

MILBROOK PROPERTIES

Aviation Plaza

601-901 West Edgar Rd. Linden, NJ 07036

3,200 sqft outparcel with drive thru available for lease

Store P1:



Space Information:

- 3,200 sqft
- Available now
- Former bank outparcel with 2 drive thru lanes
- 60 parking spaces
- Adjacent to S Stiles Street
- Rental breakdown:
 - Base Rent – \$60/sf
 - CAM – \$4.70sf
 - RET – \$6.34/sf
 - Total Monthly Rent + Sales Tax = \$18,944.51

Lease Terms:

- One 5-year lease with two 5-year options
- 3% annual rent increases
- 2 months base rent security deposit
- \$500 holding deposit, goes towards first month's rent
- 3-4 months of rent concession
- Good guy guaranty

Demographics:

	1 Mile	3 Miles	5 Miles
Population	13,679	147,719	468,100
Average HH Income	\$90,428	\$87,651	\$90,083
Total HH	4,815	52,805	164,810
Median Age	39.6	39.4	39.1



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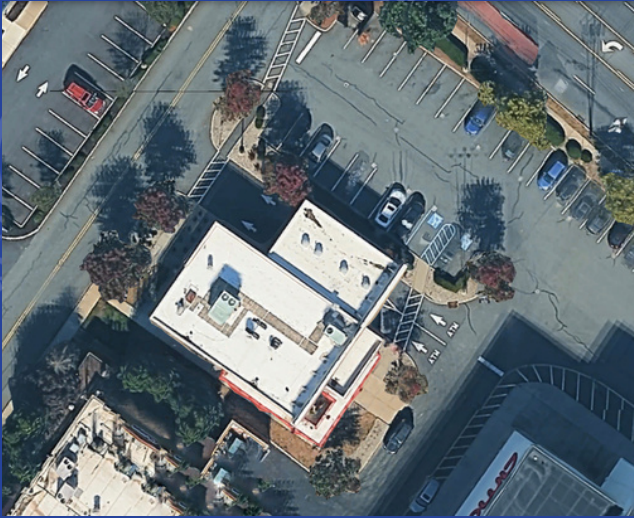
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Aerial View:



Floor Plan:



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