



LAND

FOR SALE & LEASE

# ±0.21-ACRE COMMERCIAL LAND

530 East Saint Georges Avenue, Linden, NJ 07036

*For More Information, Contact the Exclusive Brokers*

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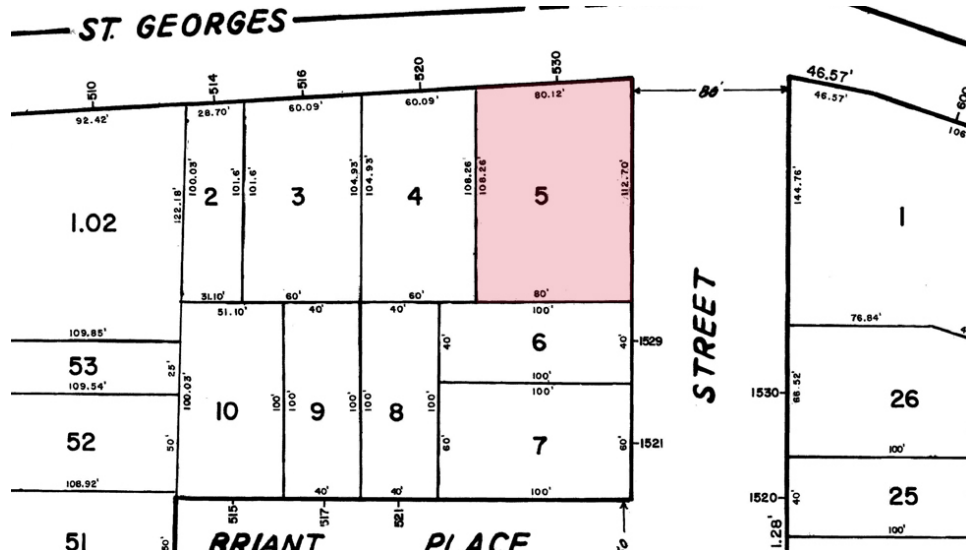


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

- Approx. 1.9 Miles to Garden State Parkway Exit 136
- Approx. 3.3 Miles to I-278
- Approx. 8.8 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	\$595,000
Lease Rate:	\$4,000.00 Per Month (NNN)
Lot Size:	0.21 Acres

## PROPERTY HIGHLIGHTS

- Lot Size at ±0.21 Acres (Block 163, Lot 5)
- Commercial Use
- 80' x 113' Lot Dimensions
- Taxes at \$9,283.86 (2022)
- Across from Bus Stop (NJ Transit Bus 48, 94 and 115)
- Corner Lot Intersection with Traffic Light Along Busy E Saint Georges Avenue

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	703	2,818	12,147
Total Population	1,886	7,250	32,132
Average HH Income	\$74,661	\$74,047	\$78,303

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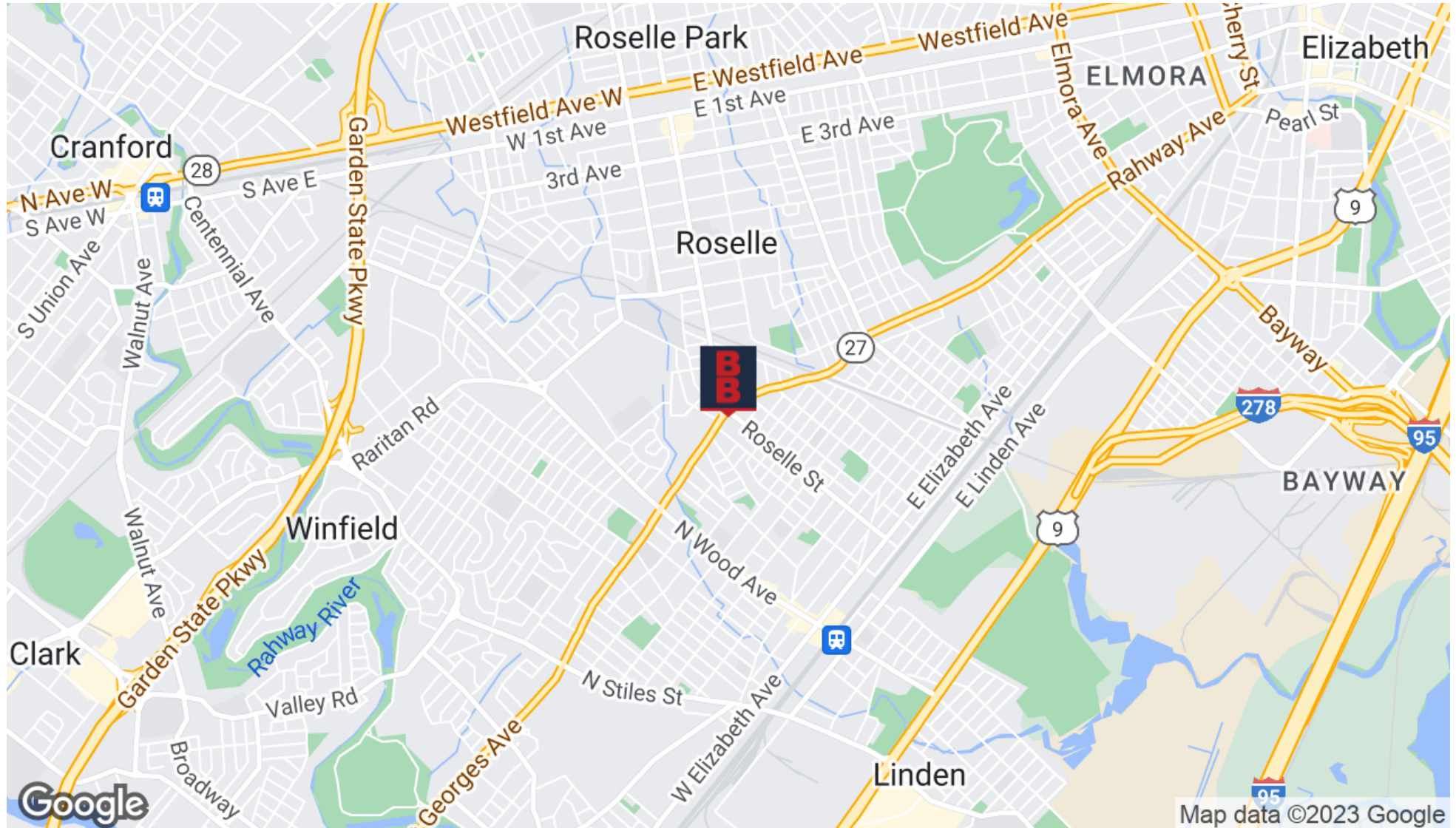
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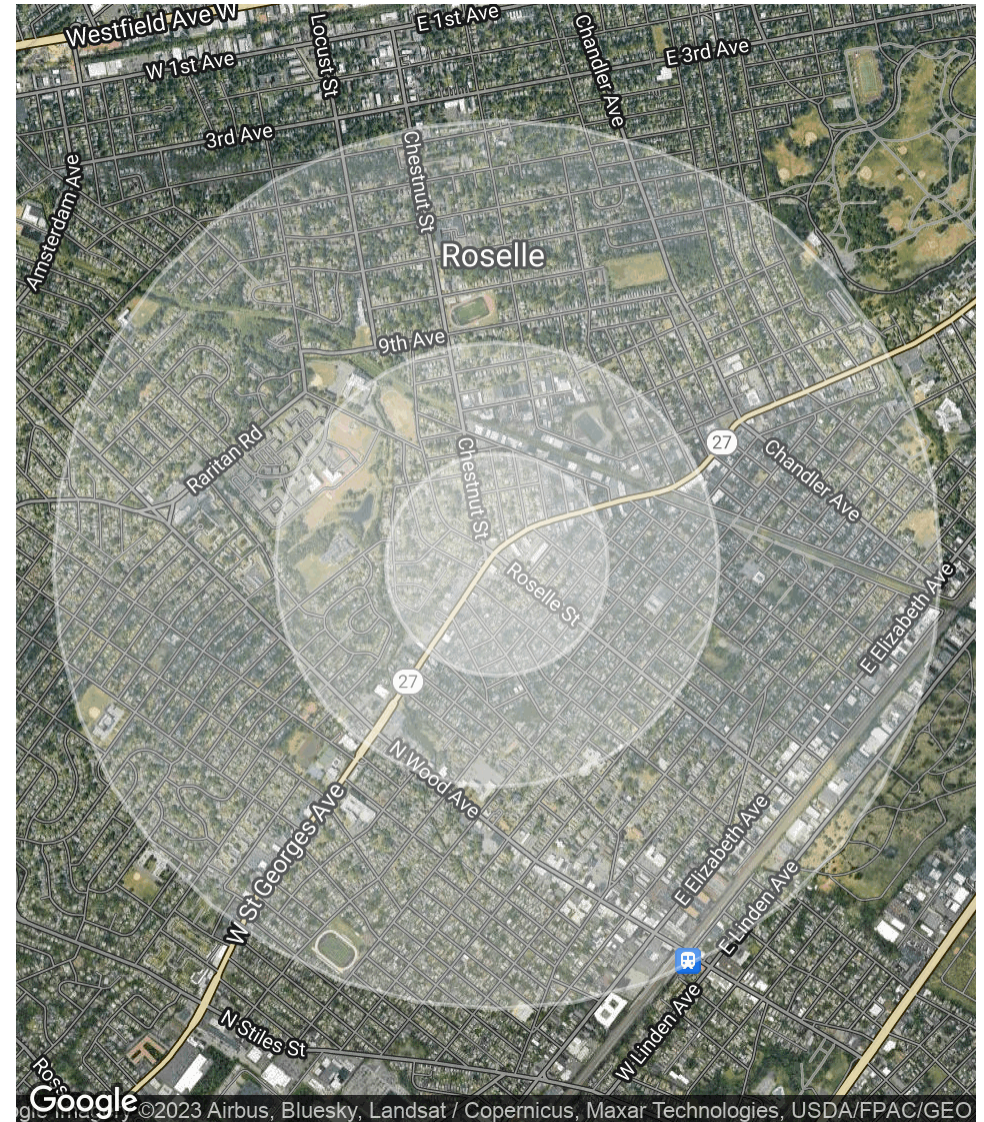
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,886	7,250	32,132
Average Age	38.8	39.7	40.1
Average Age (Male)	37.7	39.3	39.2
Average Age (Female)	41.0	40.5	39.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	703	2,818	12,147
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$74,661	\$74,047	\$78,303
Average House Value	\$233,414	\$249,156	\$249,713

\* Demographic data derived from 2020 ACS - US Census



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