

## For lease: 1120 E. St. Georges Ave, Linden, NJ

Unit 2 (+/-1,914 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





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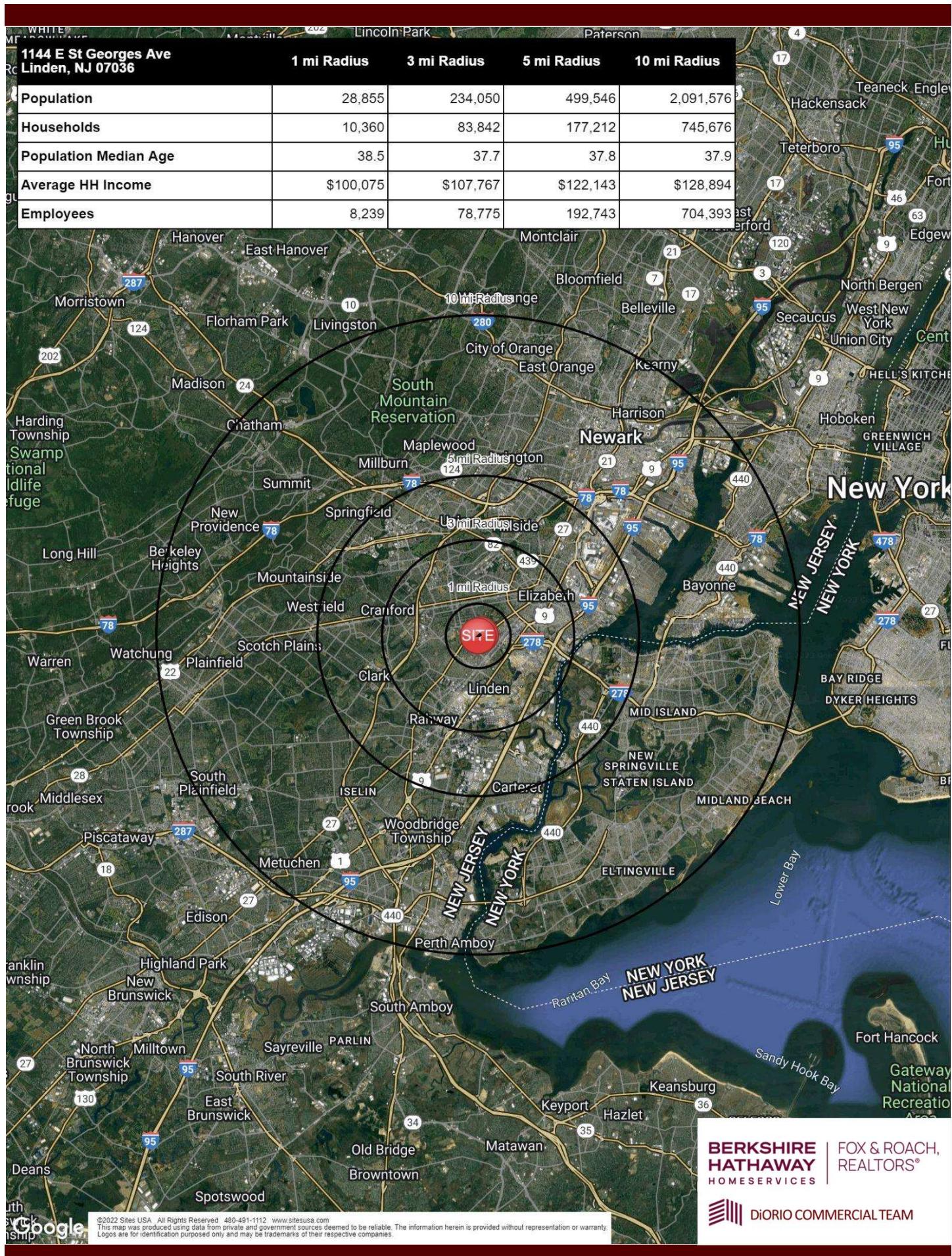
 **DIORIO COMMERCIAL TEAM**



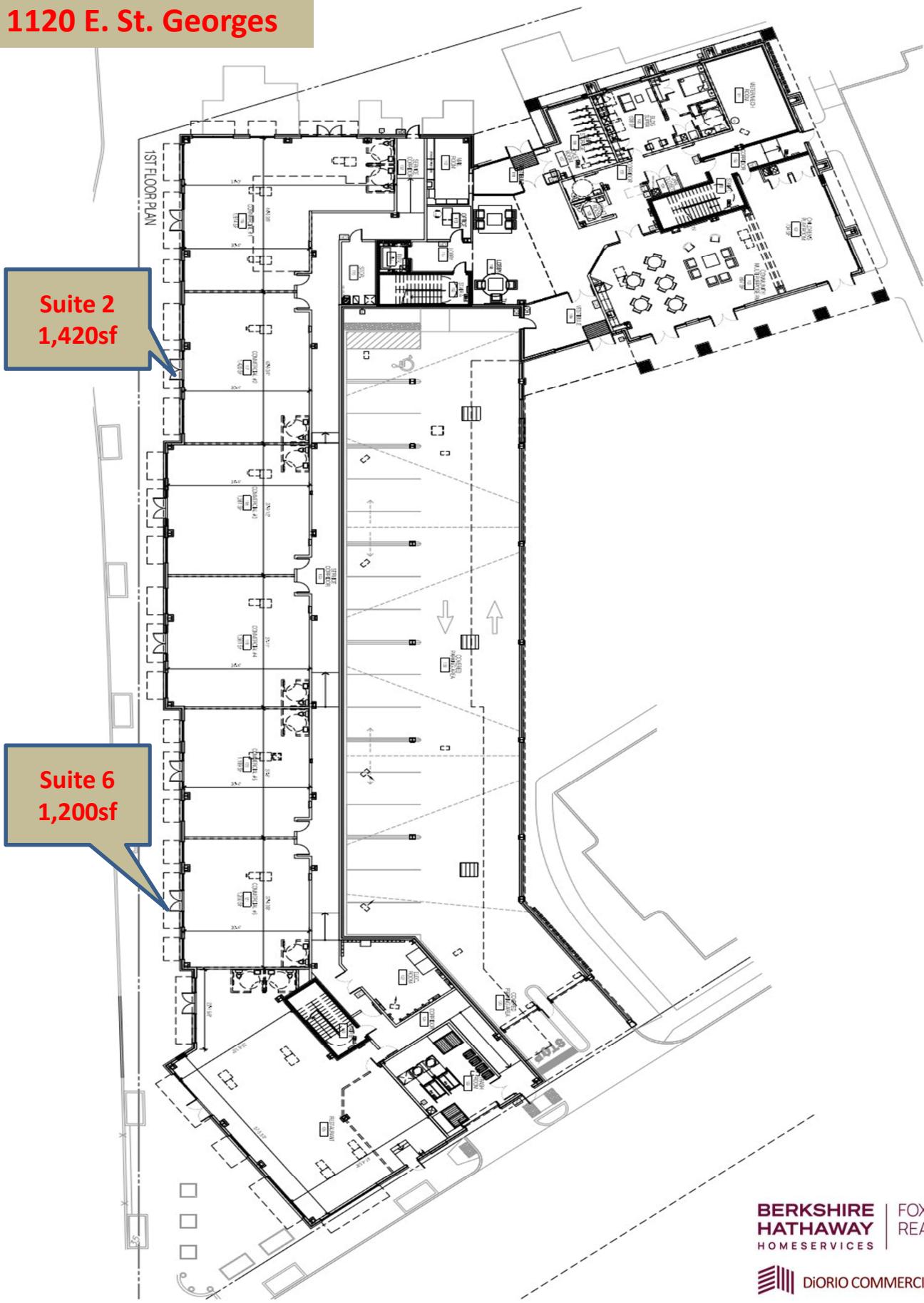
## 1120 E St Georges Ave Linden, NJ 07036

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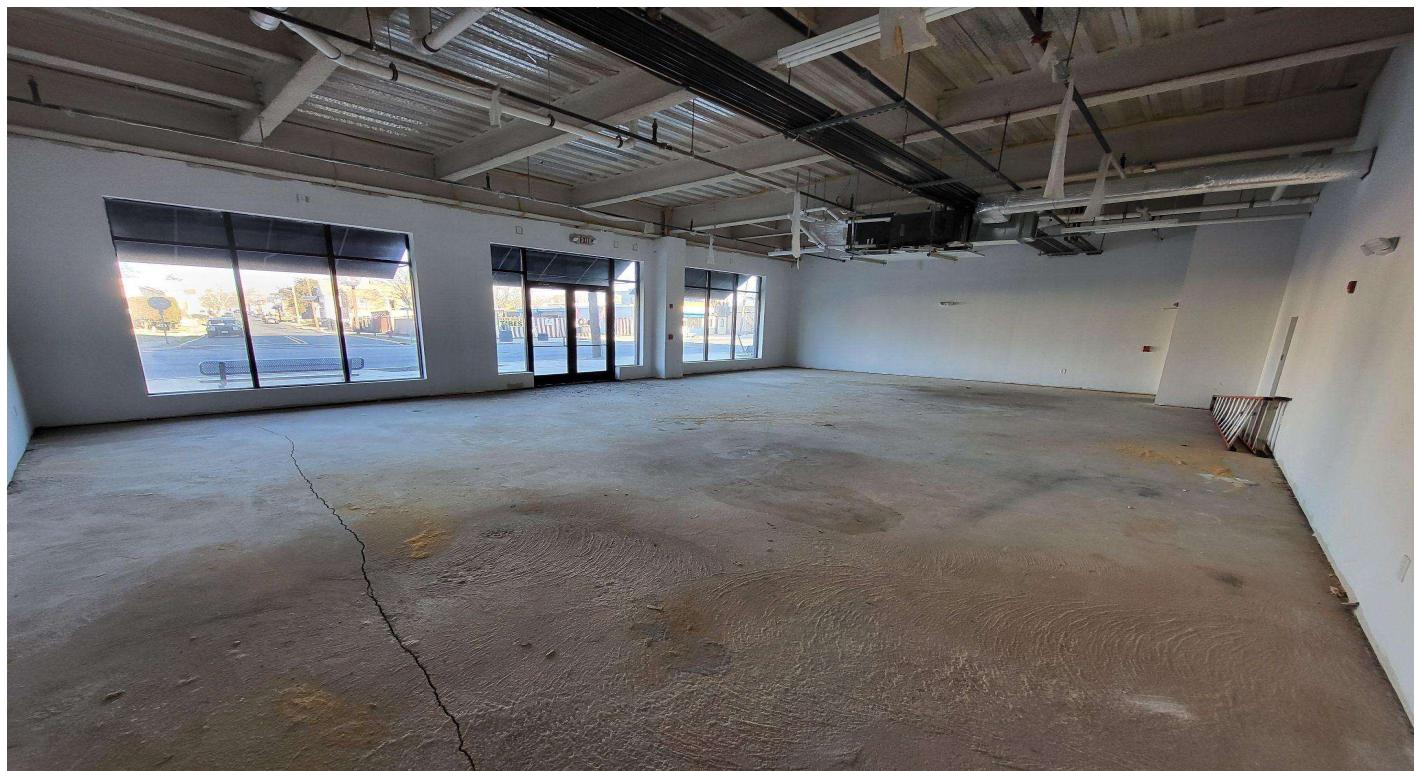
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## 1120 E. St. Georges



## UNIT 2





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Rendering of  
forthcoming  
development.

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