

FOR LEASE/GROUND LEASE

# 1025 W SAINT GEORGES AVE

Linden, NJ 07036



## PROPERTY DESCRIPTION

2,400 - 20,000 SF Available For Lease/Ground Lease

## PROPERTY HIGHLIGHTS

- Available Immediately
- 2,400 SF Former Restaurant Space
- Up to 20,000 SF Across 2 Floors of Retail/Office Space
- 1st Floor: 9,400 SF 1st Floor; 2nd Floor: Up to 10,600 SF (Reasonable Divisions Considered)
- ~.6 Acres of Land For Lease
- Densely Populated Marketplace Bordering Affluent Communities
- Great for Large Scale Medical, Trade/Vocational School, Fitness, Salon Suites, Jr. Anchor Discount Store, Entertainment Venue, Quick Service Restaurant and Auto Parts Store
- Excellent Facade and window Signage Available w/ Great Exposure on St. Georges Avenue
- Convenient Access to Route 9, NJ Turnpike, Garden State Parkway, Route 278 and Newark Airport
- Ample Parking (231 Surface Spaces)
- Close Proximity to NJ Transit Train Station and Bus Stops

## OFFERING SUMMARY

Lease Rate:	Call For Details
Number of Units:	24
Available SF:	2,400 - 26,136 SF
Lot Size:	141,656 SF
Building Size:	65,328 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,960	60,915	161,953
Total Population	23,172	165,457	453,766
Average HH Income	\$107,984	\$124,438	\$130,446

**CHRISTOPHER CONWAY**

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**ACRE.**  
ATLANTIC COASTAL  
REAL ESTATE

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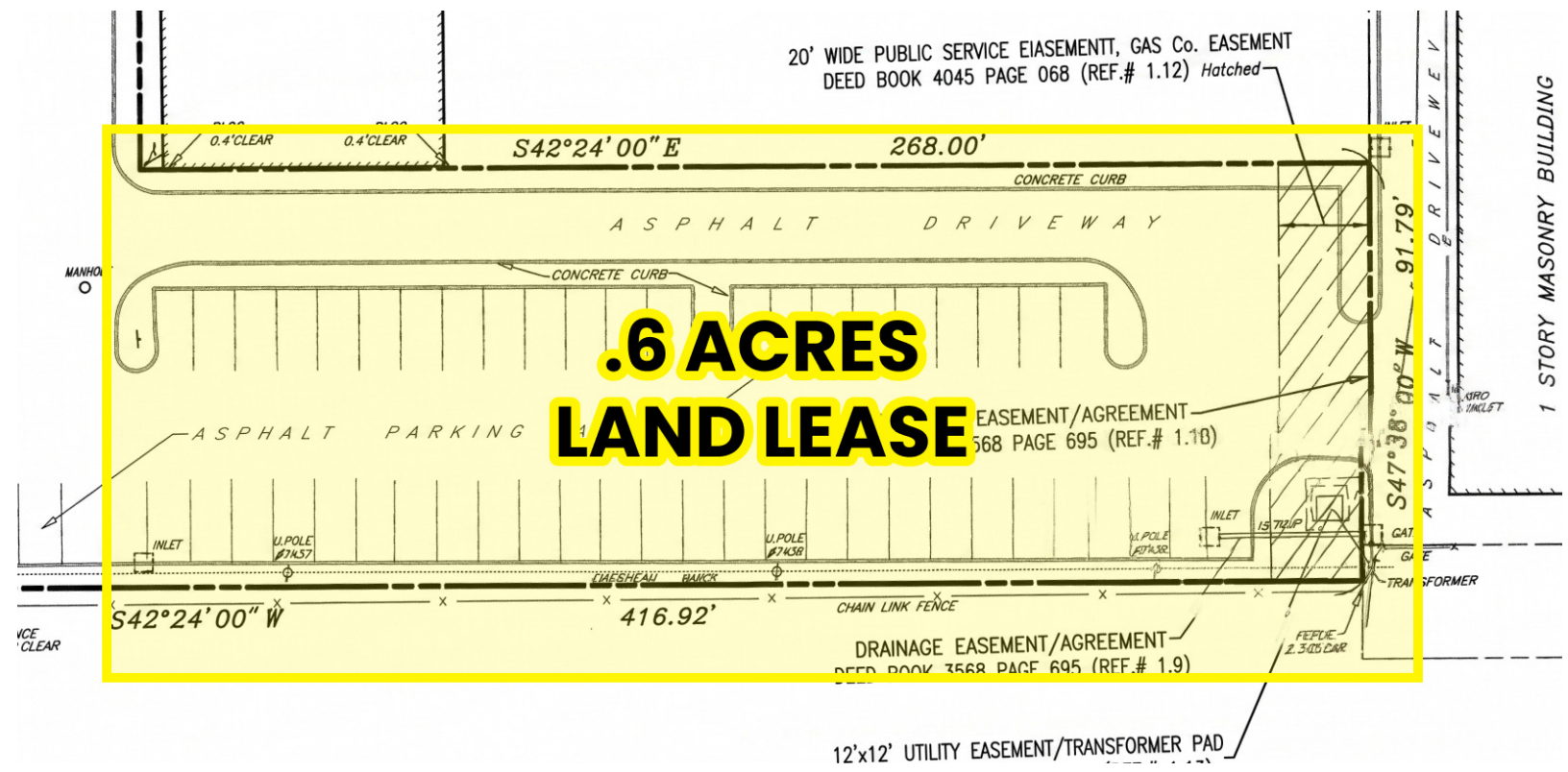
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Linden  
**SeaBlue**  
Fishing For You  
FROZEN FISH  
MARKET  
APPETIZING  
AND MORE

908.379.9600

**2,400 SF**



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RETAIL/OFFICE**

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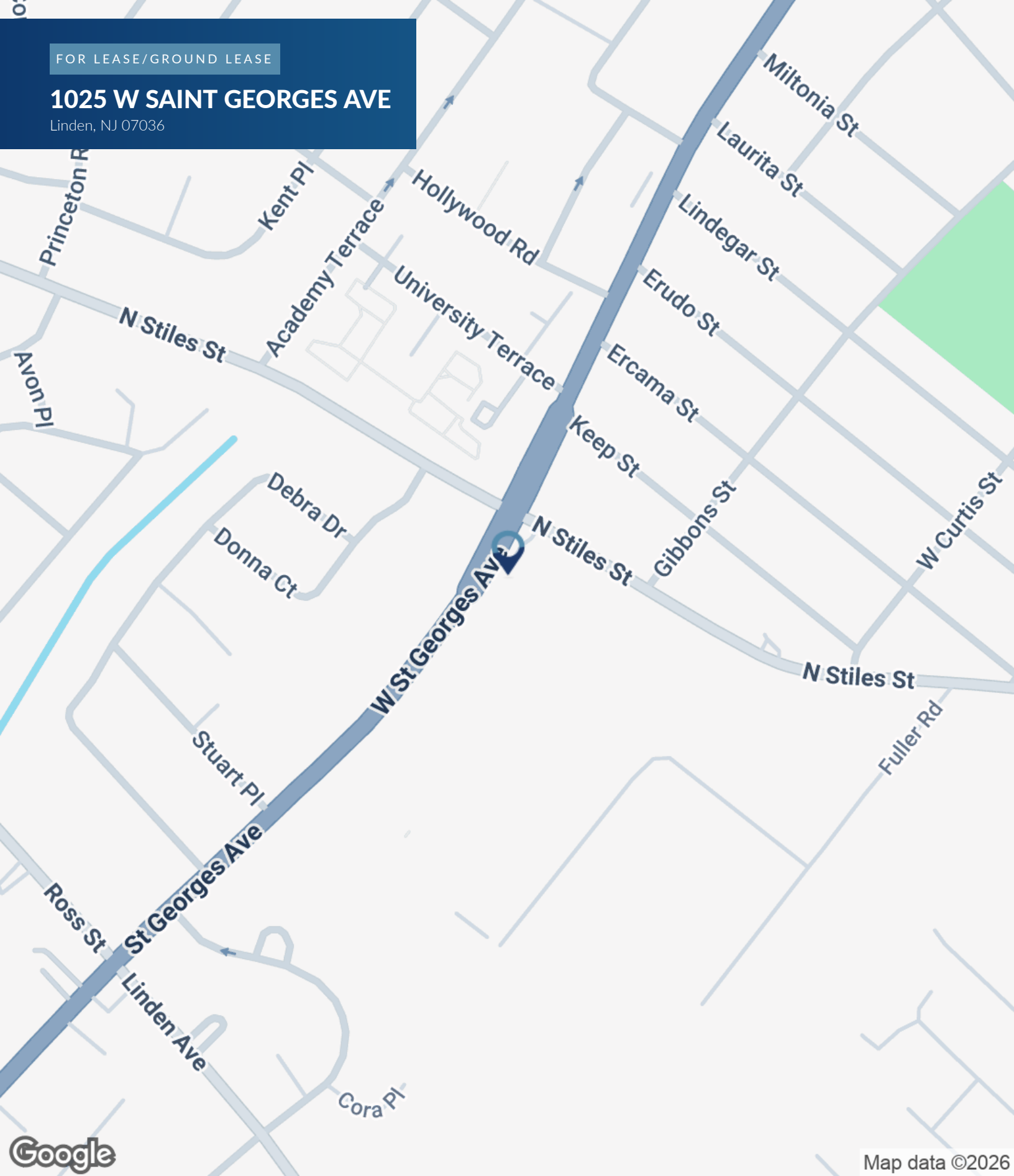
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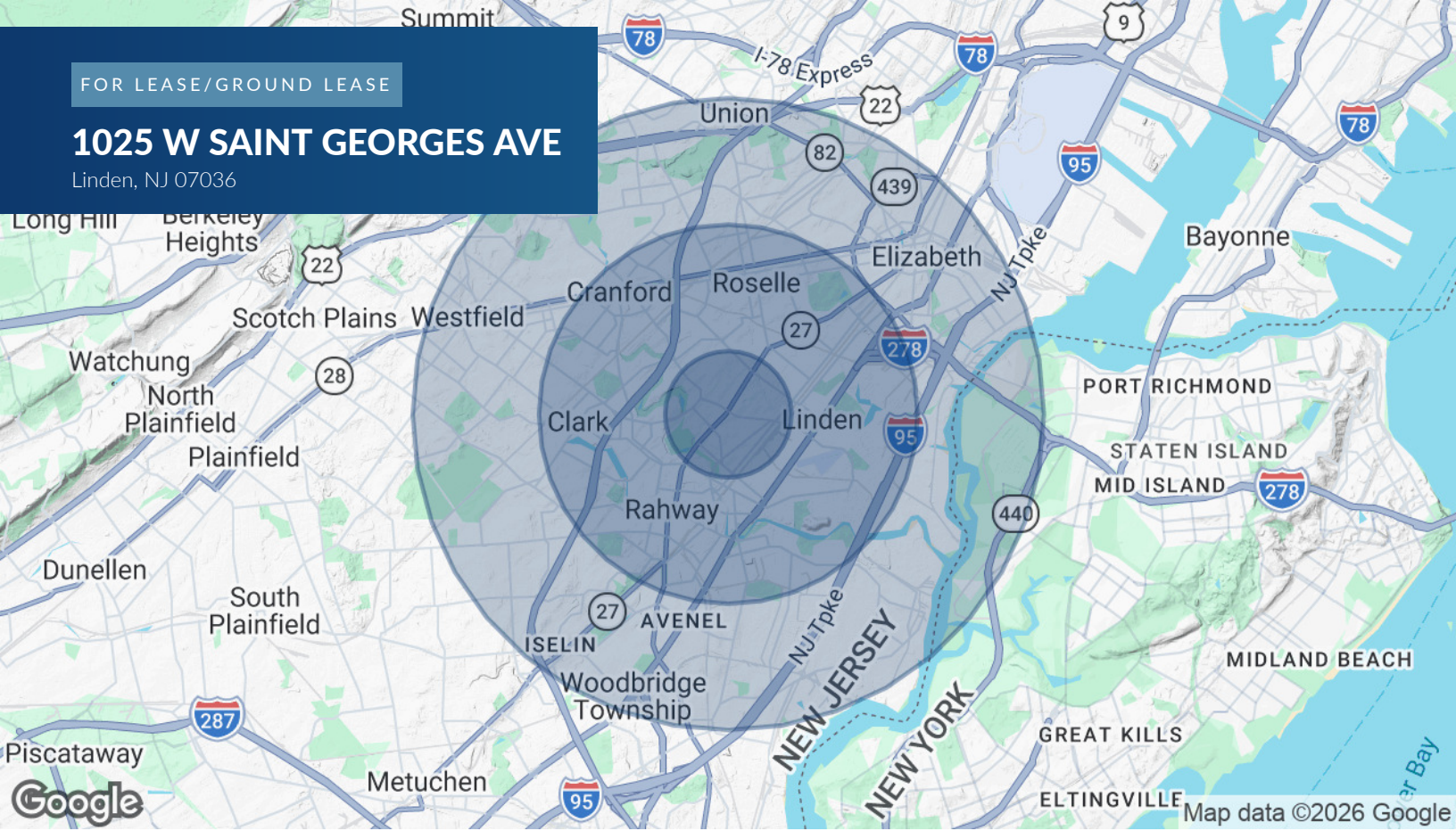
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	23,172	165,457	453,766
Average Age	41.0	40.5	40.1
Average Age (Male)	39.4	39.4	38.9
Average Age (Female)	42.7	41.9	41.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,960	60,915	161,953
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$107,984	\$124,438	\$130,446
Average House Value	\$401,660	\$448,175	\$486,703

2023 American Community Survey (ACS)

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