

1120 EAST SAINT GEORGES AVENUE, LINDEN NJ 07036

citivillage@stgeorges

FOR LEASE - ONLY 1 SPACE LEFT! RETAIL / OFFICE/ RESTAURANT



citivillage @ st georges

*Enjoy luxury living and the convenience of city life!
Experience a community with two buildings totaling 113 fully-leased luxury apartments, 18,000 SF on-site restaurants and shops (only 1 space left!), rooftop terraces, gated parking, a dog run, a promenade, and a NYC/Elizabeth bus stop on-site.*

Join our mix of commercial tenants including a: restaurant, daycare, hair/nail salon, spa, pharmacy, tax services, and a juice bar!

PROPERTY HIGHLIGHTS

- * High visibility storefronts and heavy traffic volume
- * NYC and Elizabeth bus stop in front of the promenade
- * Less than 2.5 miles to Routes 1&9, the Linden Train Station and the Garden State Parkway

OFFERING SUMMARY

Lease Rate: \$25 SF/YR (NNN)

CAM: \$4 SF/YR/YR

Available SF (Unit 2.5): 1,199 SF

Total Commercial Space: 18,000 SF

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	27,384	222,331	475,873
Average Age	39	39.9	39.1
Est. Total Employees	6,977	80,994	220,803
Average HH Income	\$77,478	\$88,204	\$96,375

TRAFFIC COUNTS

St Georges Avenue - 26,365 Cars per Day



SHELDON GROSS REALTY, INC.

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