



OFFICE / RETAIL BUILDING BUILDING

FOR LEASE

±6,544 SF RETAIL AND ±2,400 SF OFFICE

418-422 N Wood Avenue, Linden, NJ 07036

For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Associate

jkuczaj@blauberg.com
973.379.6644 x121



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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 10-Minute Walk to Linden Train Station

Approx. 1.7 Miles to Linden Airport

Approx. 2.1 Miles to I-278

Approx. 3.1 Miles to I-95

Approx. 8.6 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Retail Lease Rate:	\$20.00 SF/yr (NNN)
Office Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,400 - 6,544 SF
Building Size:	8,944 SF

PROPERTY HIGHLIGHTS

- Total building size at ±8,944 sf
- Recently renovated office space in the heart of Linden (sub-division possible)
- Ground level retail spaces, divisible into two spaces and up to ±6,544 sf in the aggregate
- Office space located on 2nd floor, divisible and up to ±2,400 sf in the aggregate
- Perfect for medical office, legal, professional, business and retail
- Across from bus stop (NJ Transit Bus 56 servicing Elizabeth - Winfield)
- Nearby amenities include post office, FedEx, restaurants, banks, pharmacies, health spa and salons

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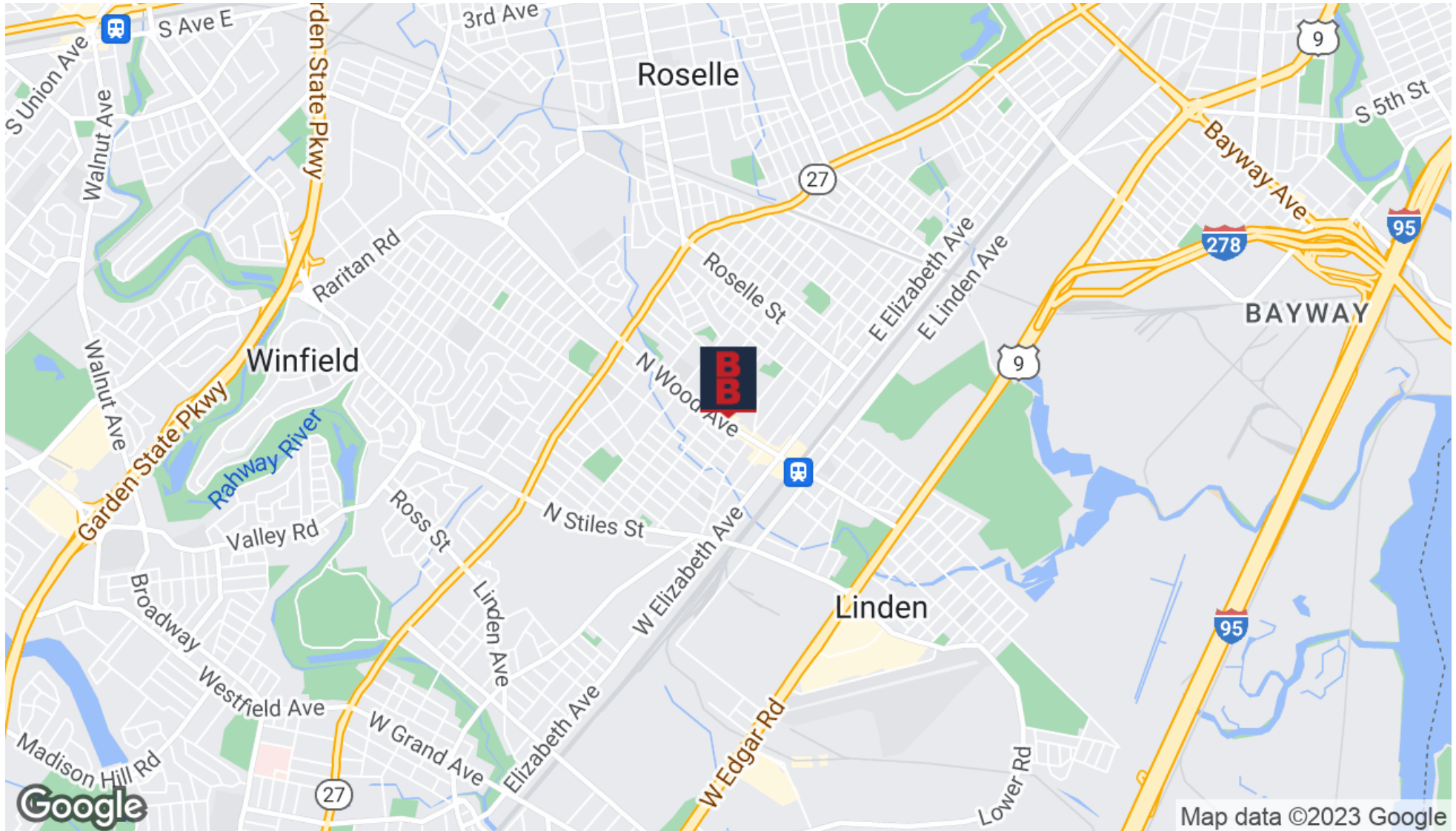
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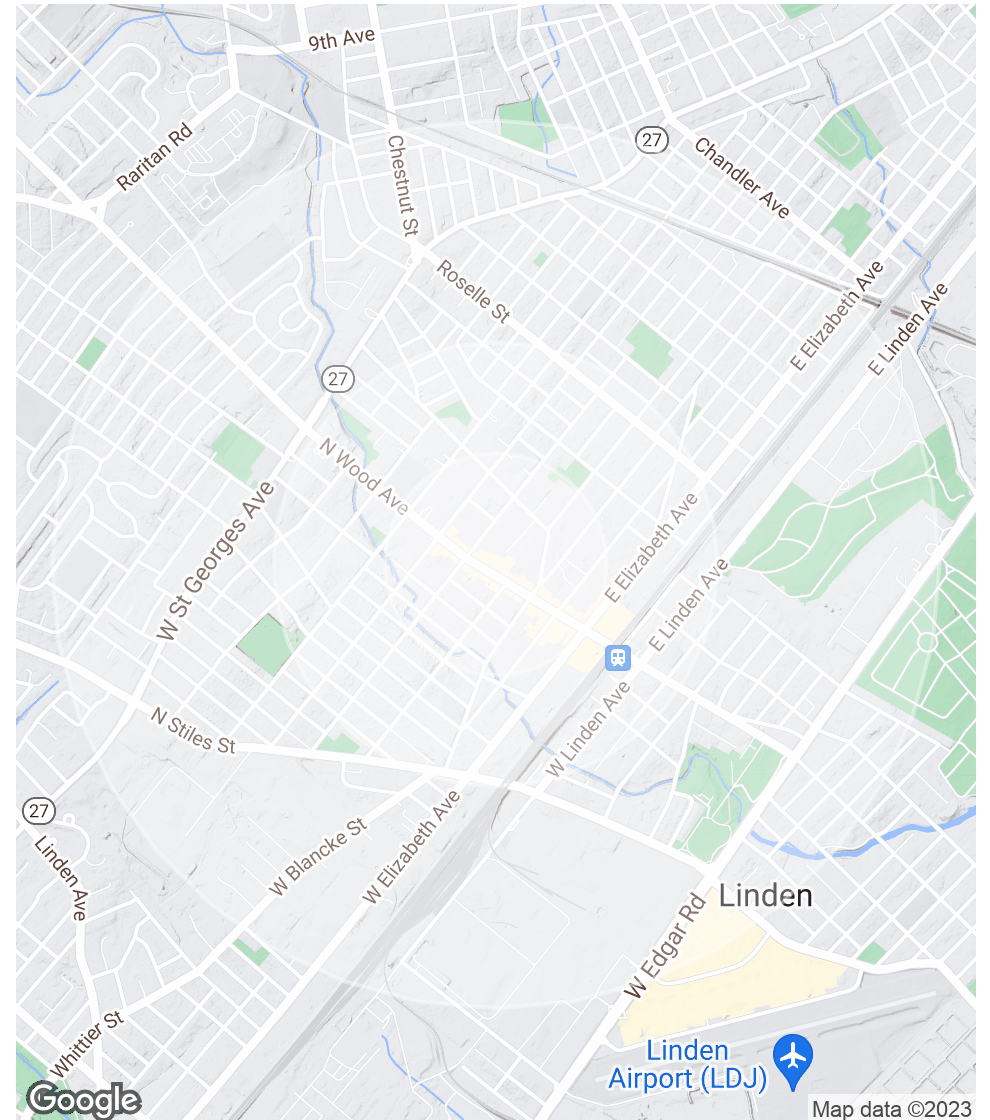
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,656	9,374	26,391
Average Age	37.4	40.6	40.8
Average Age (Male)	39.0	39.3	40.1
Average Age (Female)	36.4	40.8	40.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,039	3,802	10,090
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$74,913	\$73,838	\$78,026
Average House Value	\$325,700	\$284,168	\$255,779

* Demographic data derived from 2020 ACS - US Census



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