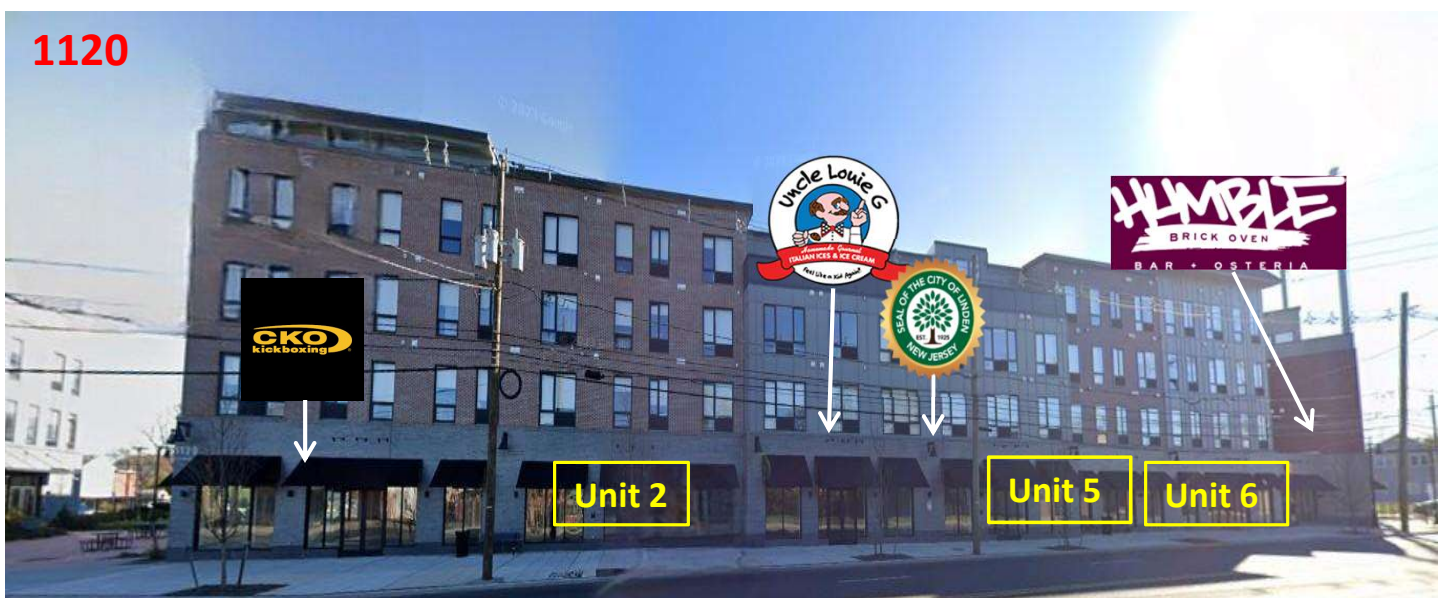


**For lease: 1120 E. St. Georges Ave, Linden, NJ**  
**Unit 2 (+/-1,420 SF) / Unit 5 (+/-1,199 SF) / Unit 6 (+/-1,200 SF)**

**Bus to NYC stops in front of building**

- 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

**1120**





Suite 5  
1,199sf

Suite 6  
1,200sf

Suite 2  
1,420sf



1120 St Georges



**BERKSHIRE HATHAWAY** | FOX & ROACH, REALTORS®  
HOMESERVICES |  
 **DIORIO COMMERCIAL TEAM**

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# 1120 E St Georges Ave

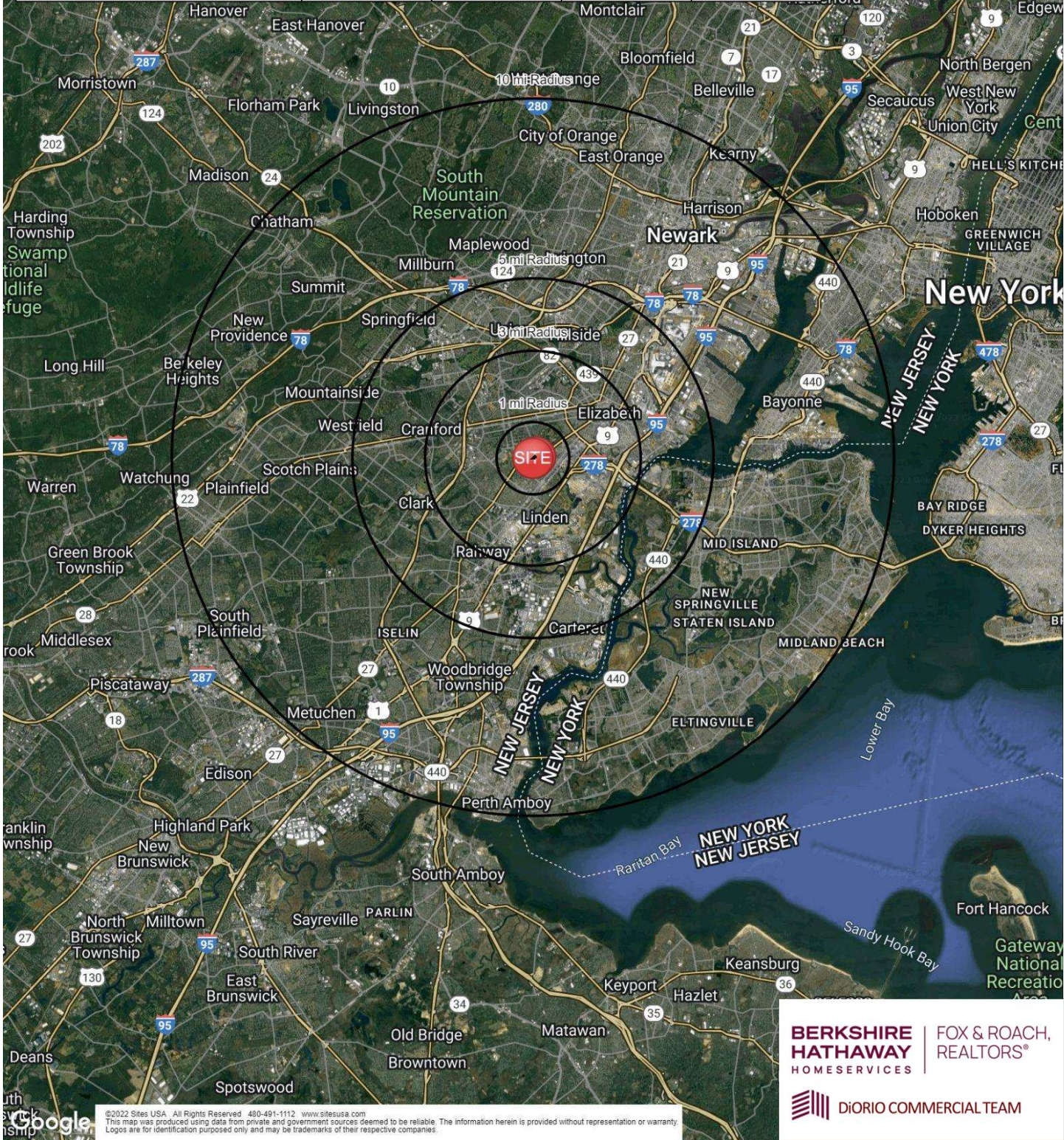
Linden, NJ 07036

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HOMESERVICES

**DIORIO COMMERCIAL TEAM**

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

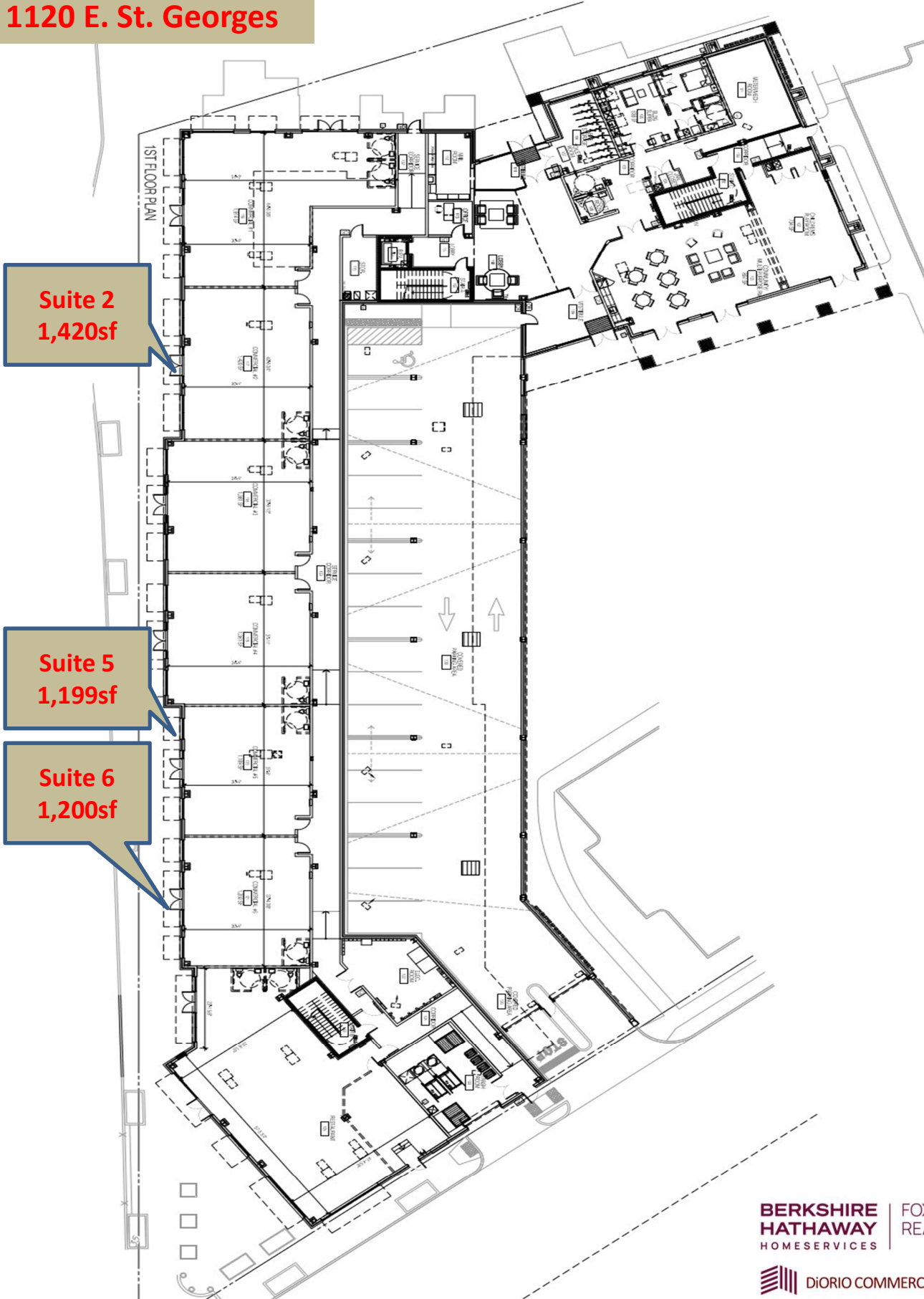


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**DIORIO COMMERCIAL TEAM**

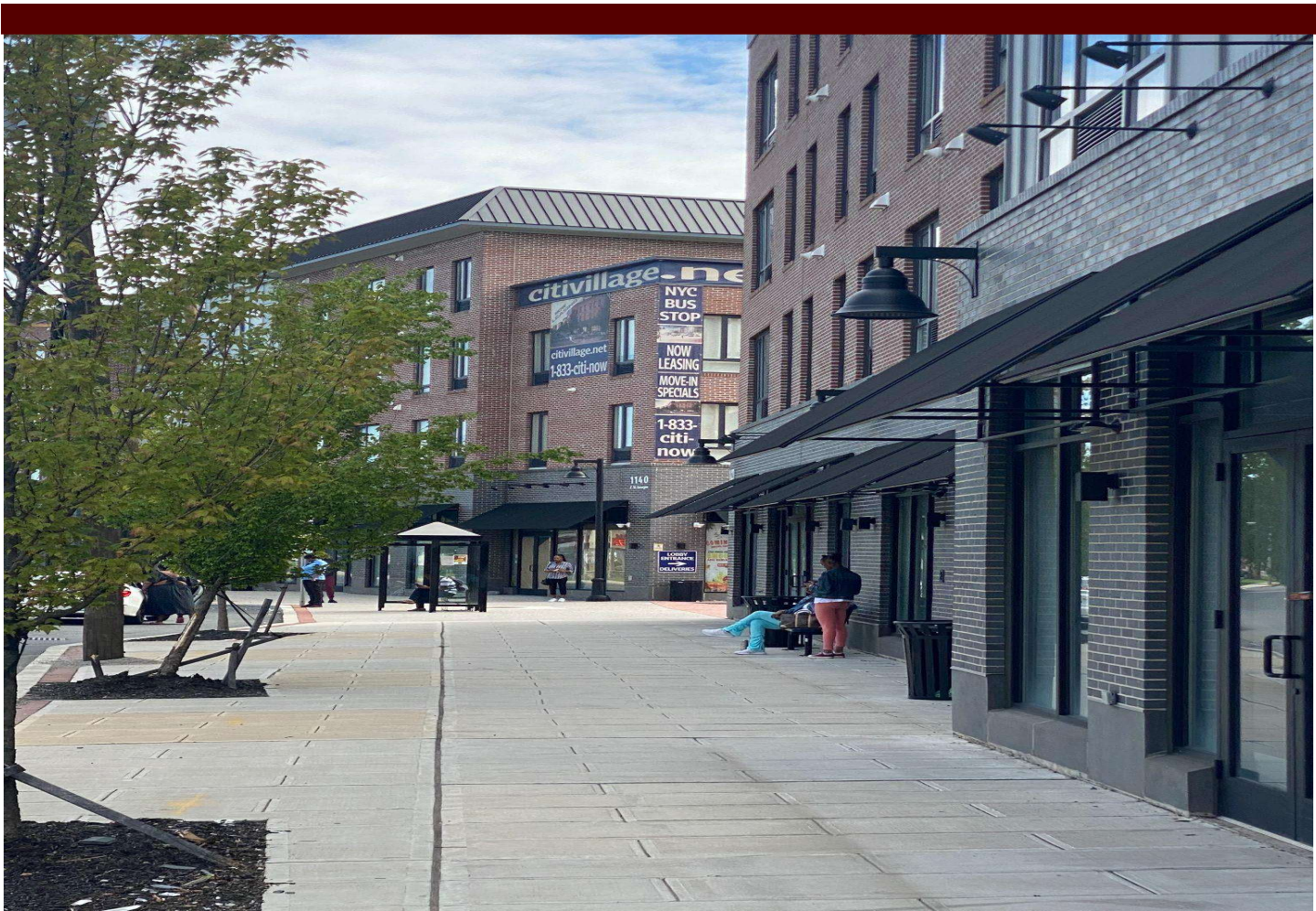
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# 1120 E. St. Georges



## UNIT 2





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Rendering of forthcoming development.



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