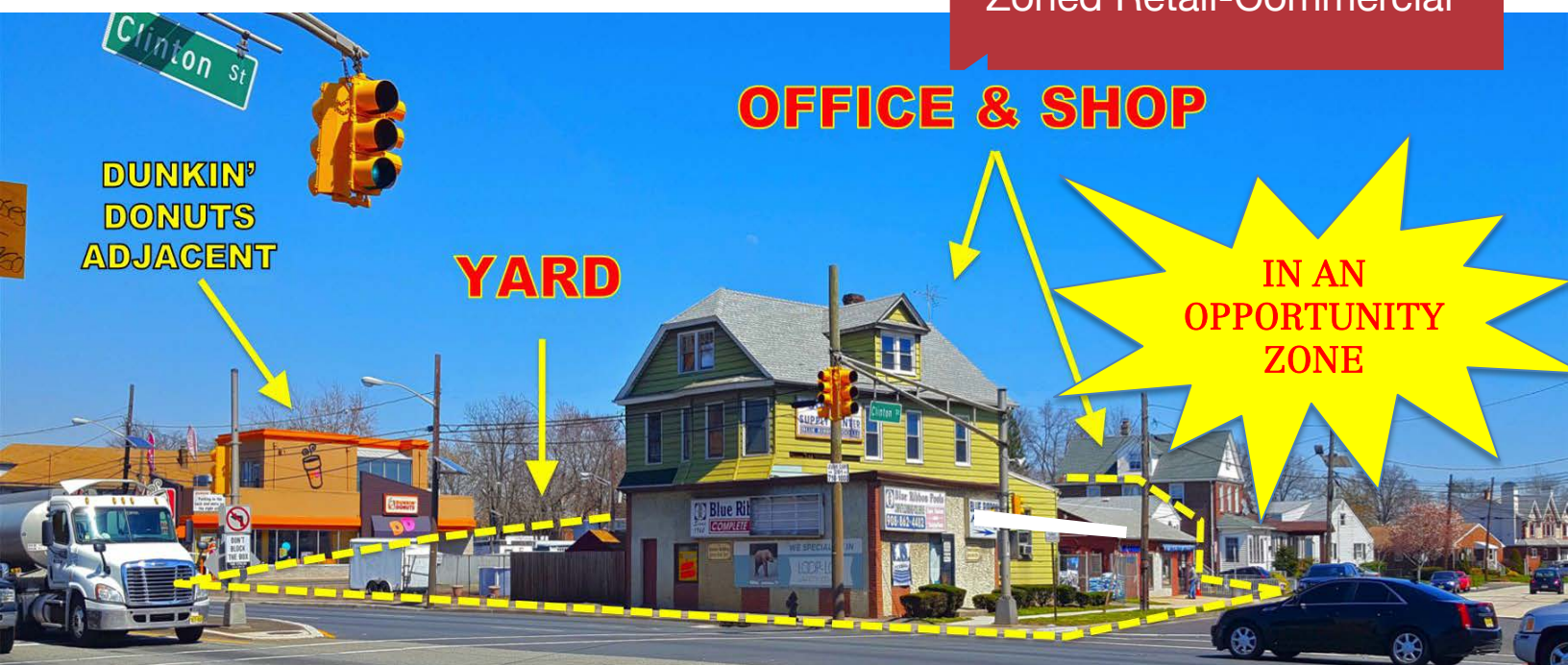


For Sale or Lease
.39 Acres Corner Lot
Zoned Retail-Commercial



102 & 114 E. Edgar Road
(Routes 1 & 9 North)
Linden, New Jersey

For more opportunity zone information please click the link:
https://www.state.nj.us/dca/divisions/lps/opp_zones.html#where

Property Features

- 0.39 Acres
- Located at signalized corner intersection
- Adjacent to Dunkin' Donuts
- Current occupant Blue Ribbon Pool Company
- Property is comprised of a 2,100 sq. ft. office/house and a 900 sq. ft. retail shop
- Located on Route 1 & 9 North
- High traffic count - 70,000 vehicles per day
- Pad site Redevelopment opportunity
- Zoned C-2 (Retail Commercial)
- Permitted uses include retail sales/services, convenience stores, restaurants, fitness studios, professional office, grocery stores, churches, child day care, banks and more.

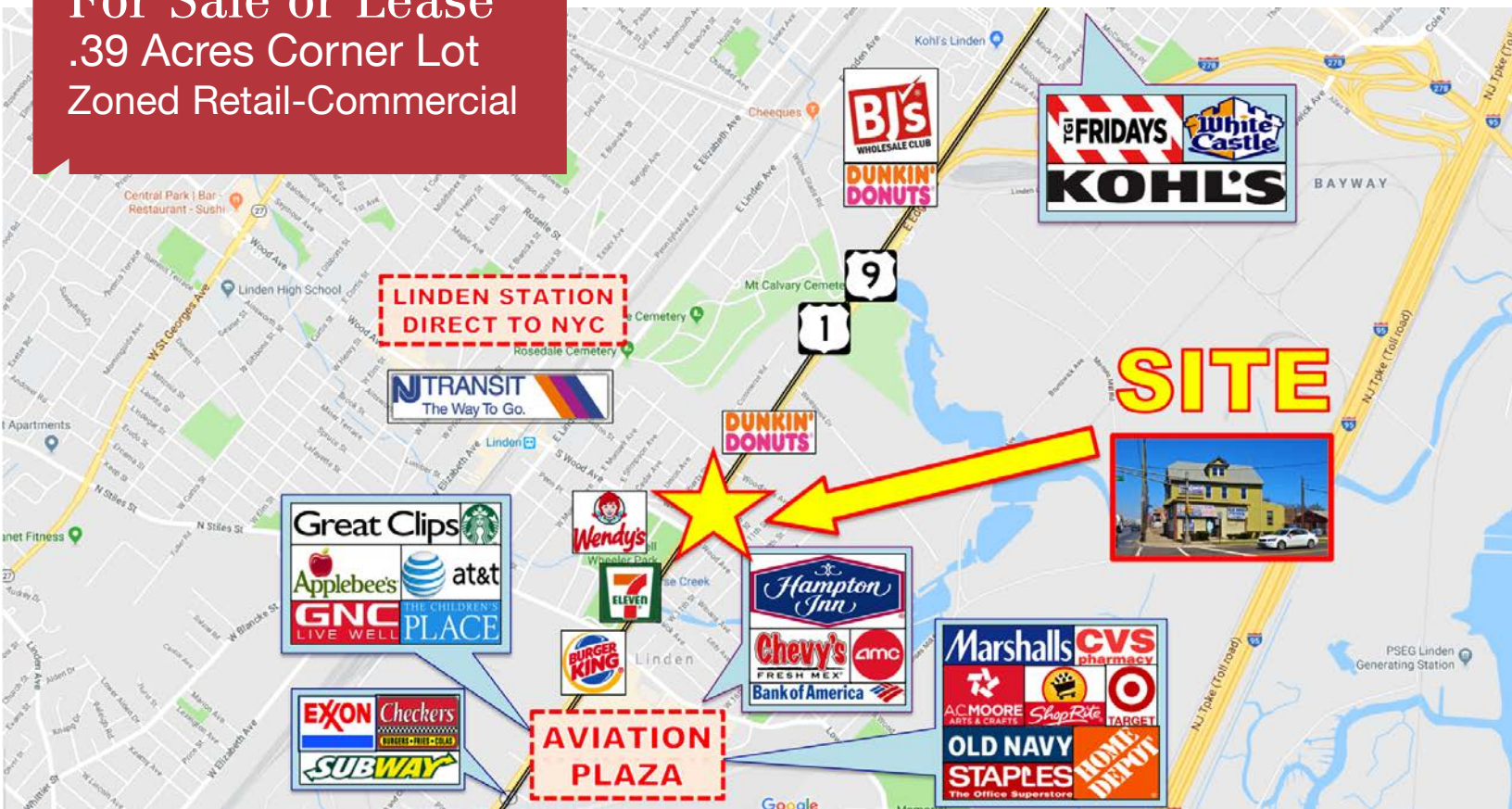


For Further Information
Please Contact Exclusive Broker:

Richard Goski, Vice President
908 295 5244 | rgoski@naidb.com

Catherine Goski, Associate
908 370 7074 | cgoski@naidb.com

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For a Video Presentation, please click on the link:
<https://youtu.be/85RhPsPiRaY>

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NAI DiLeo-Bram & Co.
 Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.