

**1,800 SF
AVAILABLE**



ROUTE 1 & EDGAR RD.

LINDEN, NEW JERSEY

AVIATION PLAZA

1,800 SF FOR LEASE

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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.





TENANT ROSTER

Home Depot	117,612 SF
1. Ugly Dumpling	6,486 SF
2. Applebee's	
3. Sushi	4,092 SF
4a. JAG Physical Therapy	2,598 SF
4b. European Wax	2,000 SF
5. Jersey Mike's	2,000 SF
6a. Nail Salon	1,600 SF
6b. GNC	1,600 SF
7. Hook & Reel Seafood	5,000 SF
8. AT&T Wireless	3,200 SF
9a. Chicken Restaurant	1,800 SF
9b. Pizzeria	2,200 SF
10. Starbucks	1,600 SF
11. Game Stop	1,600 SF
12. Great Clips	825 SF
13. Checkers	
14. Staples	32,246 SF
15. Old Navy	20,286 SF
16. Ten Spot Plus/Madragas	8,978 SF
17. Kicks USA Shoes	9,320 SF
18. A.C. Moore	21,450 SF
19. ShopRite	61,551 SF
20. 99 Cent Store	10,000 SF
21. Marshalls	32,000 SF
22. Target	125,200 SF
23. Polish Credit Union	5,000 SF
24. AVAILABLE 2/28/26	1,800 SF
25. Smoke Shop	1,900 SF
26. Liquor	5,100 SF
27. Bubbles Laundromat	8,350 SF
P3. AMC Theater	
P2. Chevy's Checkers	
P1. Bank of America	
P4. Hampton Inn	

ROUTE 1 & EDGAR RD.

LINDEN, NJ

SITE INFORMATION

GLA: 644,565 SF

AVAILABLE: 1,800 SF

RENT: CALL FOR QUOTE

TRAFFIC: 60,040 VPD RT. 1

NNN: \$10.73 PSF

RET: \$6.03 PSF

CAM: \$4.54 PSF

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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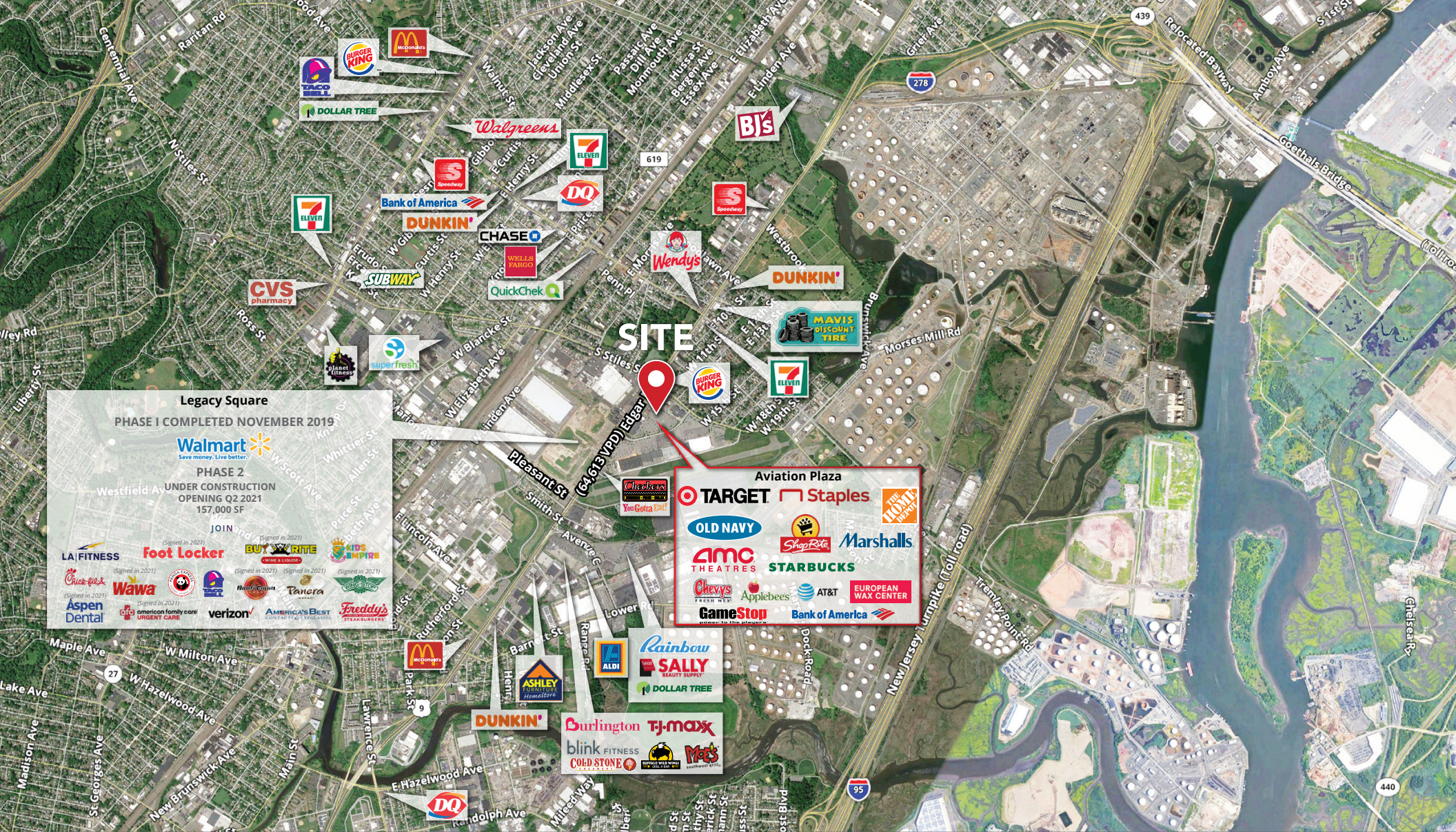




ROUTE 1 & EDGAR RD.

LINDEN, NJ

SITE PHOTOS



ROUTE 1 & EDGAR RD. LINDEN, NJ

LOCAL AERIAL



ROUTE 1 & EDGAR RD.

LINDEN, NJ

MARKET AERIAL