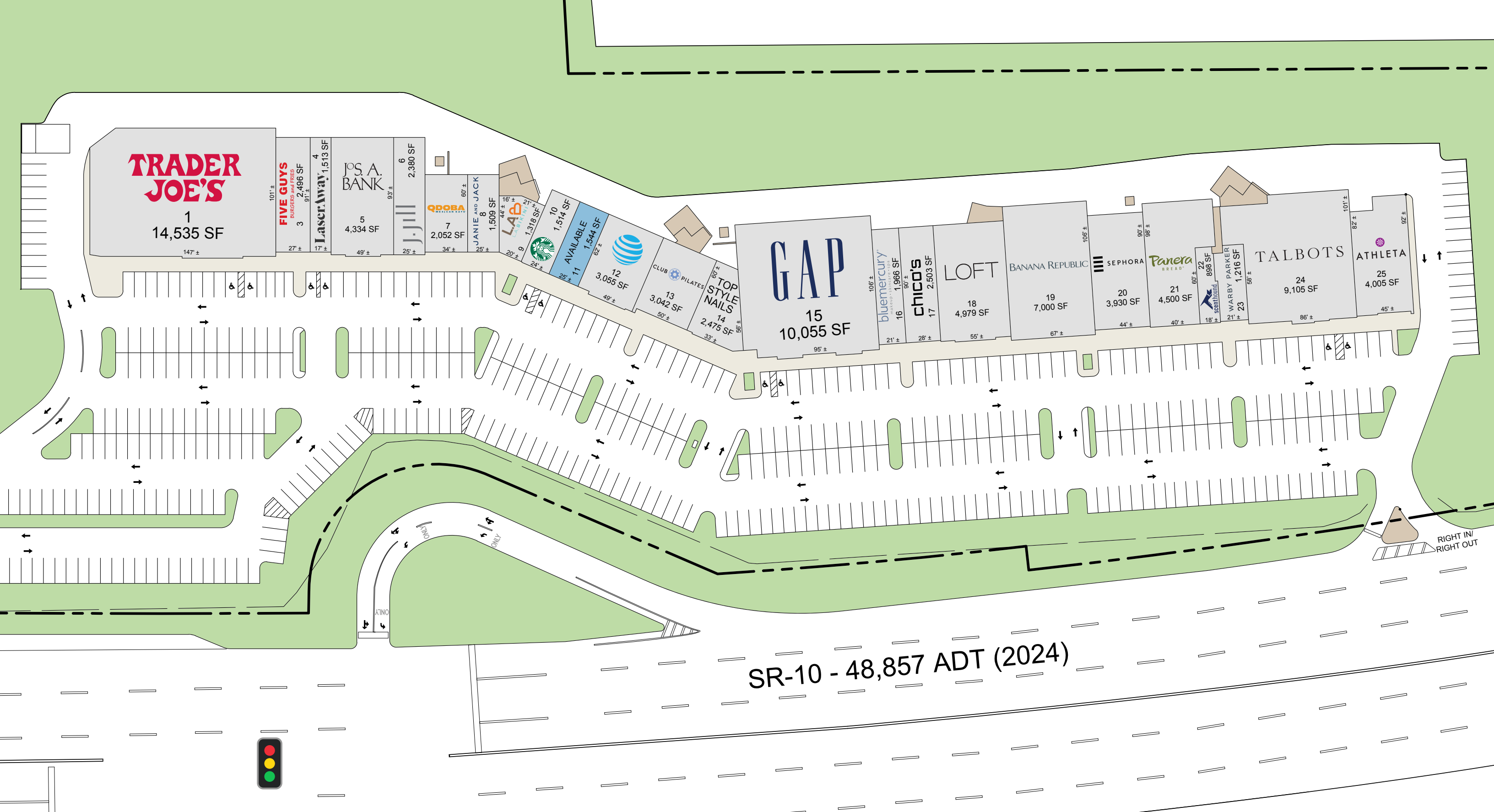
2M

TOTAL CENTER VISITS IN 2024*

30 MIN

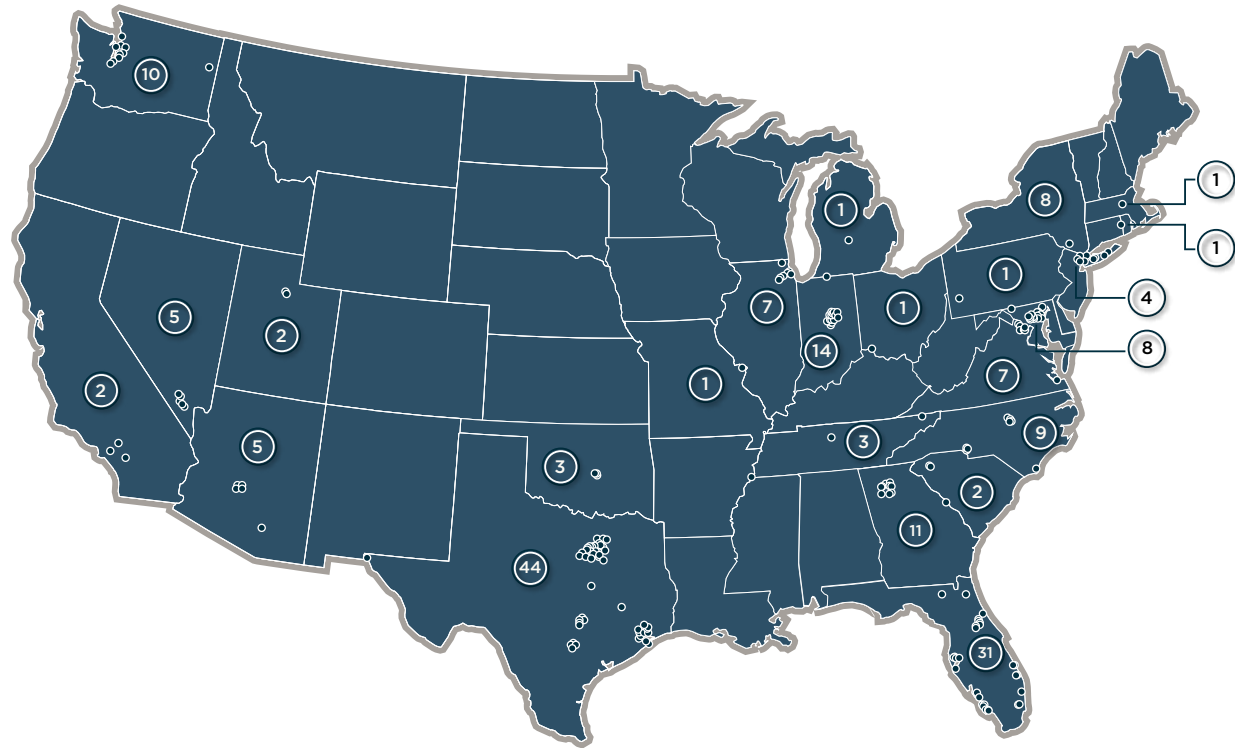
AVERAGE DWELL TIME*

*DATA PROVIDED BY PLACER.AI



GLA: 91,924 SF

LEASING PLAN



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

\$8.2 Billion in total enterprise value.

and one development and redevelopment project currently under construction.

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

in thriving markets across the country

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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