



**3,950 SF
AVAILABLE**

EDGAR ROAD (RT. 1) 60,040 VPD

NORTH ↗
SOUTH ↙

231 W. EDGAR ROAD
LINDEN, NEW JERSEY

3,950 SF FOR LEASE

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**3,950 SF
AVAILABLE**

EDGAR ROAD (RT. 1) 60,040 VPD

MOPSICK AVE.

NORTH ↑
SOUTH ↓

231 W. EDGAR RD. LINDEN, NEW JERSEY

SITE INFORMATION

GLA: 3,950 SF

NNN: CALL FOR QUOTE

- NOTES:**
- Possibility to install a hood/ventilation system
 - Walk in cooler that can be refurbished
 - Delivered with brand HVAC units per tenants desired tons per a square foot
 - 3 bathrooms total, Two remodeled ADA approved bathrooms and a remodeled half bathroom

AVAILABLE: 3,950 SF

TRAFFIC: 60,040 VPD RT. 1

RENT: CALL FOR QUOTE

PARKING: 23 SPACES



JEFFERY REALTY
Retail Specialist

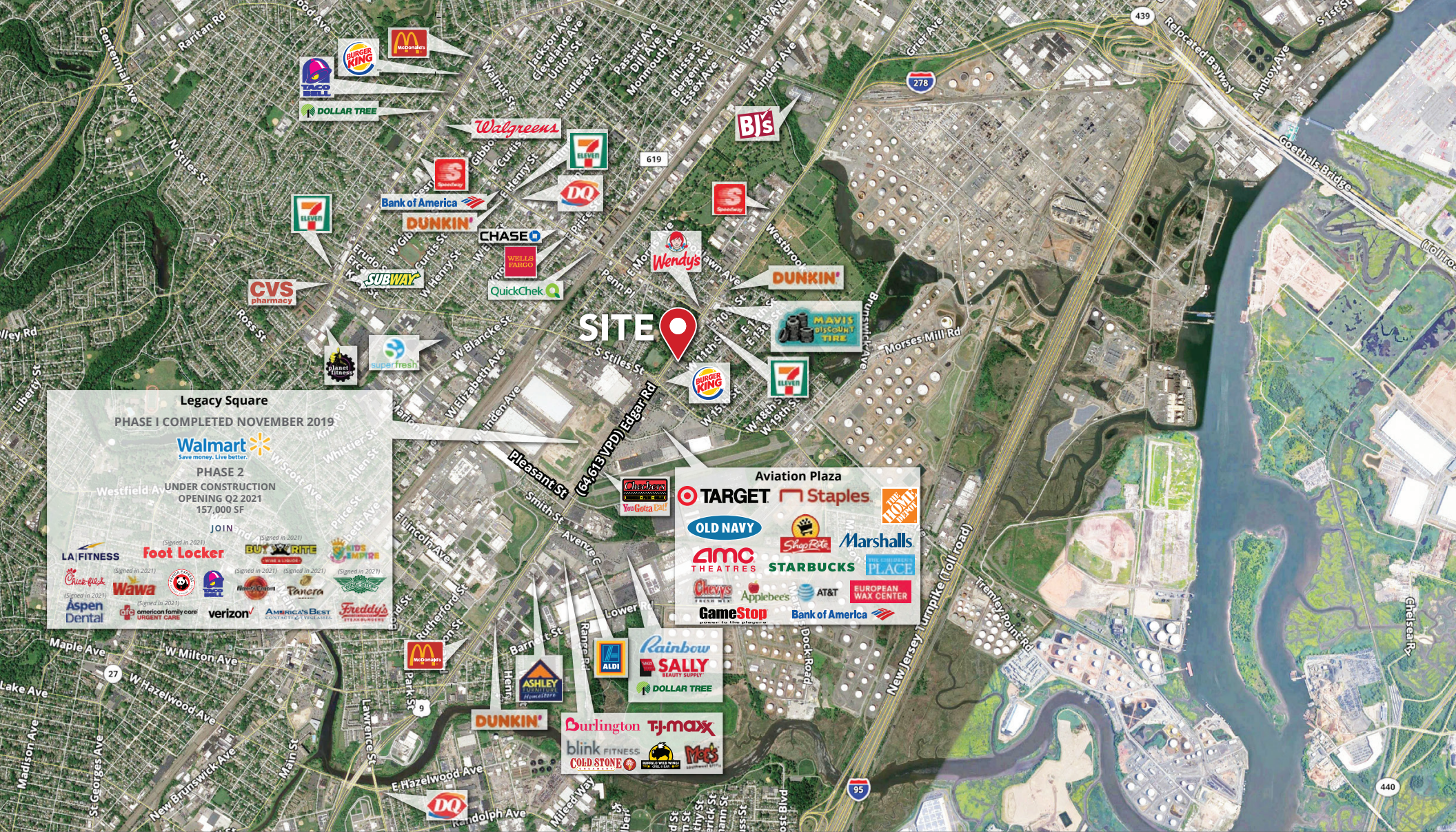
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231 W. EDGAR RD. LINDEN, NEW JERSEY

SITE PHOTOS



Legacy Square
 PHASE I COMPLETED NOVEMBER 2019
Walmart
 Save money. Live better.
 PHASE 2 UNDER CONSTRUCTION
 OPENING Q2 2021
 157,000 SF

JOIN

LA FITNESS	Foot Locker	BUY VACUUMS	THE PLAYERS TRADING COMPANY
Chickadee	Wawa	Market Basket	Tanera
Aspen Dental	american family care URGENT CARE	verizon	AMERICA'S BEST CONTRACT PAINT SERVICES
			Freddy's STEAKBURGERS

Aviation Plaza

TARGET	Staples	THE PLAYERS TRADING COMPANY
OLD NAVY	Shops Rite	Marshall's
AMC THEATRES	STARBUCKS	PLACE
Chickadee	Applebees	AT&T
GameStop	Bank of America	EUROPEAN WAX CENTER

231 W. EDGAR RD. LINDEN, NEW JERSEY

LOCAL AERIAL



231 W. EDGAR RD. LINDEN, NEW JERSEY

MARKET AERIAL

	1 MILE	3 MILE	5 MILE
DEMOGRAPHICS			
Total Population	12,129	152,935	473,793
Average HHI	\$73,937	\$92,865	\$101,357
Households	4,285	51,951	159,602