


# For lease.

THE HARTLAN BUILDING COLLECTION

# 307 W Elizabeth Avenue
## *Linden, NEW JERSEY*

Two Retail Spaces at the Base of a 234 Residential Unit Building in Linden

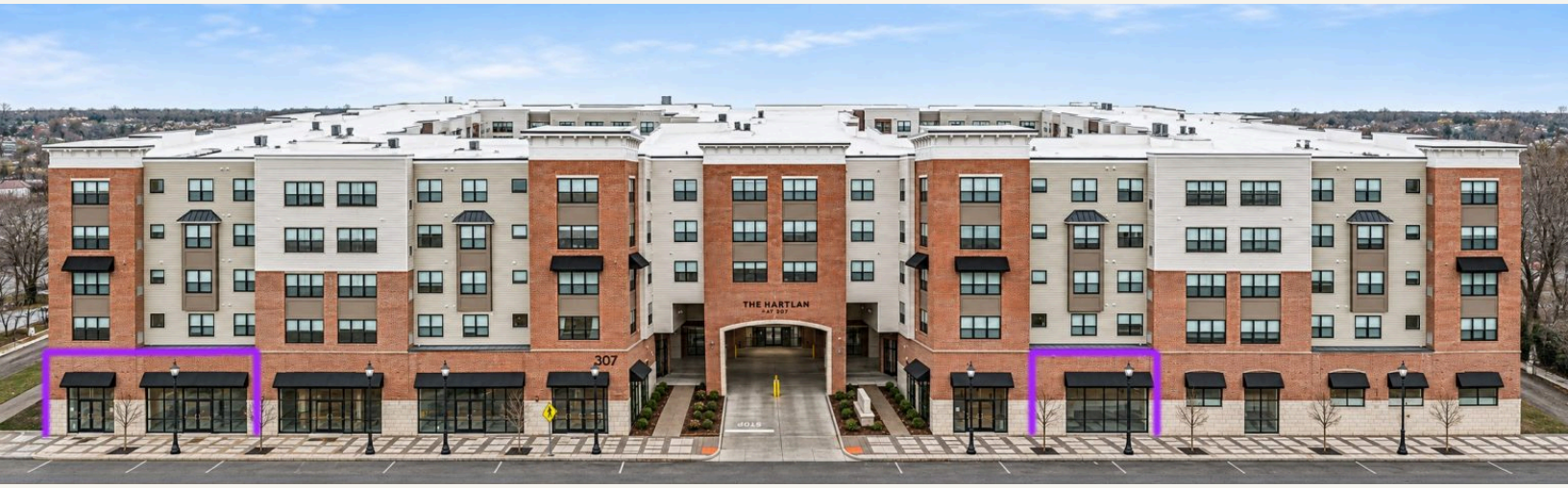
**Justin Korinis**
korinis@sabre.life
T 201.249.8911 x1545

**Etan Tammam**
tammam@sabre.life
T 973.525.5764

SABRE
sabre.life

02 / 04 · DETAILS

# Strong retail presence in *Union County.*




PROPERTY PHOTO

ADDRESS
307 W Elizabeth Avenue, Linden, New Jersey 07036

SPACE AVAILABLE
2,000 & 1,000 SF

ASKING RENT
Upon Request

NNN / CAM
Upon Request

AREA RETAIL
LA Fitness, Walmart Supercenter, Panera, Chick-fil-A, Starbucks, Freddy's Frozen Custard & Steakburgers, Wawa, Tropical Smoothie Cafe, Foot Locker, Kids Empire, Phenix Salon Suites, The Home Depot, ShopRite, Target, Marshalls, Staples, Michaels, and many more

| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|---|---|---|---|
| **Population** | 26,066 | 178,573 | 490,495 |
| **Median HHI** | $97,474 | $99,166 | $105,092 |
| **Daytime population** | 17,536 | 178,101 | 374,893 |

TRAFFIC COUNT **19,109 VPD**

19,109 VPD
62,583 VPD on W St. Georges Ave
160,694 VPD on W Edgar Rd

- High-visibility location along W Elizabeth Avenue, a key retail corridor in Linden
- Strong neighborhood retail presence with steady local consumer traffic
- Flexible commercial layout suited for service, medical, or neighborhood retail
- Convenient access to major roadways and surrounding residential neighborhoods
- Rare opportunity to establish a presence in a supply-constrained local retail market

03 / 04 · PROPERTY PHOTOS

# Property photos, *307 W Elizabeth Avenue.*




2,000 SF Space




1,000 SF Space

04 / 04 · THE AREA

# Linden *and the surrounding market.*




NEARBY

- Linden Station (1,799 avg weekday passengers)
- Aviation Plaza
- Legacy Square
- LA Fitness
- Walmart Supercenter
- Panera



**Justin Korinis**
korinis@sabre.life
T 201.249.8911 x1545



**Etan Tammam**
tammam@sabre.life
T 973.525.5764

SCHEDULE A TOUR →

SABRE Real Estate Group, LLC | 500 Old Country Road Garden City NY 11530. © SABRE Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.