

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036



## Proposed New Retail Center

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER

500 W. Edgar Road | Linden, NJ 07036



FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER

500 W. Edgar Road | Linden, NJ 07036



## PROPERTY SUMMARY

Lease Rate:

Negotiable

Lot Size:

± 7.0 Acres

Cross Streets:

US Highway 1 and 9 South

## PROPERTY OVERVIEW

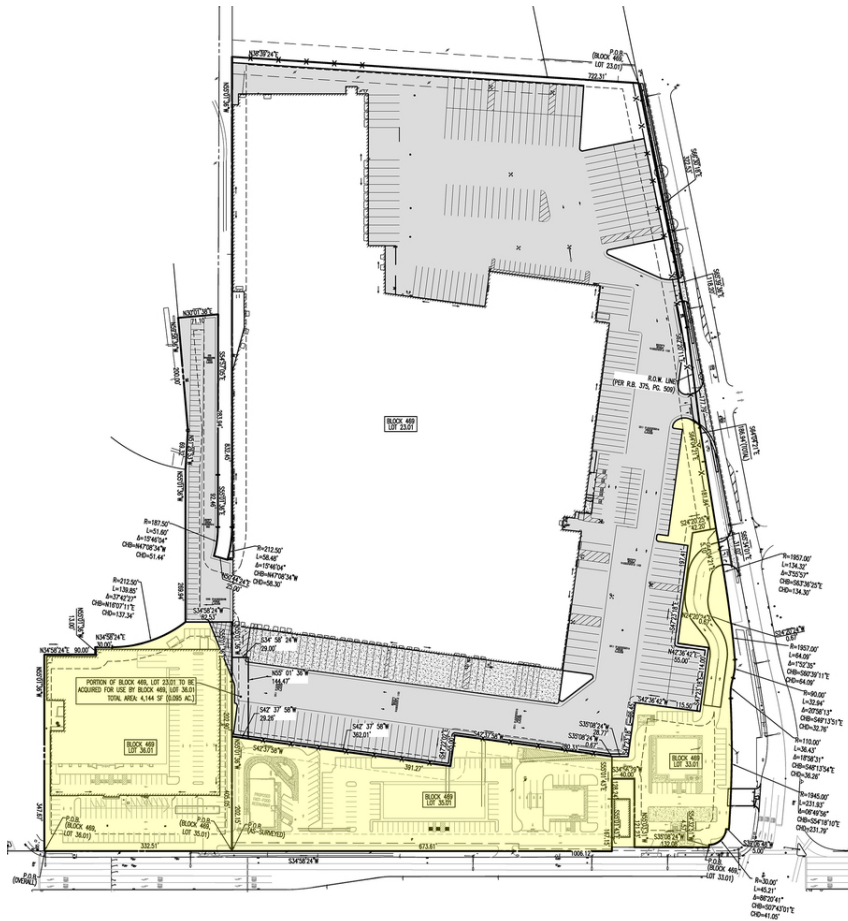
Pad sites available for lease on heavily traveled Routes 1 and 9 South

## LOCATION OVERVIEW

Located at the intersection of South Stiles Street and US Highway 1, across from Aviation Plaza. Near the Goethals Bridge, ten minutes to Newark Liberty Airport and 30 minutes to Manhattan. Easy access to the New Jersey Turnpike and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- Several concept plans
- Traffic count of 125,000 VPD on Routes 1 and 9
- High density population area
- Walmart Center next door
- Across from Aviation Plaza
- Multiple curb cuts on Routes 1 & 9
- Stiles Street access



FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036

**Lease Rate:** NEGOTIABLE      **Total Space** 160,680 SF  
**Lease Type:** NNN      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
C-Store with Gas	Retail Pad	NEGOTIABLE	NNN	± 2 ACRES	Negotiable
Pad Site 1	Retail Pad	NEGOTIABLE	NNN	± 0.5 ACRES	Negotiable
Pad Site 2	Retail Pad	NEGOTIABLE	NNN	± 0.5 ACRES	Negotiable
Grocery Store	Retail Pad	NEGOTIABLE	NNN	± 30,000 SF	Negotiable

FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER

500 W. Edgar Road | Linden, NJ 07036



FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

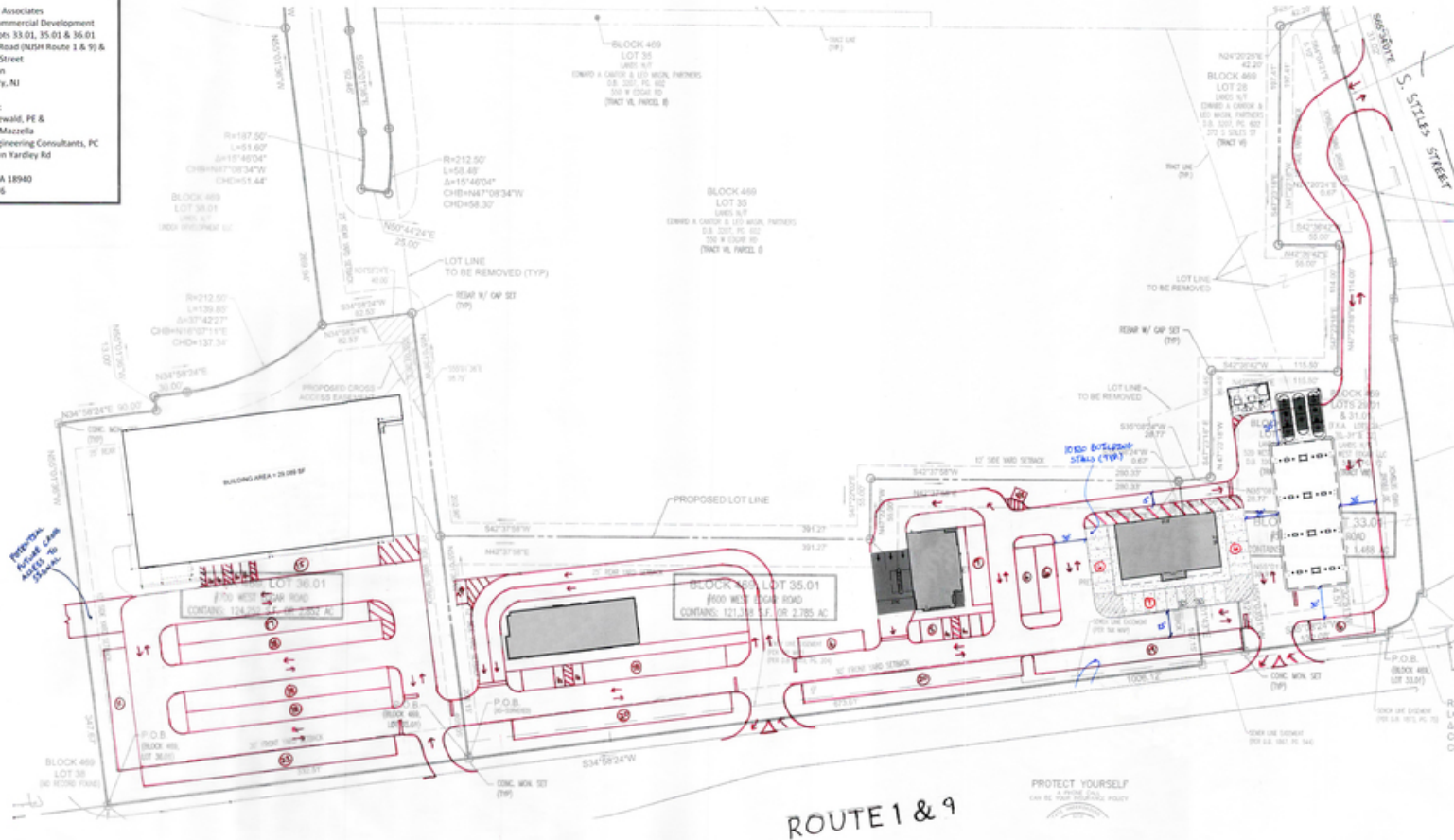
FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036

**DYNAMIC ENGINEERING**  
Conceptual Hand Sketch  
December 21, 2018  
1"=40'  
Crown Point Associates  
Proposed Commercial Development  
Block 469, Lots 35.01, 35.01 & 36.01  
West Edgar Road (NJSH Route 1 & 9) &  
South Stiles Street  
City of Linden  
Union County, NJ  
Prepared by:  
Joshua M. Sewald, PE &  
Matthew T. Mazzella  
Dynamic Engineering Consultants, PC  
790 Newtown Hardley Rd  
Suite 425  
Newtown, PA 18940  
267.685.0276



CONCEPT A

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



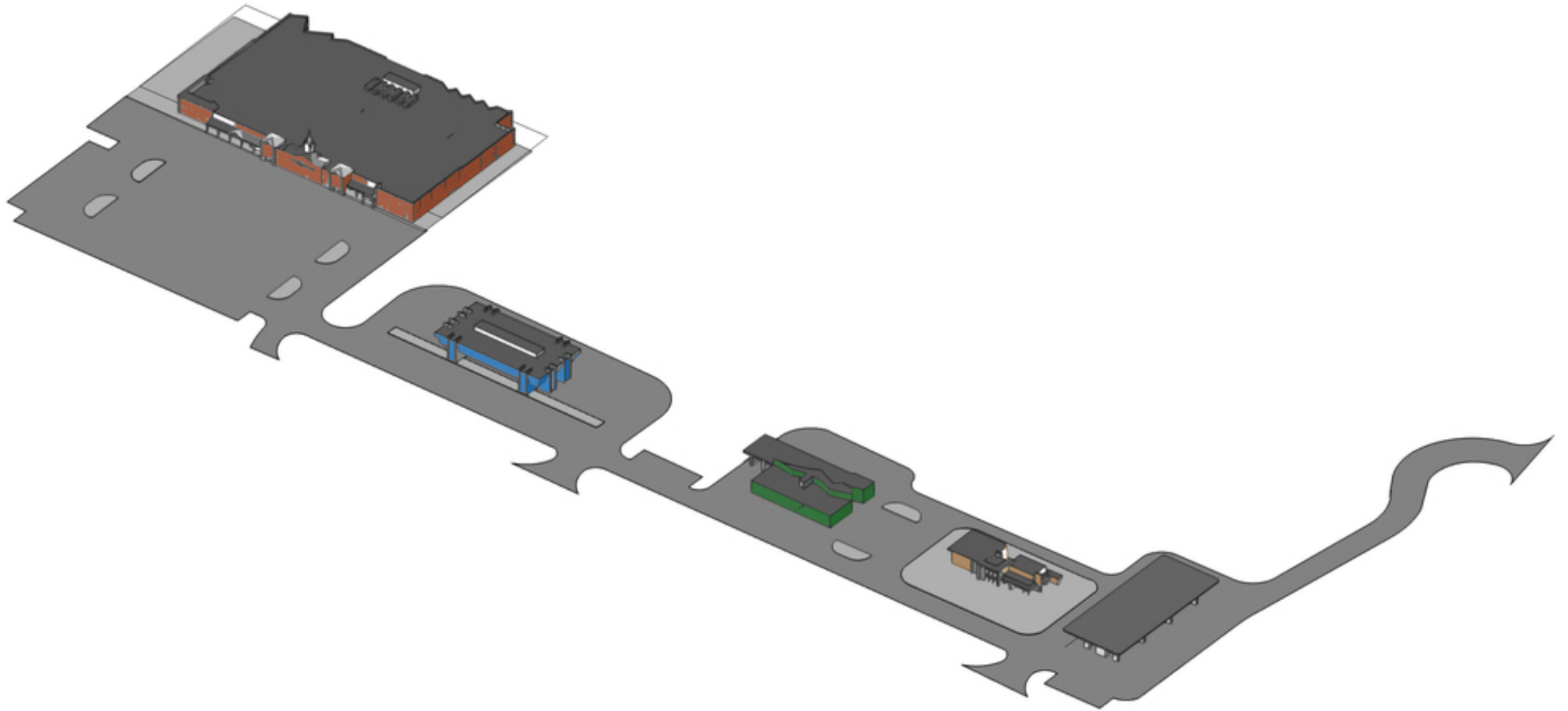
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036



Concept A

FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

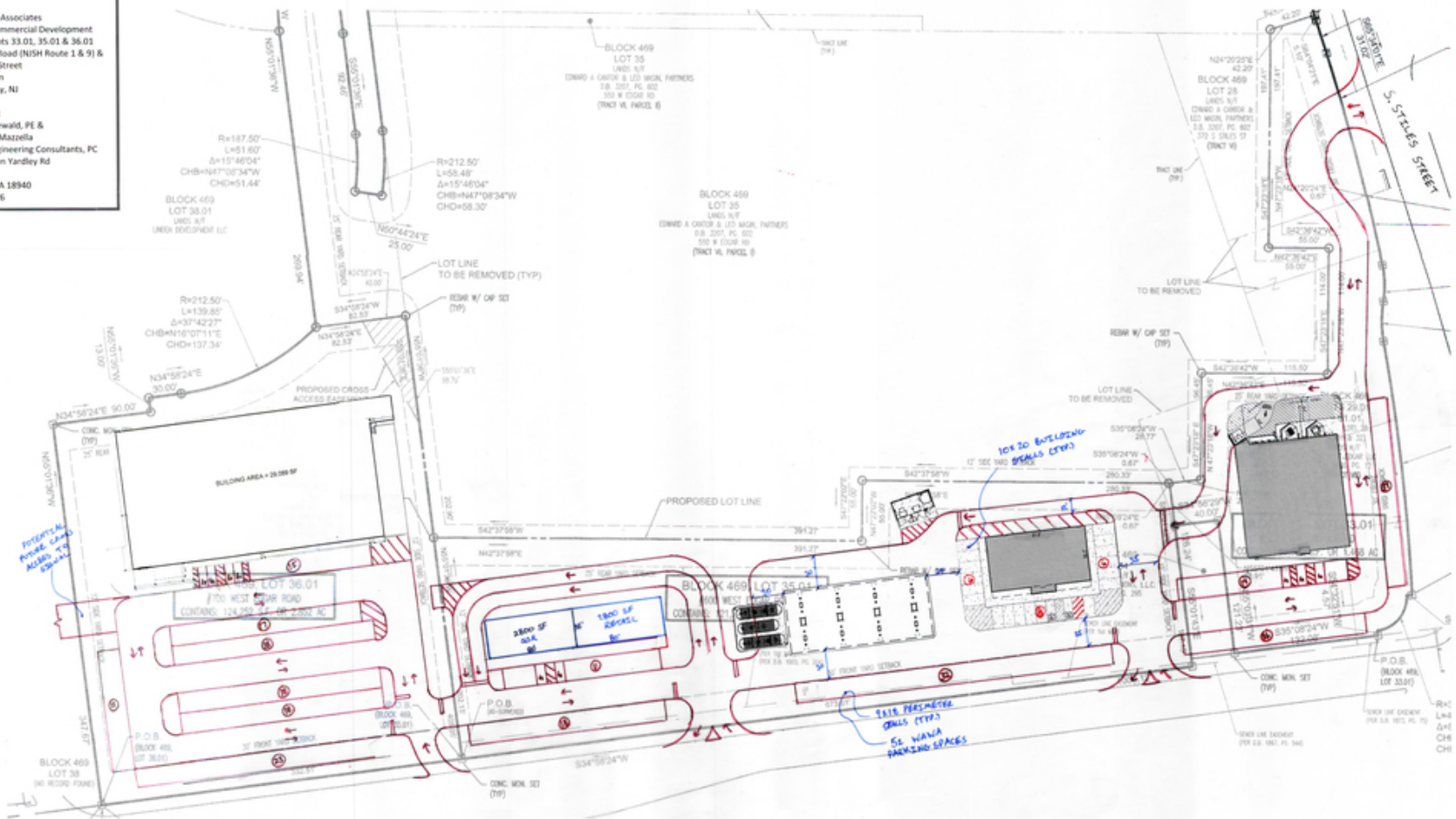
FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER

500 W. Edgar Road | Linden, NJ 07036



**DYNAMIC ENGINEERING**  
Conceptual Hand Sketch  
December 21, 2018  
1"=40'  
Crown Point Associates  
Proposed Commercial Development  
Block 469, Lots 33.01, 35.01 & 36.01  
West Edgar Road (NISH Route 1 & 9) &  
South Stiles Street  
City of Linden  
Union County, NJ  
Prepared by:  
Joshua M. Sewald, PE &  
Matthew T. Mazella  
Dynamic Engineering Consultants, PC  
790 Newtown Vandyke Rd  
Suite 425  
Newtown, PA 18940  
267.685.0276



CONCEPT B

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



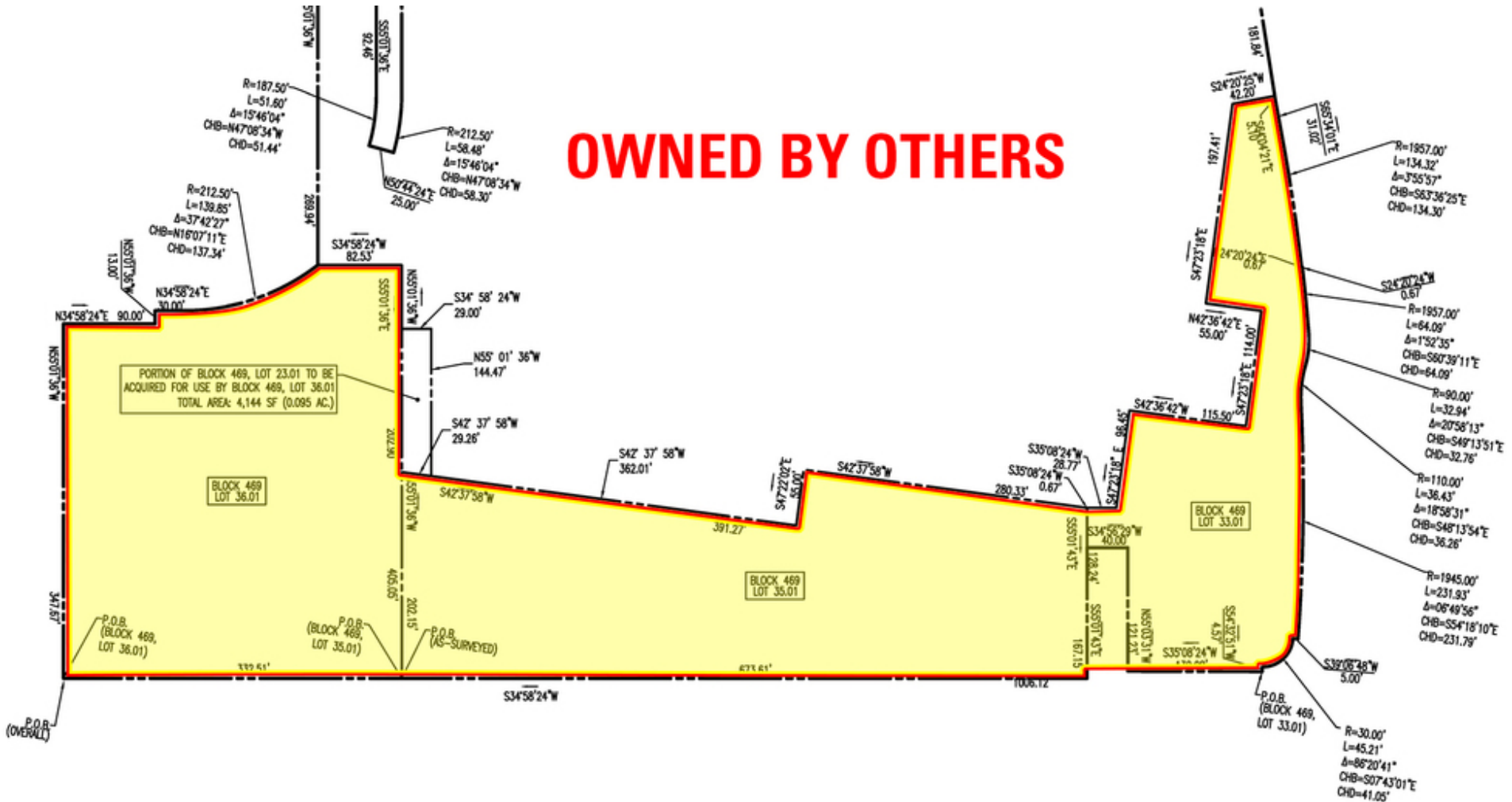
FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER

500 W. Edgar Road | Linden, NJ 07036



**OWNED BY OTHERS**



SURVEY

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036



FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036



FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036

## Demographics

	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	53,793	151,587	625,737
<b>Total Population</b>	150,728	438,496	1,783,932
<b>Population White</b>	78,485	251,900	1,007,039
<b>Population Black</b>	39,990	85,308	458,883
<b>Population Hispanic</b>	44,381	142,232	369,852
<b>Population Asian</b>	8,765	28,221	133,588
<b>Population Pacific Islander</b>	93	172	626
<b>Population American Indian</b>	229	799	3,725
<b>Population Other</b>	20,333	64,145	146,816
<b>Persons Per Household</b>	2.8	2.9	2.9
<b>Average Household Income</b>	\$67,981	\$73,751	\$83,673
<b>Average House Value</b>	\$342,977	\$366,601	\$455,195
<b>Average Age</b>	38.2	37.1	37.1
<b>Average Age Male</b>	36.7	36	35.6
<b>Average Age Female</b>	39.5	38.5	38.5

## Traffic Count Report

Street	Cross Street	Cross Street Distance	Average Daily Volume *	Count Year	Distance from Subject Property
W Edgar Rd	S Stiles St	0.06 NE	51,389	2018	0.04
W Edgar Rd	Eddy Ave	0.01 NE	58,915	2017	0.24
S Stiles St	W Munsell Ave	0.01 SE	9,802	2018	0.26
W Edgar Rd	Winans Ave	0.02 SW	57,458	2018	0.33
S Stiles St	W 16th St	0.02 E	7,391	2018	0.33
S Wood Ave	Wood Pl	0.06 NW	16,956	2018	0.41
S Wood Ave	E Edgar Rd	0.03 NW	9,088	2018	0.41
E Edgar Rd	Clinton St	0.03 SW	57,615	2018	0.52
Lumber St	W Elizabeth Ave	0.01 SE	16,335	2012	0.57
W Elizabeth Ave	Lumber St	0.02 SW	9,778	2018	0.57

\* MPSI

## Average Household Annual Consumer Spending

	2019			2024		
	3 Mile	5 Mile	10 Mile	3 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	\$24,450	\$26,044	\$26,544	\$26,691	\$28,337	\$28,866
<b>Total Apparel</b>	\$ 1,602	\$ 1,682	\$ 1,710	\$ 1,691	\$ 1,772	\$ 1,801
<b>Total Entertainment, Hobbies &amp; Pets</b>	\$ 1,899	\$ 1,997	\$ 2,019	\$ 1,938	\$ 2,032	\$ 2,058
<b>Total Food &amp; Alcohol</b>	\$ 7,267	\$ 7,597	\$ 7,615	\$ 7,912	\$ 8,252	\$ 8,272
<b>Total Household</b>	\$ 3,413	\$ 3,746	\$ 3,978	\$ 3,544	\$ 3,876	\$ 4,121
<b>Total Transportation and Maintenance</b>	\$ 6,040	\$ 6,357	\$ 6,254	\$ 6,981	\$ 7,326	\$ 7,205
<b>Total Health Care</b>	\$ 1,227	\$ 1,319	\$ 1,338	\$ 1,379	\$ 1,480	\$ 1,501
<b>Total Education &amp; Day Care</b>	\$ 1,581	\$ 1,780	\$ 1,944	\$ 1,735	\$ 1,939	\$ 2,114

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
 Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
 Iselin, NJ 08830  
 T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036



FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



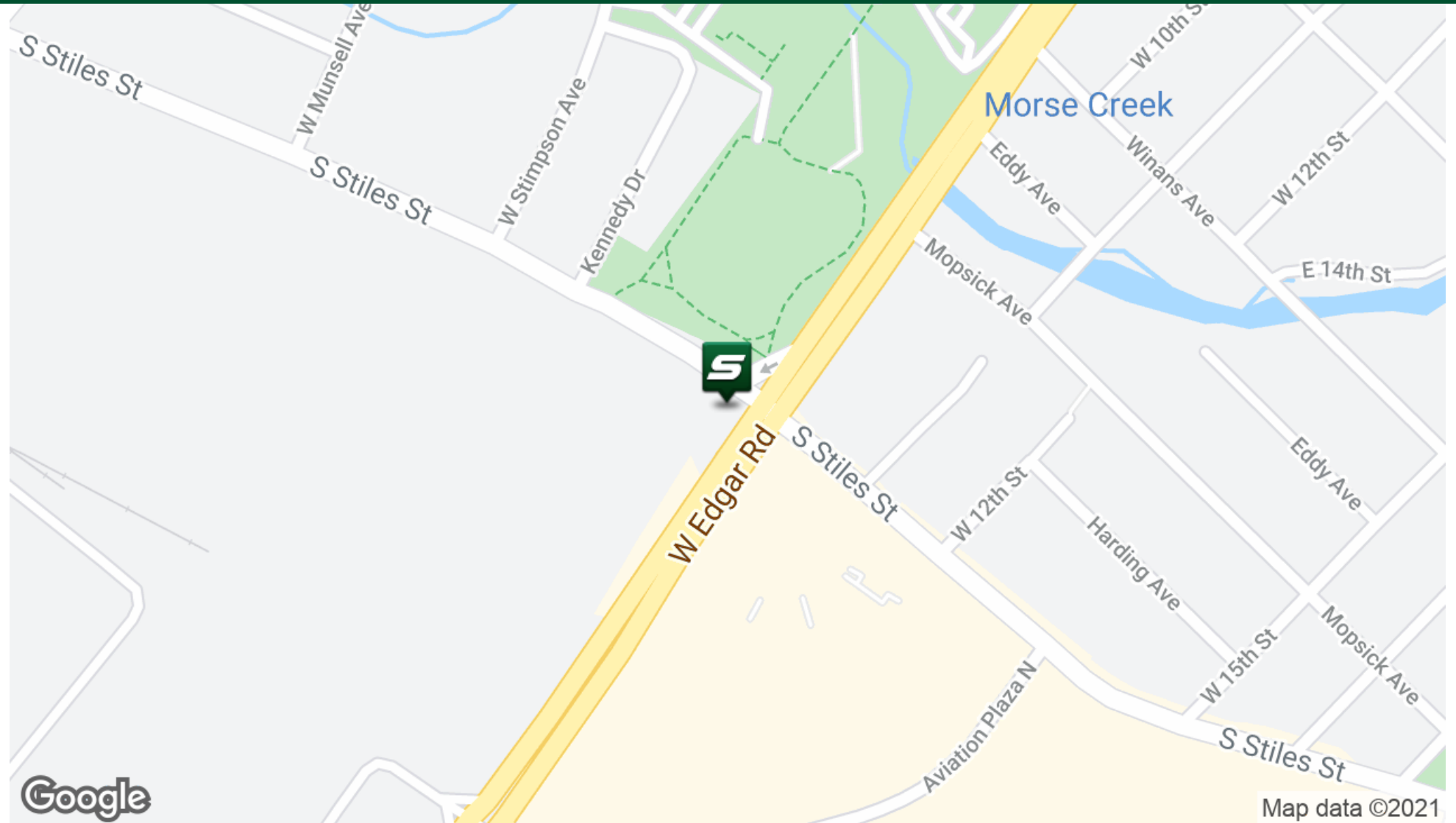
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036



FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# PROPOSED NEW RETAIL CENTER



500 W. Edgar Road | Linden, NJ 07036

## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

