JOIN RETAILERS: The Home Depot · ShopRite · Target · Marshalls · Starbucks · Old Navy · Staples · AMC Theatres

AVIATION PLAZA

7M annual visits*

6.83 visit frequency*

51min avg. time spent*



*SOURCE: PLACER.AI 2025 PROPERTY FOOT TRAFFIC

ROUTE 1 & STILES ST.

LINDEN, NEW JERSEY

FOR LEASE

1,522-1,800 SF IN-LINE &
3,200 SF FREESTANDING W/ DRIVE-THRU

KYLE GOWOREK
kgoworek@jefferyrealty.com
C: 201.978.1770

SHANE WIERKS
swierks@jefferyrealty.com
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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.

ICSC · SITE SOURCE RETAIL BROKER NETWORK





TENANT ROSTER

	Home Depot	117,612 SF
1.	Ugly Dumpling	6,486 SF
2.	Applebee's	
3.	Supra Sushi	4,092 SF
4a.	JAG Physical Therapy	2,598 SF
4b.	**AVAILABLE (01.01.2027)**	**1,522 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.	Halal 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	1,173 SF
14.	Staples	32,246 SF
15.	Old Navy	20,286 SF
16.	Ten Spot Plus/Madrags	8,978 SF
17.	Snipes	9,320 SF
18.	Michael's	21,450 SF
19.	ShopRite	61,551 SF
20.	Dollar Store	10,000 SF
21.	Marshalls	32,000 SF
22.	Target	125,200 SF
23.	Polish Credit Union	5,000 SF
24.	**AVAILABLE**	**1,800 SF**
25.	Smoke Shop	1,900 SF
26.	Liquor	5,100 SF
27.	Bubbles Laundromat	8,350 SF
P3.	AMC Theater	45,893 SF
P2.	Chevy's Checkers	7,735 SF
P1.	**AVAILABLE** (FORMER BANK W/ DRIVE-THRU)	**3,200 SF**
P4.	Hampton Inn	

ROUTE 1 & EDGAR RD. LINDEN, NJ

SITE INFORMATION

GLA: 644,565 SF

AVAILABLE: 1,522 SF - Unit 4b
1,800 SF - Unit 24
3,200 SF - Unit P1 FREESTANDING W/ DRIVE-THRU

TRAFFIC: 60,040 VPD RT. 1

RENT: CALL FOR QUOTE

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 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 1.7M people living within a 10-mile radius.

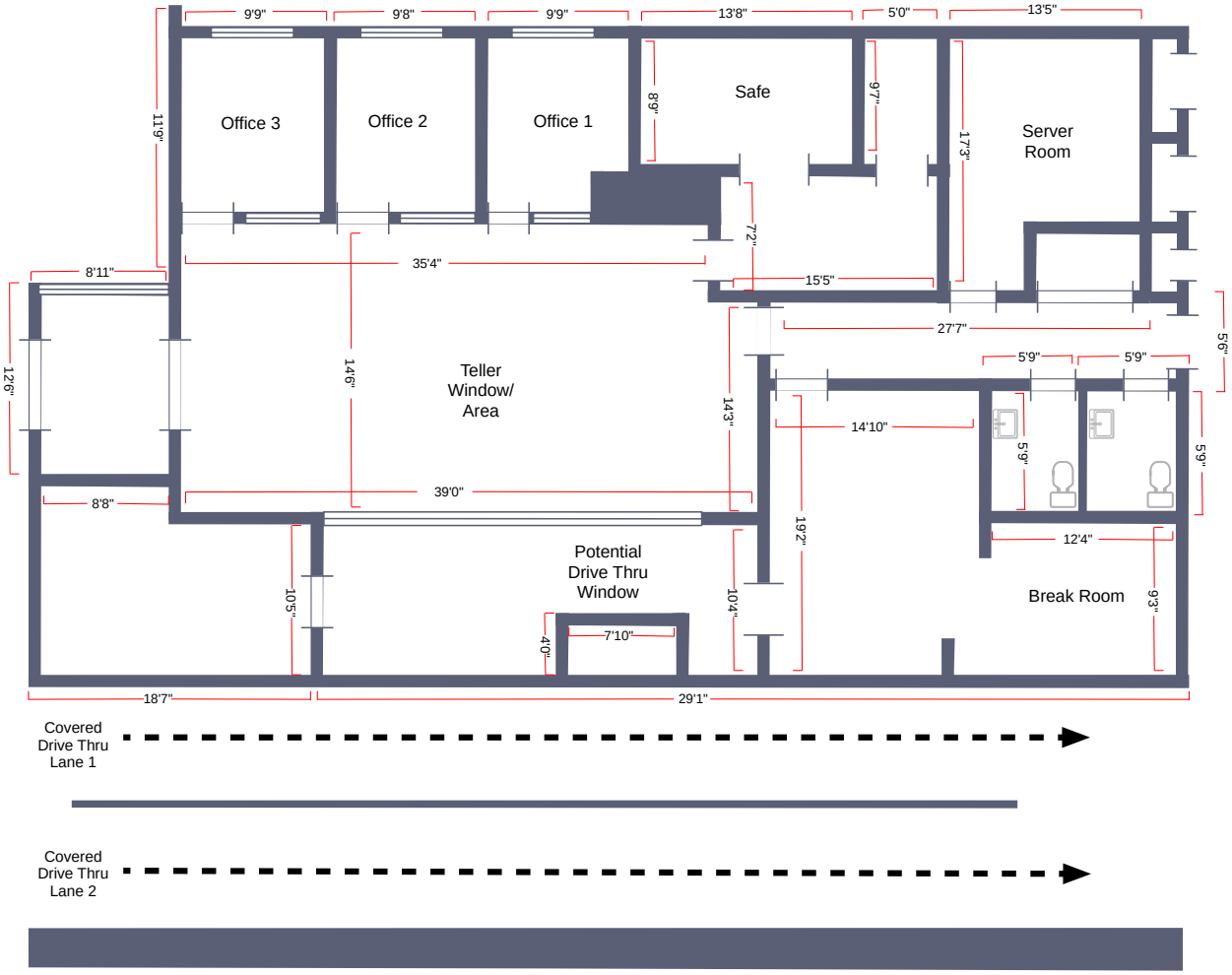
JEFFERY REALTY
Retail Specialist

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ROUTE 1 & EDGAR RD.

LINDEN, NJ

BANK FLOOR PLAN



ROUTE 1 & EDGAR RD.

LINDEN, NJ

TENANTS 3-10

JEFFERY REALTY
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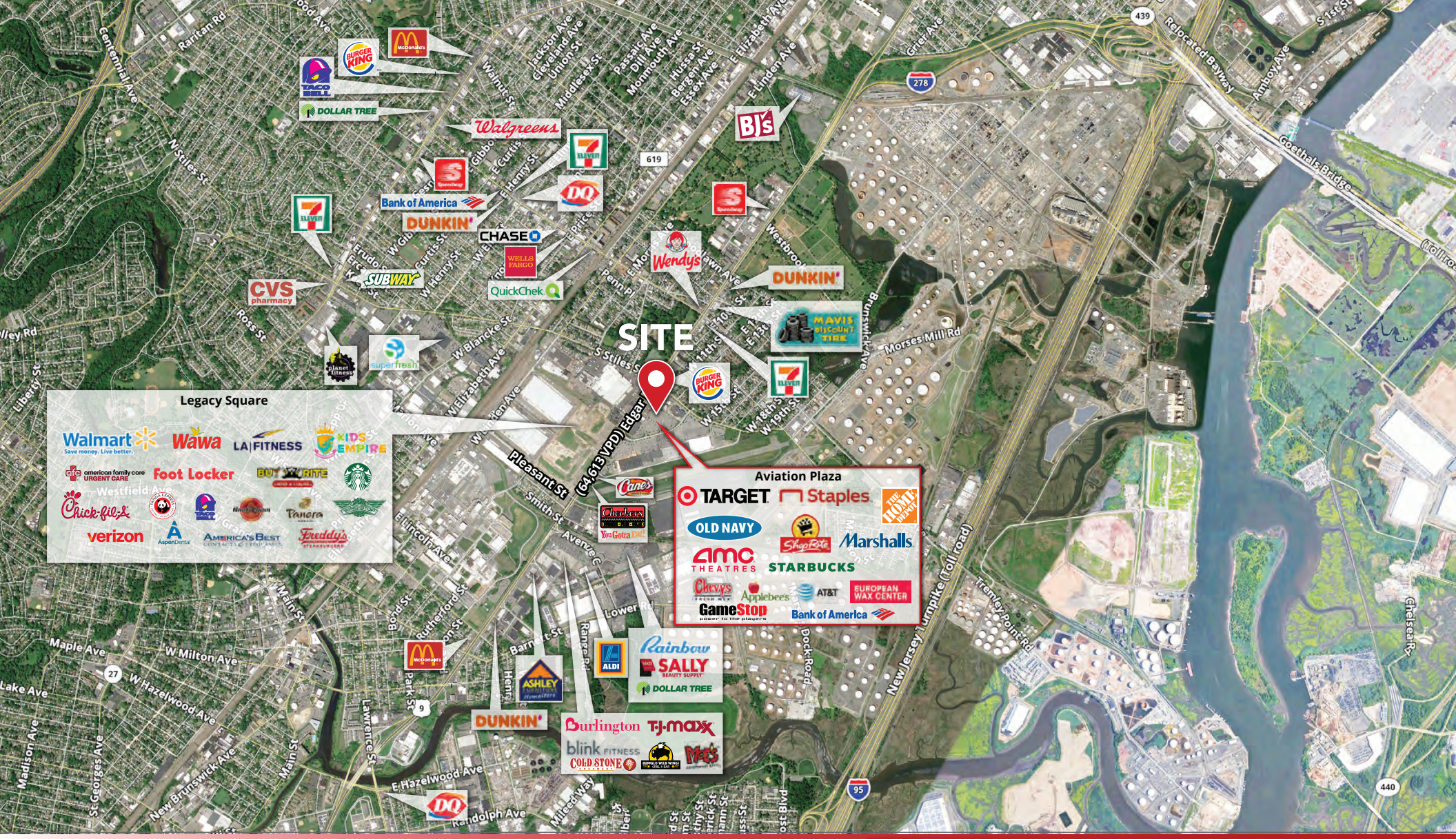


ROUTE 1 & EDGAR RD. LINDEN, NJ

SITE PHOTOS

JEFFERY REALTY
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ROUTE 1 & EDGAR RD.

LINDEN, NJ

LOCAL AERIAL

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RETAIL BROKER NETWORK



DEMOGRAPHICS	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

ROUTE 1 & EDGAR RD.

LINDEN, NJ

MARKET AERIAL

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