

610-620 N. STILES ST.

LINDEN, NJ

FOR LEASE OR SALE

5,058 SF Total Retail Space

2,944 SF Ground Floor Retail

1,160 SF Apartment Included*

*Apt. space can be leased separately

- Freestanding pad suitable for retail, medical office, professional office and service uses
- Unique live/work option
- Centrally located at the corner of Ercama Street & N. Stiles Street
- Proposed 21 striped parking spaces and ample off-site parking
- Neighbors include Masala Twist and Grill, Super Fresh Supermarket, The UPS Store, Polmart Restaurant, Furniture Warehouse, CVS, Chop Spot BBQ, Subway, Planet Fitness, Walmart, Shoprite, Target, and Home depot



PROPOSED FACADE

For more information, please contact:

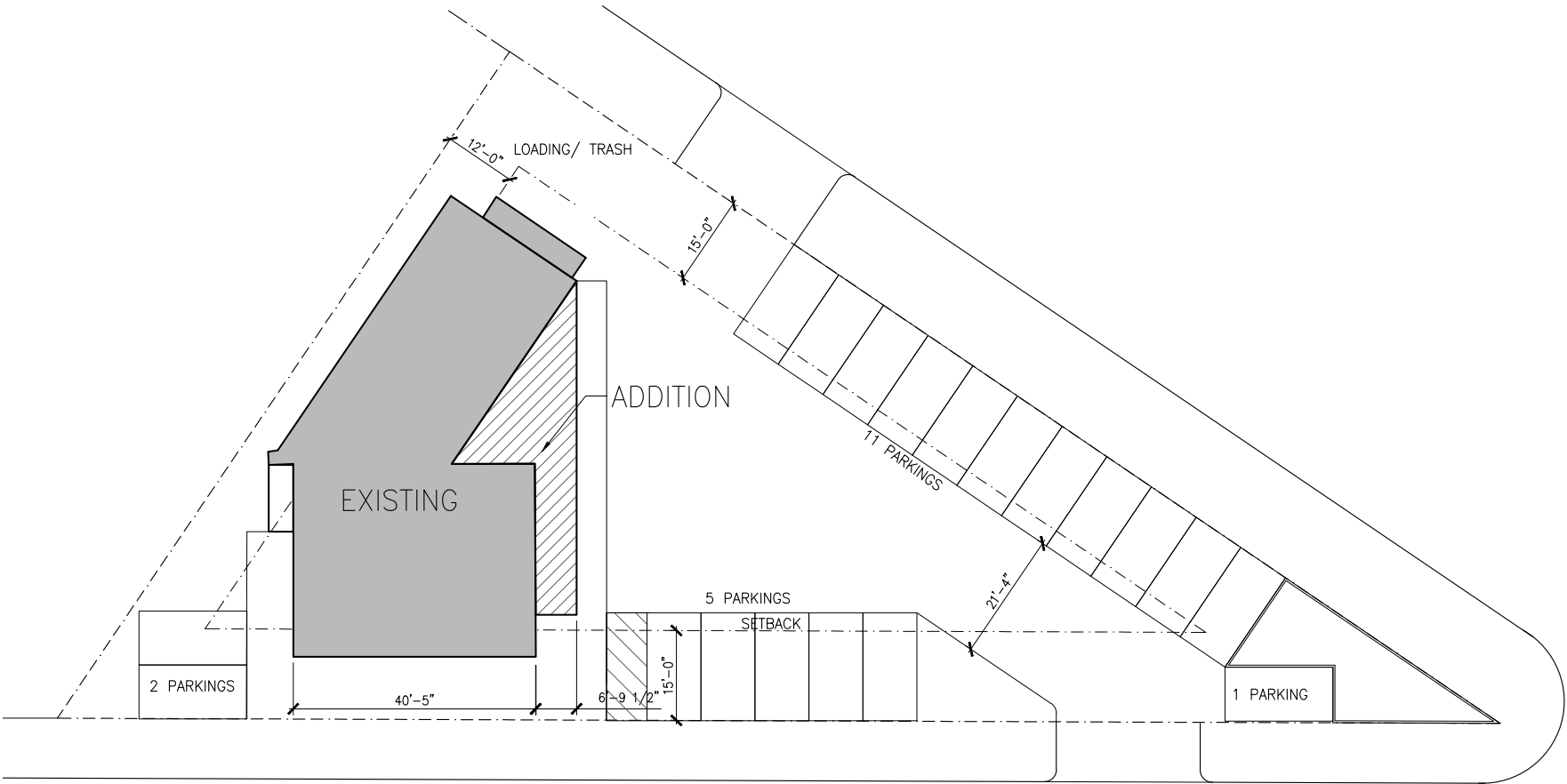
Joel Dicker
908.610.8488 • joel@bennettrealtyllc.com

Bennett Realty & Development LLC • Licensed Real Estate Brokers NJ, NY, CT, PA • 24 S Holmdel Road, Holmdel, NJ 07733 • 732.837.4060 • www.bennettrealtyllc.com

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bennett
REALTY & DEVELOPMENT

PROPOSED SITE PLAN



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CURRENT FACADE

Future Parking

LINDEN INDUSTRIAL PARK



	1 Mile	3 Miles	5 Miles
Population	24,143	163,420	452,183
Daytime Population	8,692	67,797	193,045
Avg. HH Income	\$88,650	\$89,856	\$96,830

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MARKET AERIAL

610-620 N Stiles St | LINDEN, NJ

SITE

24,200 AADT

19,034 AADT

68,686 AADT

Aviation Plaza

- Target
- AMC THEATRES
- Chevy's FRESH MEX
- Starbucks
- Old Navy
- GameStop
- at&t
- Marshall's
- Applebee's
- GNC LiveWell

- TJ-maxx
- Burlington
- blink FITNESS
- COLD STONE
- Me's southwest grill
- BUFFALO WILD WINGS
- Sprint

Merck Campus

Linden Municipal Airport

WAL-MART

McDonald's

White Castle

QuickChek

ALDI

- SALLY BEAUTY
- DOLLAR TREE
- MODELL'S SPORTING GOODS