

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**FOX & ROACH,
REALTORS®**

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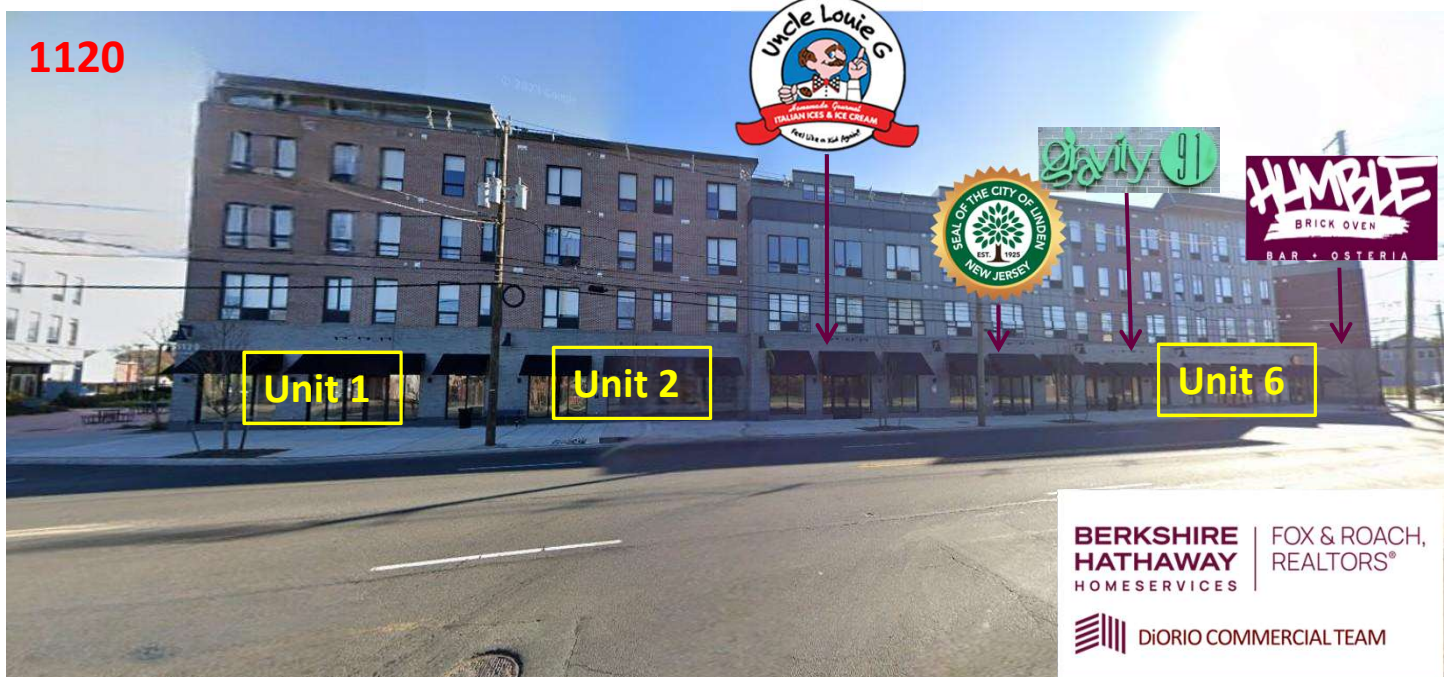
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COMMERCIAL DIVISION

For lease: 1120 & 1140 E. St. Georges Ave, Linden, NJ
1120 – Unit 1 (+/-1,914 SF) / Unit 2 (+/-1,420 SF) / Unit 6 (+/-1,200) SF

• Bus to NYC stops in front of building • Units 1 and 2 are contiguous!

- High Visibility: The traffic of E St. Georges Ave provides exposure to hundreds of potential customers daily in addition to the patronage from the tenants residing above
- National Tenant-Friendly: With an abundance of national tenants already in the area these locations are ideal locations for additional national or local businesses
- Ample parking: This area benefits from ample street parking as well as parking for commercial patrons around back.
- Proximity to Major Highways: Situated near major highways, including I-95 and the Garden State Parkway, this location offers easy access for both local and out-of-town shoppers
- Public Transportation: The property is well-connected to public transportation, with a bus stop to NYC steps away providing a 50 min commute to the city and the train station 1.8 mi away, making it convenient for commuters and shoppers who rely on these services
- Potential Uses: Ideal for restaurants, cafés, retail or other service based businesses
VPD: 19,351 - QSR have historically been successful

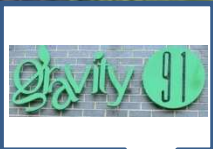




Suite 1
1,914sf

Suite 2
1,420sf

Suite 6
1,200sf



1120 St Georges

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 **DIORIO COMMERCIAL TEAM**

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1147

1141-3

1149



Charles St

27

1137

Am Elite Academy

1133

1136

1129

130

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Google

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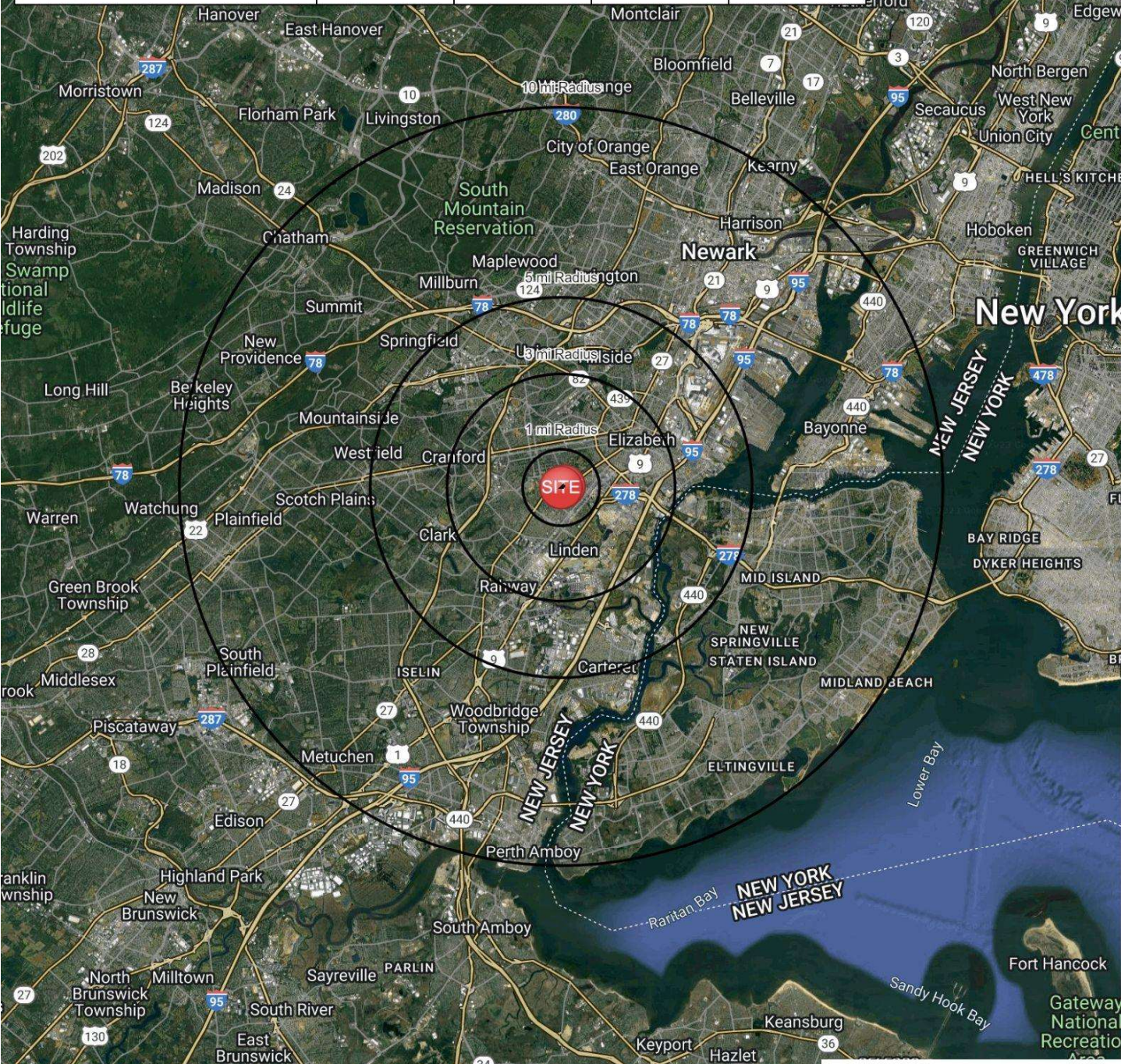
1120 E St Georges Ave

Linden, NJ 07036

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1144 E St Georges Ave Linden, NJ 07036	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Population	28,855	234,050	499,546	2,091,576
Households	10,360	83,842	177,212	745,676
Population Median Age	38.5	37.7	37.8	37.9
Average HH Income	\$100,075	\$107,767	\$122,143	\$128,894
Employees	8,239	78,775	192,743	704,393



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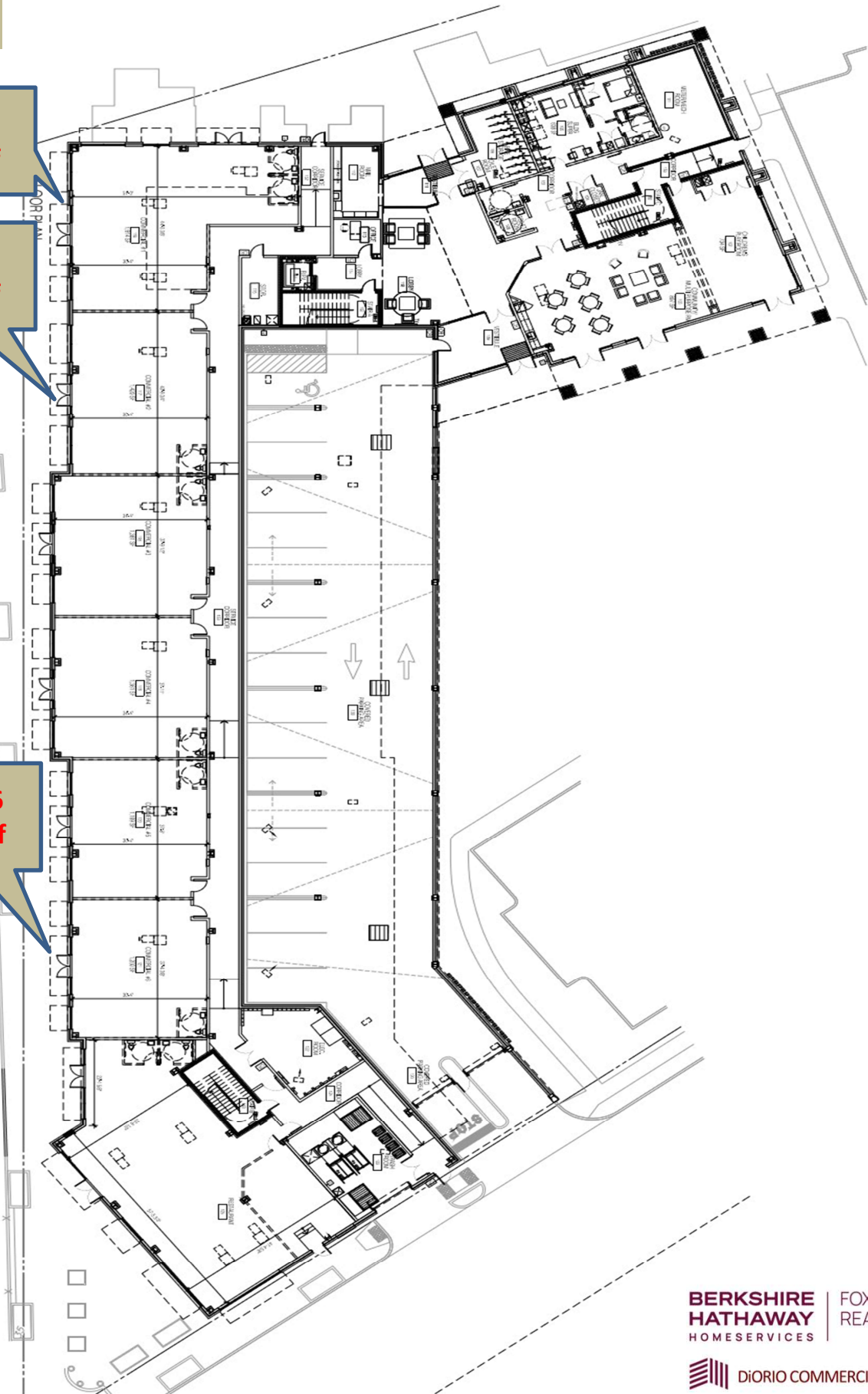
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1120

**Suite 1
1,914sf**

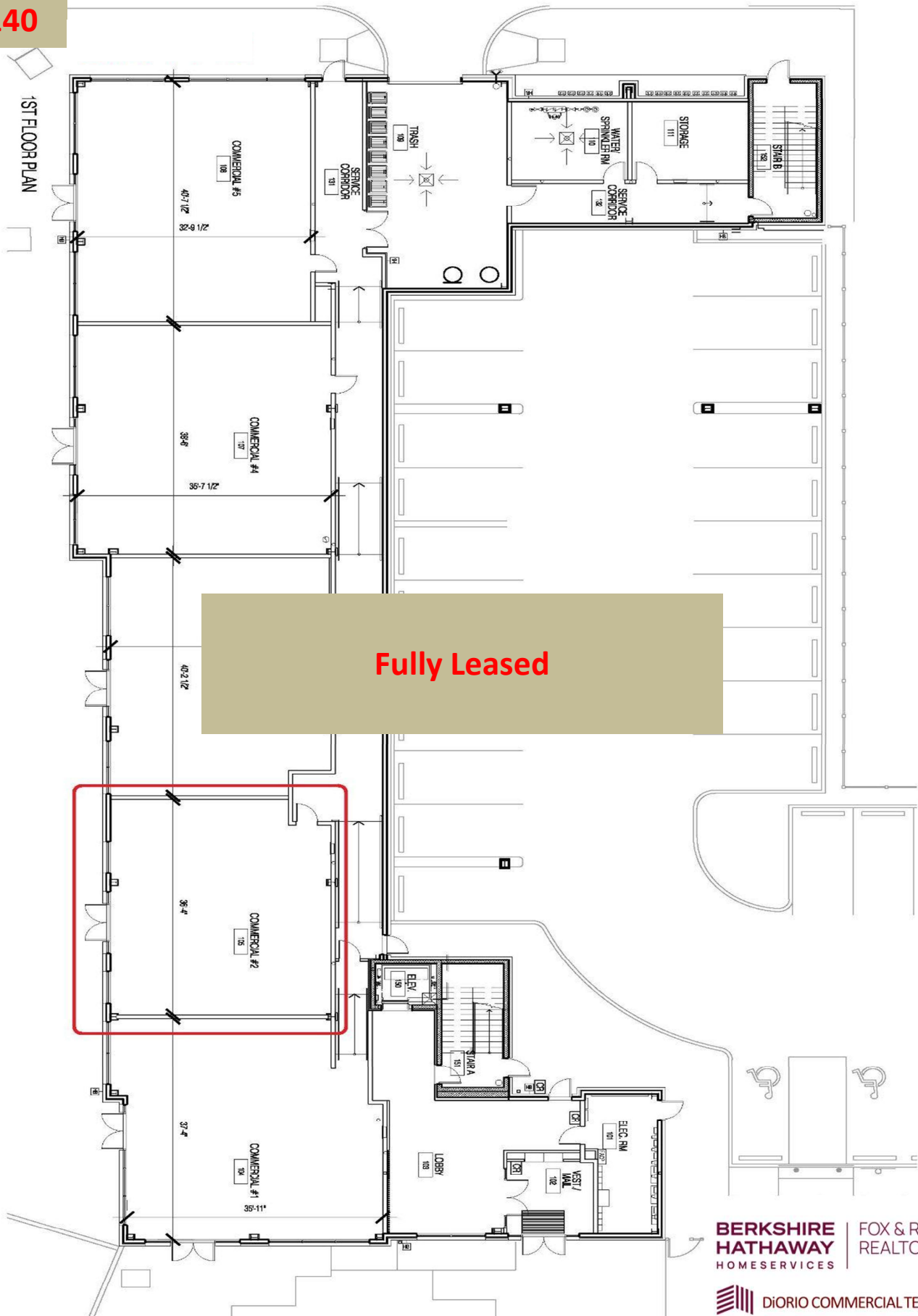
**Suite 2
1,420sf**

**Suite 6
1,200sf**



1140

1ST FLOOR PLAN

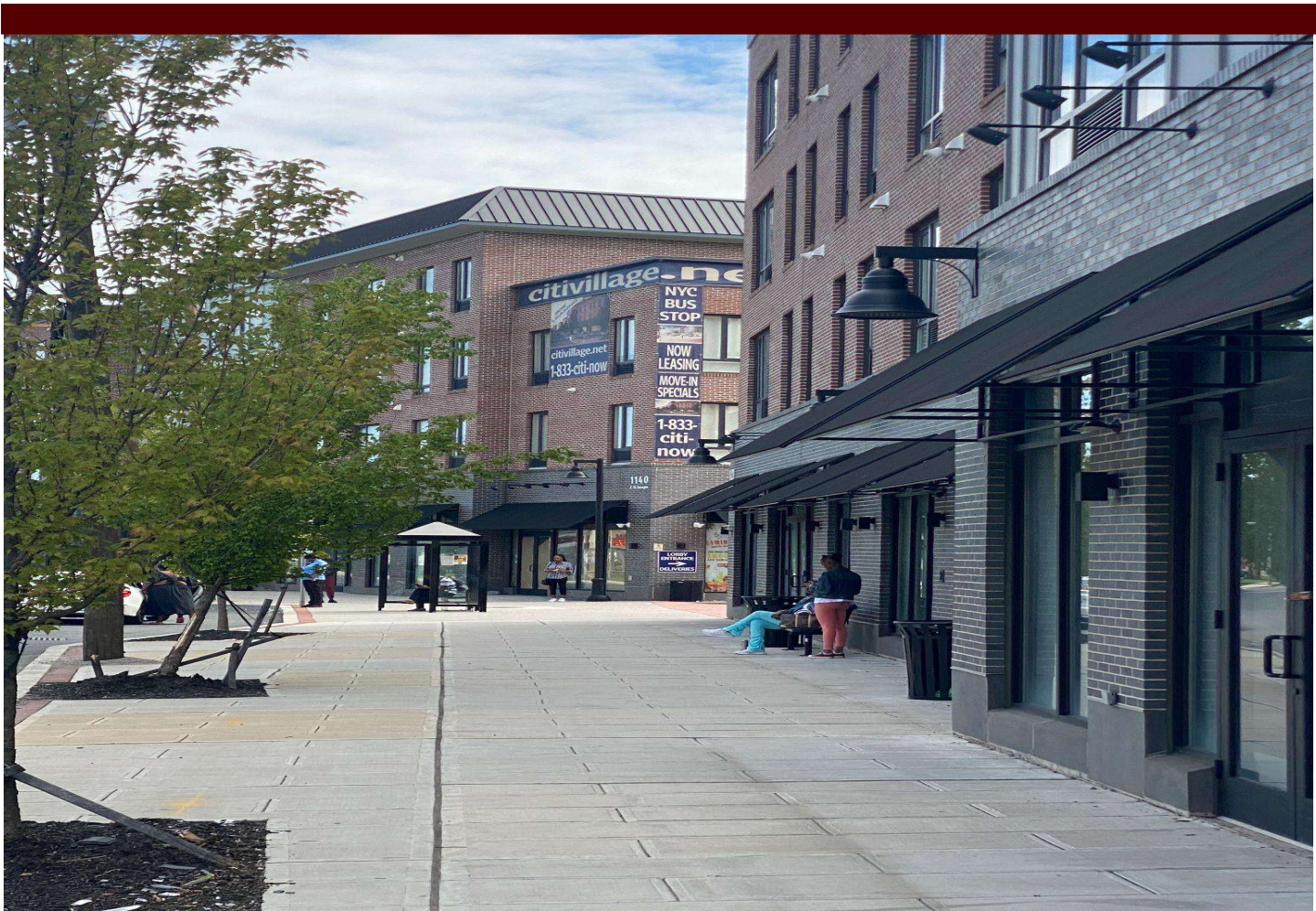


UNIT 2



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Rendering of forthcoming development.



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