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**FOR
LEASE**



NEW RETAIL SUITES COMING SPRING 2026
1 WEST ELIZABETH AVENUE, LINDEN, NJ 07036



OFFERING SUMMARY

Asking Lease Rate: Call for Details

SF Available: +/- 1,210-3,806 SF

Parking: Street Parking

Signage: Facade

Zoning: SA-1: Station Area -

Core Transit Village District - Mixed Use



PROPERTY HIGHLIGHTS

+ New ground-level retail units available located in a brand-new mixed-use apartment building currently under construction coming Spring 2026. These retail suites offer direct sidewalk and roadside exposure for excellent visibility and a built-in customer base from the on-site residential units

+ Suites are divisible into multiple configurations to suit a wide range of business types, from boutique retail to cafes and professional services. Select units come equipped with built-in chases for kitchen appliances ideal for food service, quick-service restaurants, or specialty retailers

+ Located in the Station Area-Core Transit Village District (SA-1) this zone is intended for mixed-use development, specifically around transit stations providing excellent visibility and walkability. The zoning permits a variety of uses, including retail, offices, restaurants, and residential units

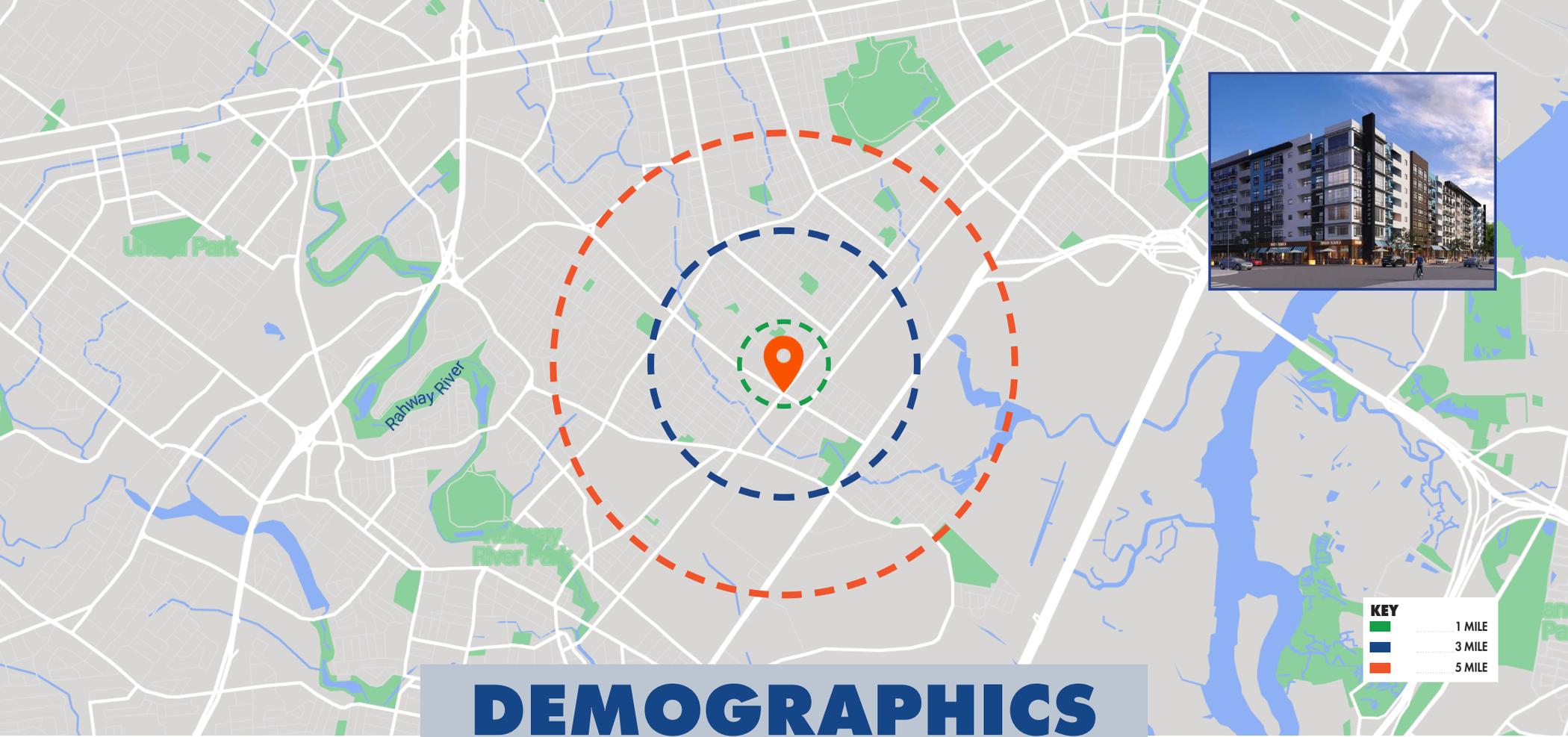


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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	22,301	21,936	473,787
PROJECTED 2028	21,554	207,684	463,853

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	8,023	74,867	165,755
PROJECTED 2028	7,746	73,041	163,229

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$84,819	\$89,511	\$101,997
MEDIAN INCOME	\$67,048	\$68,651	\$77,416



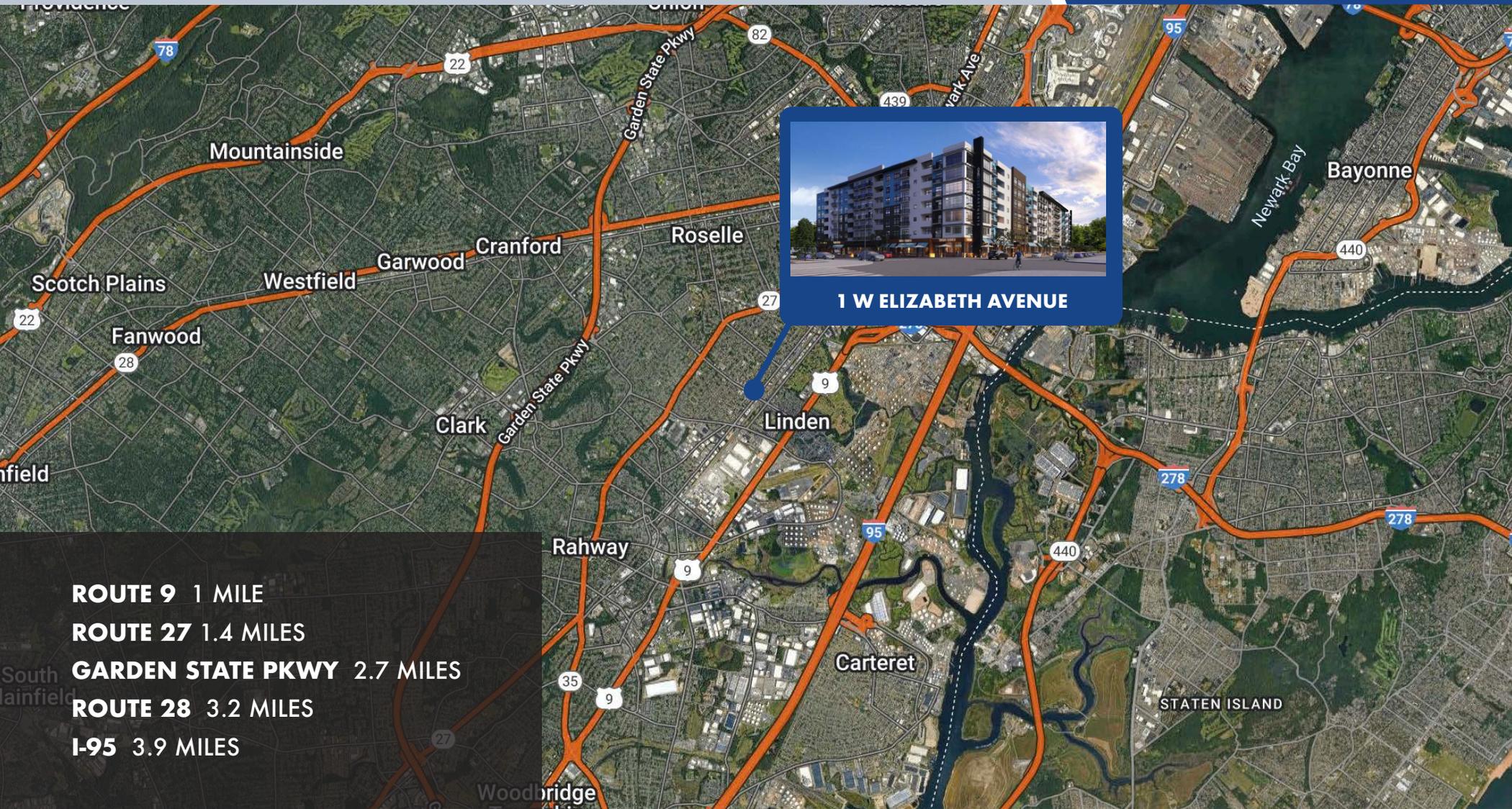
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KEY DISTANCES



- ROUTE 9** 1 MILE
- ROUTE 27** 1.4 MILES
- GARDEN STATE PKWY** 2.7 MILES
- ROUTE 28** 3.2 MILES
- I-95** 3.9 MILES



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DOLLAR GENERAL



ROUTE 9

Linden

NEARBY AMENITIES

DINING

- A Pizza Town
- Abigail's Café
- Applebee's Grill + Bar
- Buffalo Wild Wings
- Chevy's Fresh Mex
- Dunkin
- Ill Amici Ristorante
- Jersey Mike's Subs
- Johnny Prince Johnny Boy's
- Linwood Inn Taphouse and Pizza
- Pho Minh's
- The Grill
- Venice Pizza
- White Rose Hamburgers

RETAIL/GROCERY

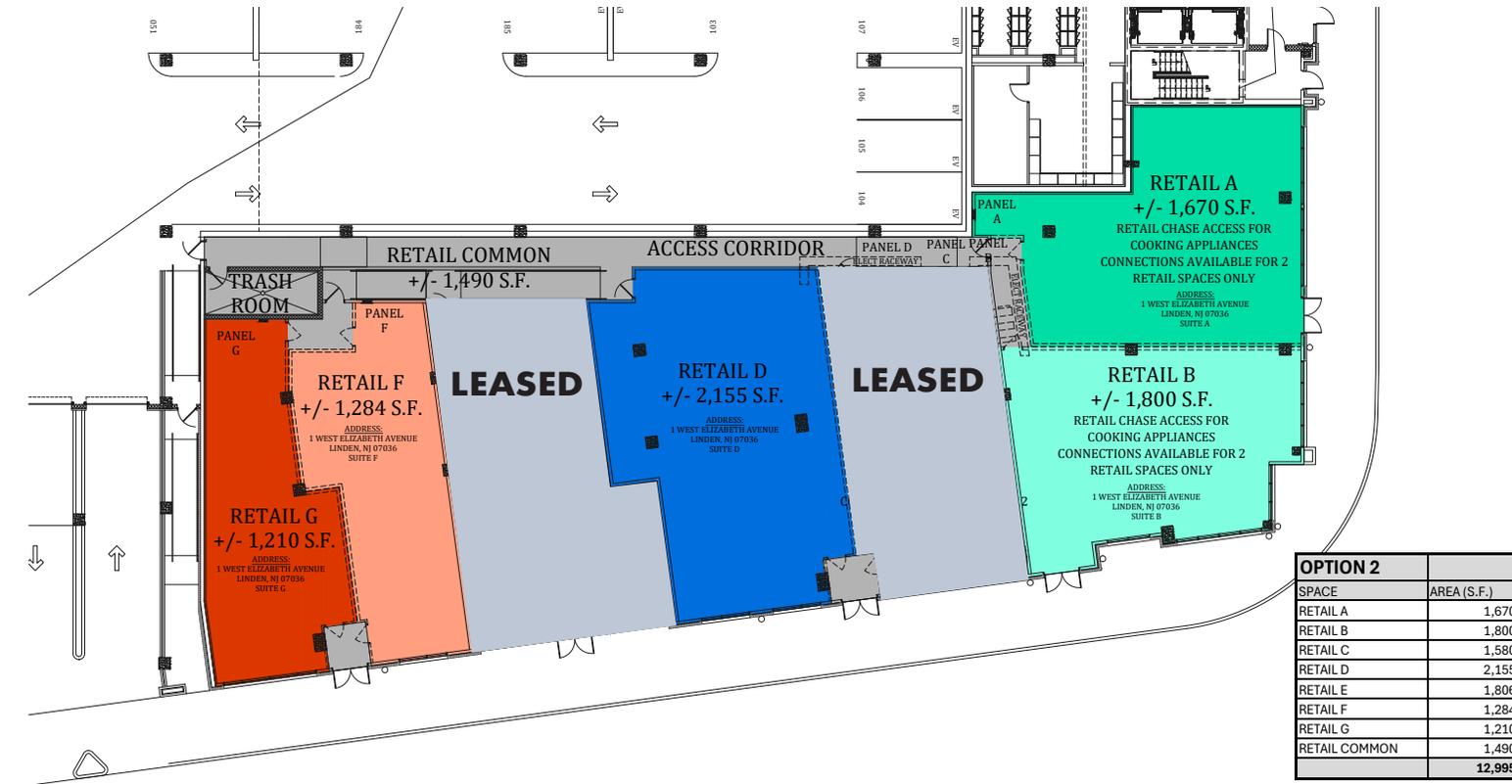
- AC Moore Arts and Crafts
- Ashley HomeStore
- Aviation Plaza
- Home Depot
- Kohl's
- Linden Shopping Center
- Marshalls
- QuickChek
- ShopRite
- Staples
- Target
- TJ Maxx
- Walmart



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FLOOR PLAN



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