

LEGACY SQUARE

1,336 SF - 8,436 SF AVAILABLE

820-860 W. EDGAR RD.
LINDEN, NJ



FOR MORE
INFORMATION

BILL FARKAS
MIKE TESTA

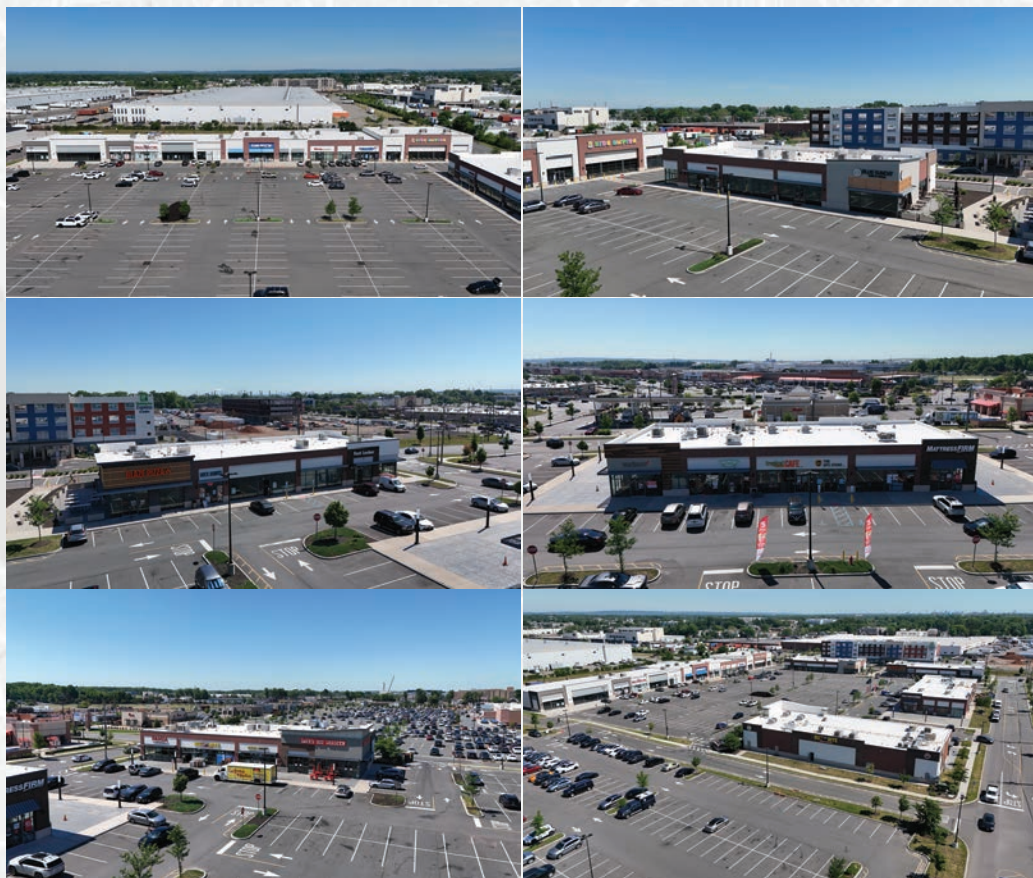
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
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SITE INFORMATION



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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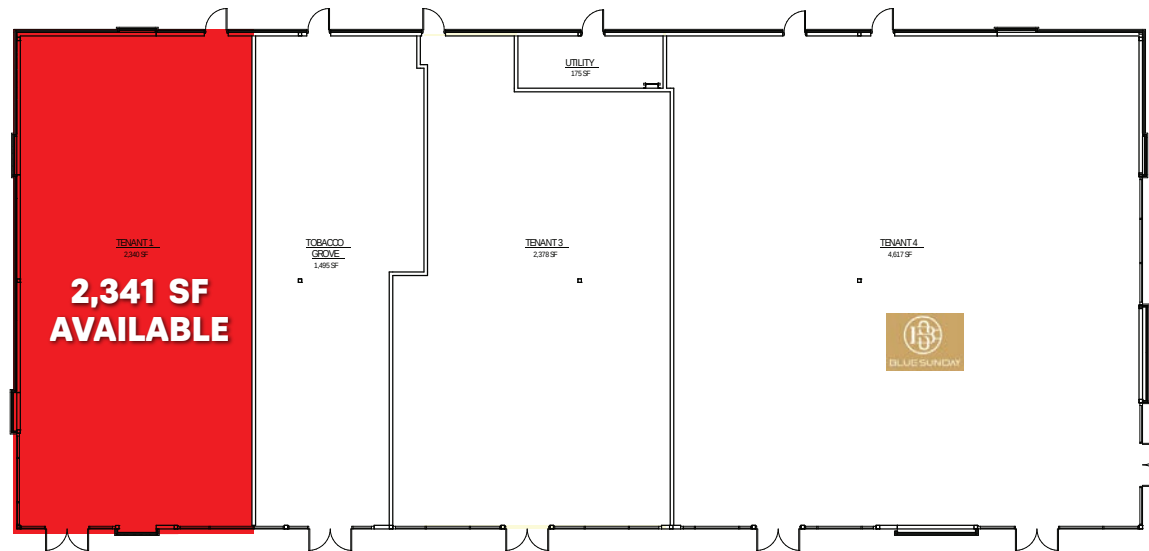
SITE PLAN

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. **IN LEASE 3,200 SF**
7. **AVAILABLE 1,392 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



BUILDING A





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

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

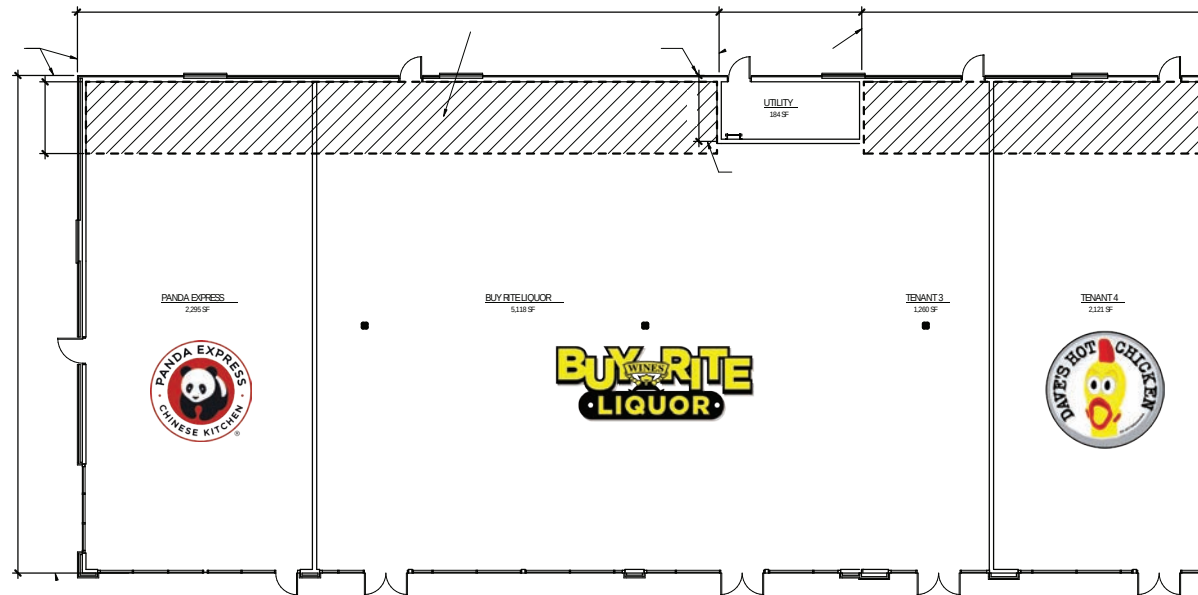




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BUILDING E



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MARKET AERIAL

