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
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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

TENANTS 3-12

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ROUTE 1 & EDGAR RD. LINDEN, NJ

SITE PHOTOS

JEFFERY REALTY
Retail Specialist

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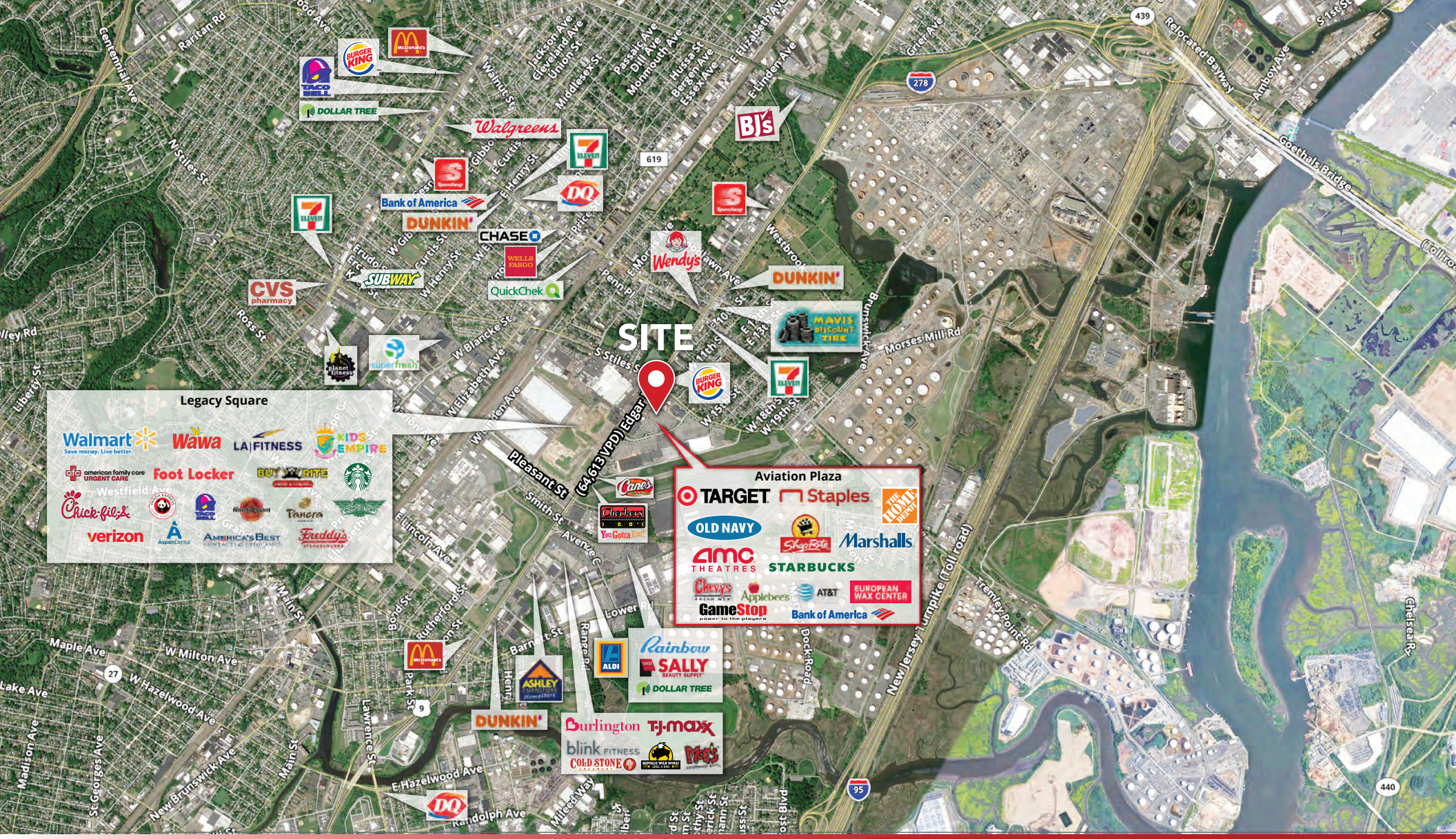
SITE
Legacy Square
Walmart
Wawa
LA FITNESS
KIDS EMPIRE
Foot Locker
Chick-fil-A
verizon
Aviation Plaza
TARGET
Staples
OLD NAVY
Marshalls
STARBUCKS
GameStop
Bank of America
Walgreens
DOLLAR TREE
Bank of America
DUNKIN'
CHASE
SUBWAY
CVS pharmacy
QuickChek
Wendy's
BJ's
MAVIS DISCOUNT TIRE
BURGER KING
Rainbow
SALLY
ALDI
Burlington
TJ-maxx
blink FITNESS
COLD STONE
Pleasant St
(64,613 VPD) Edgar
Maple Ave
W Milton Ave
W Hazelwood Ave
E Hazelwood Ave
Morses Mill Rd
New Jersey Turnpike (Toll Road)
Trenton Point Rd
Chelsea Rd
Goethals Bridge
Relocated Bayway
Amboy Ave
Grier Ave
Rahway River
Rahway Ave
Linden Ave
Elizabeth Ave
Jackson Ave
Cleveland Ave
Union St
Middlesex St
Passaic Ave
Dill Ave
Monmouth Ave
Hussa St
Bergen Ave
Essex Ave
Walnut St
Raritan Rd
Centennial Ave
N Stiles St
Liberty St
Ross St
W Blancke St
W Elizabeth Ave
Ellingham Ave
Lincoln Ave
Avenue C
Lower Rd
Barnett St
Ranger Rd
Dock Road
Rutherford St
Bond St
Main St
Park St
Lawrence St
Madison Ave
St Georges Ave
New Brunswick Ave
Lake Ave
Randolph Ave
Milford Way
Brunswick Ave
Westbrook Ave
Dawn Ave
Penn Pl
E Curtis St
W Curtis St
E Henry St
W Henry St
E Gibbons St
W Gibbons St
E Frudo St
E 10th St
E 11th St
E 13th St
W 15th St
W 18th St
W 19th St
S 1st St
S Stiles St
Liberty Rd
Westfield Ave
E Lincoln Ave
Smith St
Henry St
Gibbons St
Curtis St
Frudo St
Price St
Renn Pl
Morton Ave
Elizabeth Ave
Blancke St
Ross St
Centennial Ave
Raritan Rd
Maple Ave
Milton Ave
Hazelwood Ave
Lake Ave
Madison Ave
St Georges Ave
Main St
New Brunswick Ave
Randolph Ave
Milford Way
Dock Road



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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ICSC SITE SOURCE