

**1,800 SF
AVAILABLE**



ROUTE 1 & EDGAR RD.
LINDEN, NEW JERSEY
AVIATION PLAZA

1,800 SF FOR LEASE

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JEFFERY REALTY
Retail Specialist

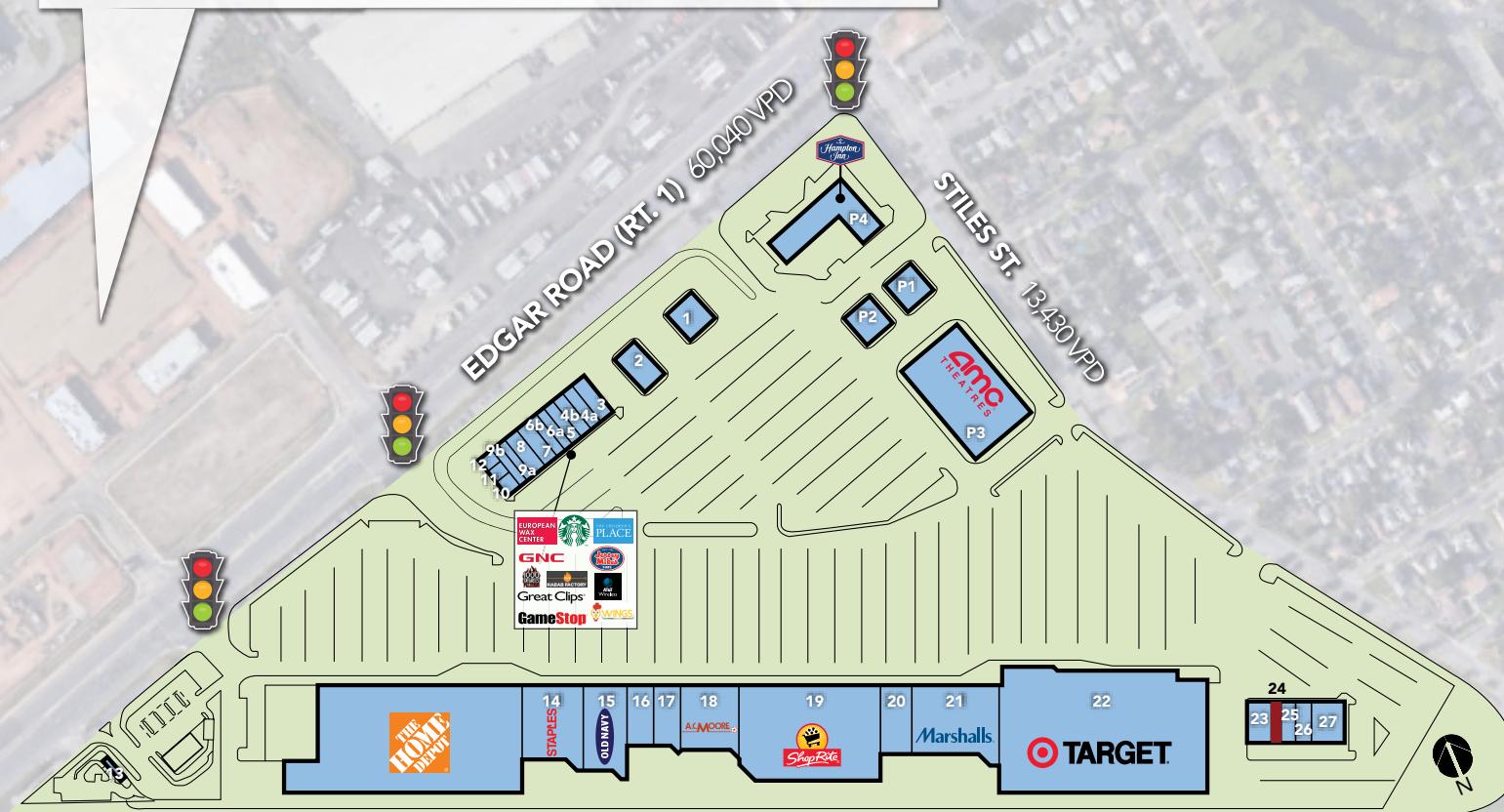
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

CICSC
SITE SOURCE
RETAIL BROKER NETWORK



A collage of various store logos including Legacy Square, Walmart, American Family Care, LA Fitness, Aspen Dental, Chicago, Wawa, Verizon, Freddy's, and KFC.



ROUTE 1 & EDGAR RD.

LINDEN, NJ

SITE INFORMATION

GLA: 644,565 SF

NNN: \$10.73 PSF

AVAILABLE: 1,800 SF

RET: \$6.03 PSF

RENT: CALL FOR QUOTE

CAM: \$4.54 PSF

TRAFFIC: 60,040 VPD RT. 1

PARKING: 3,857 SPACES

NOTES: • Aviation Plaza, a grocery-anchored power shopping center (644,565 sf) fronting the highly traveled US Routes 1&9 and Stiles Street, is the preeminent retail destination in eastern Union County, which has the highest population density in the country with 1.7 million people living within a 10-mile radius. Aviation Plaza is a dominant center because of its superb location, collection of "best in class" tenants and its highly functional layout.



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SITE PHOTOS

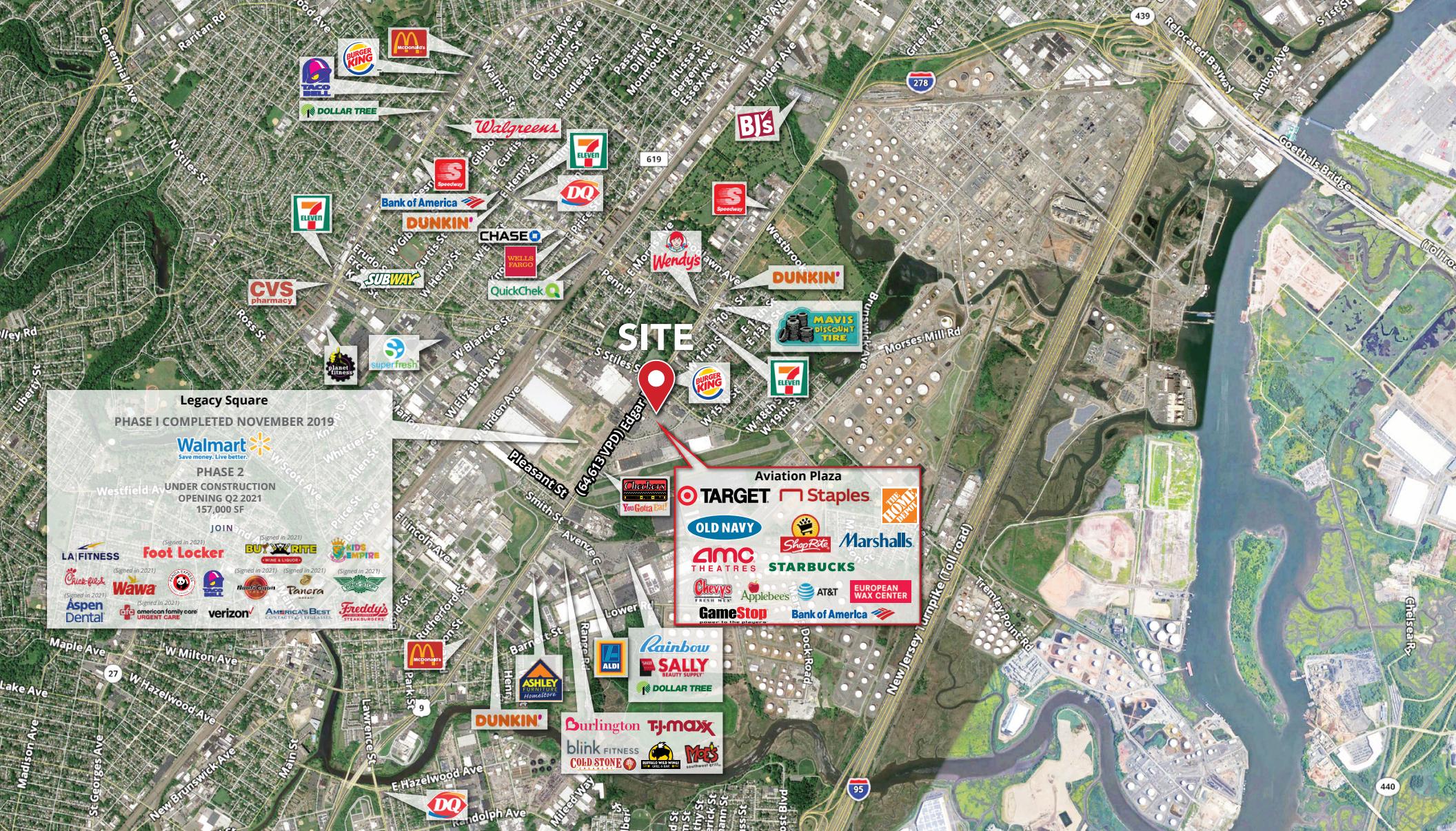


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LOCAL AERIAL



ROUTE 1 & EDGAR RD.

LINDEN, NJ

MARKET AERIAL

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