

LEGACY SQUARE

1,336 SF - 8,436 SF AVAILABLE

820-860 W. EDGAR RD.
LINDEN, NJ



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

BILL FARKAS
MIKE TESTA

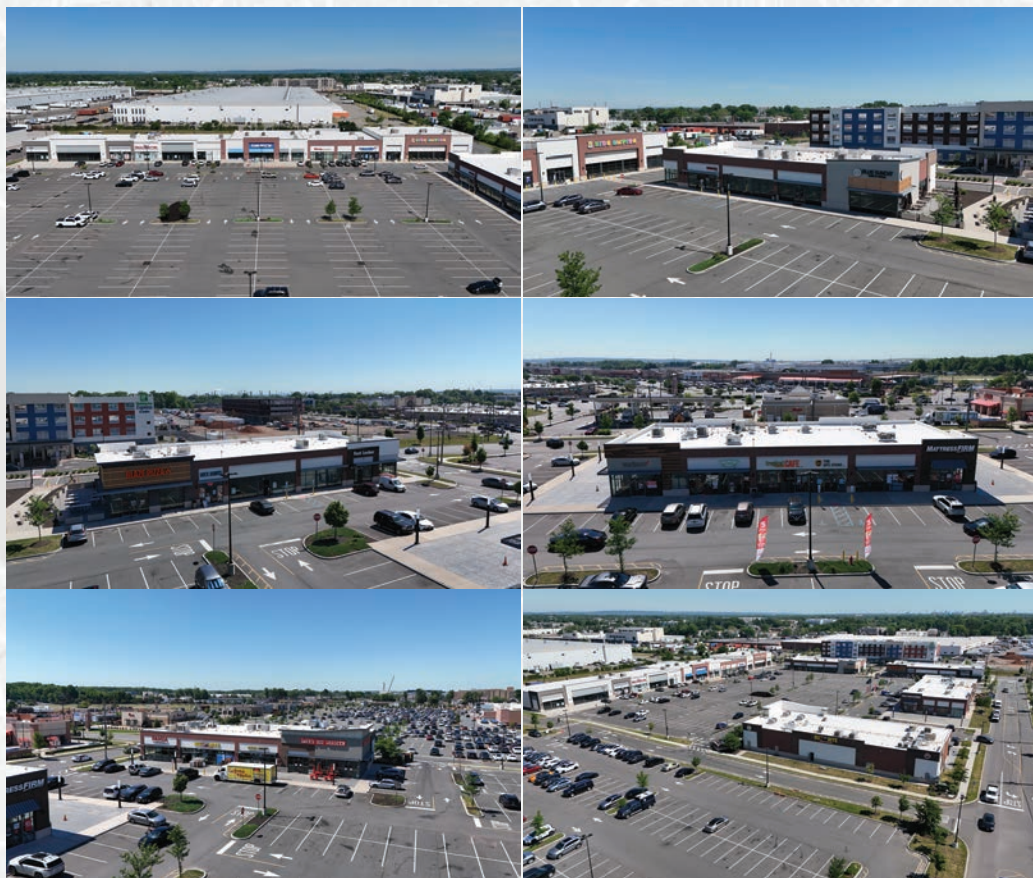
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
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SITE INFORMATION



CENTER SIZE: 93,785 SF

AVAILABLE: 1,336-8,436 SF

PARKING: 1,357 SPACES

TRAFFIC: 60,994 VPD

RENT: CALL FOR QUOTE

- Prime frontage on W. Edgar Road with high daily traffic counts
- Immediate access to Rt. 1&9, NJ Turnpike, and I-278
- Dense retail corridor with national co-tenancy nearby
- Strong visibility and signage opportunity
- On-site parking with convenient access points



	1 MILE	3 MILE	5 MILE
POPULATION	15,529	153,901	479,438
AVG. HOUSEHOLD INCOME	\$120,751	\$122,545	\$132,447
HOUSEHOLDS	5,736	55,416	169,505
DAYTIME POPULATION	12,473	165,734	375,646
NUMBER OF EMPLOYEES	8,457	120,066	235,401
AVERAGE HOUSEHOLD SIZE	3.3	3.4	3.4

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SITE PLAN

1. AVAILABLE 2,574 SF UP TO
2. AVAILABLE 2,530 SF 8,436 SF
3. AVAILABLE 3,332 SF DIVISIBLE
4. Diamond Braces
5. Natural Nails
6. AVAILABLE 2,296 SF UP TO
7. AVAILABLE 2,296 SF 4,592 SF
8. Five Below
9. Phenix Salon Suites
10. America's Best
11. Kid's Empire
12. AVAILABLE 2,341 SF
13. Tobacco Grove
14. Blue Sunday Steak
15. Blaze Pizza
16. Duck Donuts
17. AVAILABLE 1,500 SF UP TO
18. AVAILABLE 1,366 SF 2,866 SF
19. Foot Locker
20. Verizon Wireless
21. Boustan Middle Eastern
22. Wingstop
23. Tropical Smoothie Cafe
24. UPS Store
25. Mattress Firm
26. Panda Express
27. Buy-Rite Liquor
28. Dave's Hot Chicken



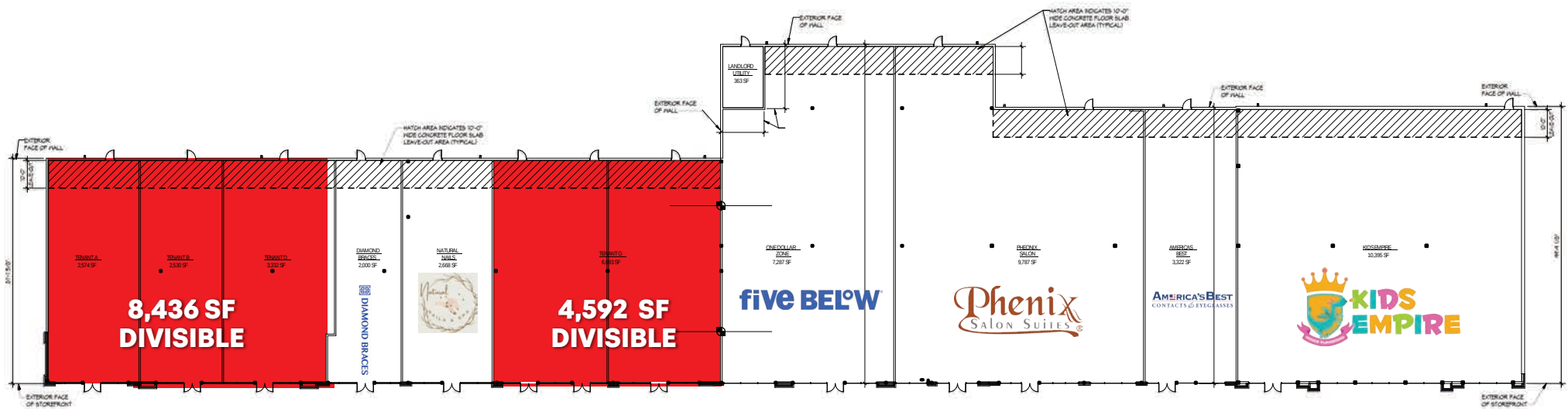
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BUILDING A

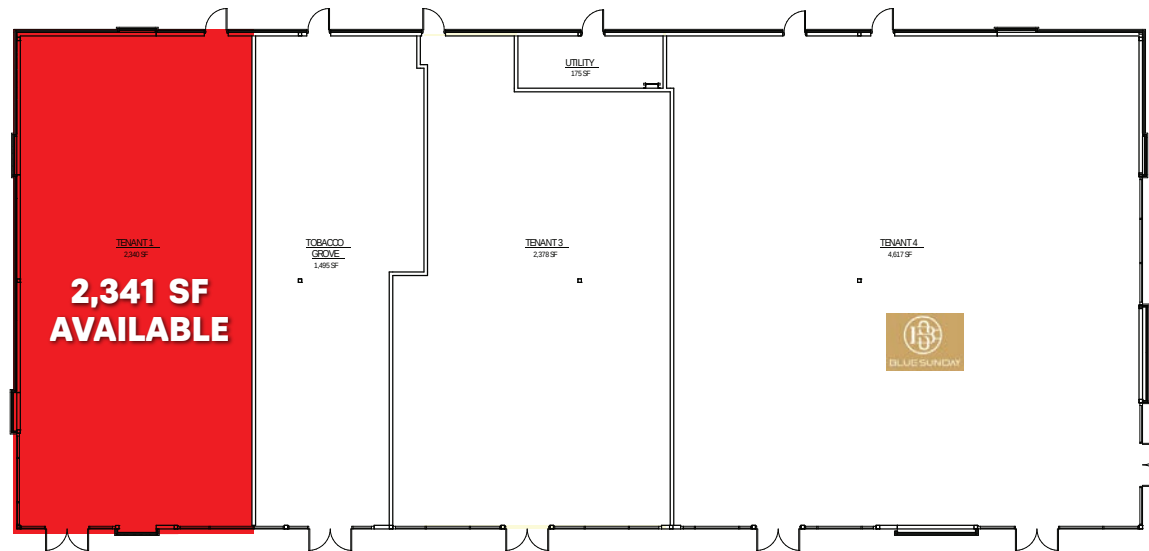


3 FRONT ELEVATION
1/8" = 1'-0"



NOTE: ALL DIMENSIONS ARE APPROXIMATE. EXTERIOR FACE OF WALL SURFACES ALONG THE BUILDING FACADE VARIES. DIMENSIONS BASED ON A PLAN 4 FT. ABOVE FINISHED FLOOR.

RENTABLE AREA	
TENANT	AREA
AMERICA'S BEST	3,322 SF
DIAMOND BRACES	2,000 SF
KIDS EMPIRE	10,248 SF
LANDSCAPE UTILITY	869 SF
NATURAL WALLS	2,665 SF
ONE DOLLAR ZONE	7,287 SF
PHENIX SALON SUITES	4,181 SF
TENANT A	2,974 SF
TENANT B	2,930 SF
TENANT D	3,562 SF
TENANT G	6,985 SF
	50,151 SF



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RENTABLE AREA	
TENANT	AREA
TENANT 1	2,340 SF
TENANT 3	2,375 SF
TENANT 4	4,611 SF
TOBACCO GROVE	1,485 SF
UTILITY	175 SF
	11,006 SF

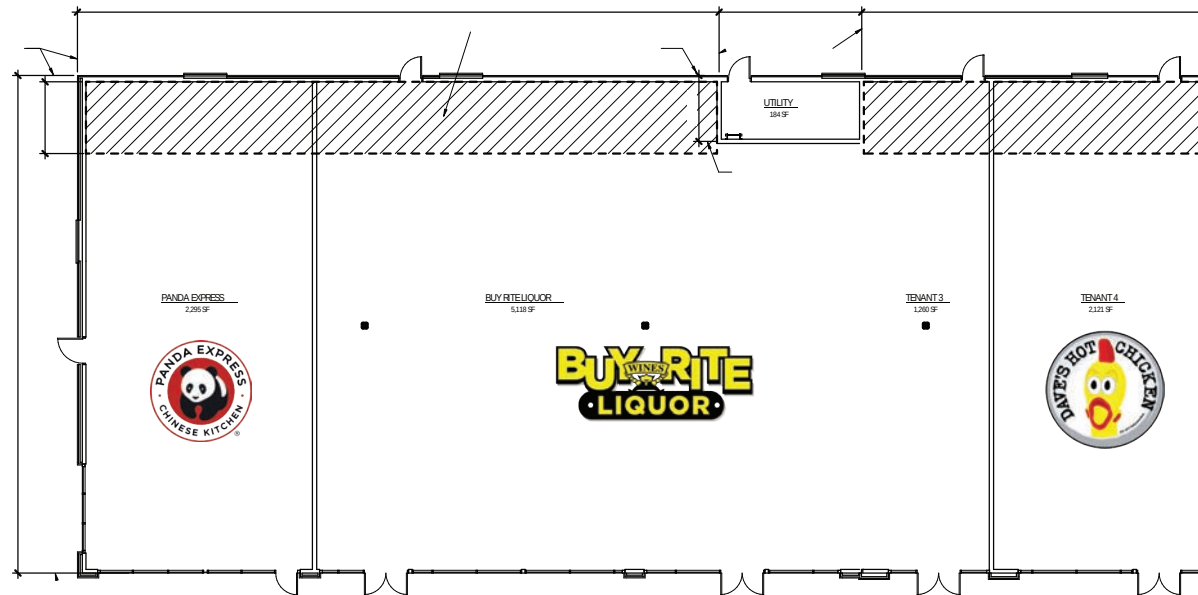




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BUILDING E



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MARKET AERIAL

