



MIXED-USE BUILDING

FOR SALE & LEASE

±5,200 SF MIXED-USE BUILDING WITH TURNKEY CONVENIENCE STORE AND DELI

3062 South Wood Avenue, Linden, NJ 07036

For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±3,950 SF STOREFRONT RETAIL / OFFICE FOR LEASE

3062 South Wood Avenue, Linden, NJ 07036



LOCATION DESCRIPTION

Approx. 2.3 Miles to I-278

Approx. 7 Miles to Goethals Bridge

Approx. 9.1 Miles to Newark Liberty International Airport

Approx. 17.7 Miles to Holland Tunnel

Approx. 20.3 Miles to Lincoln Tunnel

OFFERING SUMMARY

Sale Price:	Sale Price Available Upon Request
Lease Rate:	Lease Rate Available Upon Request
Available SF:	3,950 SF
Lot Size:	0.24 Acres
Building Size:	5,200 SF

For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

Traffic >>

Collection Street	Cross Street	Traffic Vol Last Mea...	Distance
I-95	Wood Ave SW	250,496 2018	0.35 mi
I-95	Wood Ave SW	227,191 2020	0.35 mi
S Wood Ave	E 21st St NW	6,126 2017	0.41 mi
Lower Rd	Marshes Dock Rd SW	4,606 2015	0.48 mi
Lower Road	W 21st St NW	7,204 2020	0.60 mi
Lower Rd	Marshes Dock Rd E	5,594 2013	0.70 mi
S Stiles St	W 16th St E	7,391 2018	0.91 mi
S Stiles St	W 16th St E	6,844 2017	0.91 mi
S Wood Ave	E Edgar Rd NW	9,088 2018	1.18 mi
S Wood Ave	E Edgar Rd NW	8,626 2013	1.18 mi

Made with TrafficMetrix® Products

PROPERTY HIGHLIGHTS

- ±5,200 SF mixed-use building containing 3,950 sf of retail/office space and two 2-bedroom apartments
- Retail space is set up as turnkey convenience store and deli with seating area, full kitchen, walk-in freezer, office space on the 2nd floor and basement for storage
- 16 off-street parking spaces
- Zoned C-2 (Retail Commercial)
- Linden Logistics Center, a 4.1 million-square-foot park employing hundreds of local residents less than 1 mile away (great influx of breakfast and lunch traffic)
- Retail space is available for lease
- Two apartments are rented
- Taxes at \$20,026.32 (2020)

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±5,200 SF MIXED-USE BUILDING WITH TURNKEY CONVENIENCE STORE AND DELI FOR SALE

3062 South Wood Avenue, Linden, NJ 07036



For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

MIXED-USE BUILDING

FOR SALE & LEASE

±3,950 SF STOREFRONT RETAIL / OFFICE FOR LEASE

3062 South Wood Avenue, Linden, NJ 07036

For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,950 SF STOREFRONT RETAIL / OFFICE FOR LEASE

3062 South Wood Avenue, Linden, NJ 07036



Ideally located less than one mile to LINDEN LOGISTICS CENTER with potential access to thousands of tenants and labor workforce.

For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,950 SF STOREFRONT RETAIL / OFFICE FOR LEASE

3062 South Wood Avenue, Linden, NJ 07036

	1 MILE	3 MILE	5 MILE
2020 Total Population	3,125	117,715	471,910
2025 Population	3,143	119,404	478,697
Pop Growth 2020-2025	+ 0.58%	+ 1.43%	+ 1.44%
Average Age	37	38	38
2020 Total Households	1,069	40,517	164,522
HH Growth 2020-2025	+ 0.37%	+ 1.46%	+ 1.43%
Median Household Inc	\$62,908	\$69,308	\$72,482
Avg Household Size	2.90	2.80	2.80
2020 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$294,897	\$282,852	\$352,800
Median Year Built	1954	1956	1961

For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

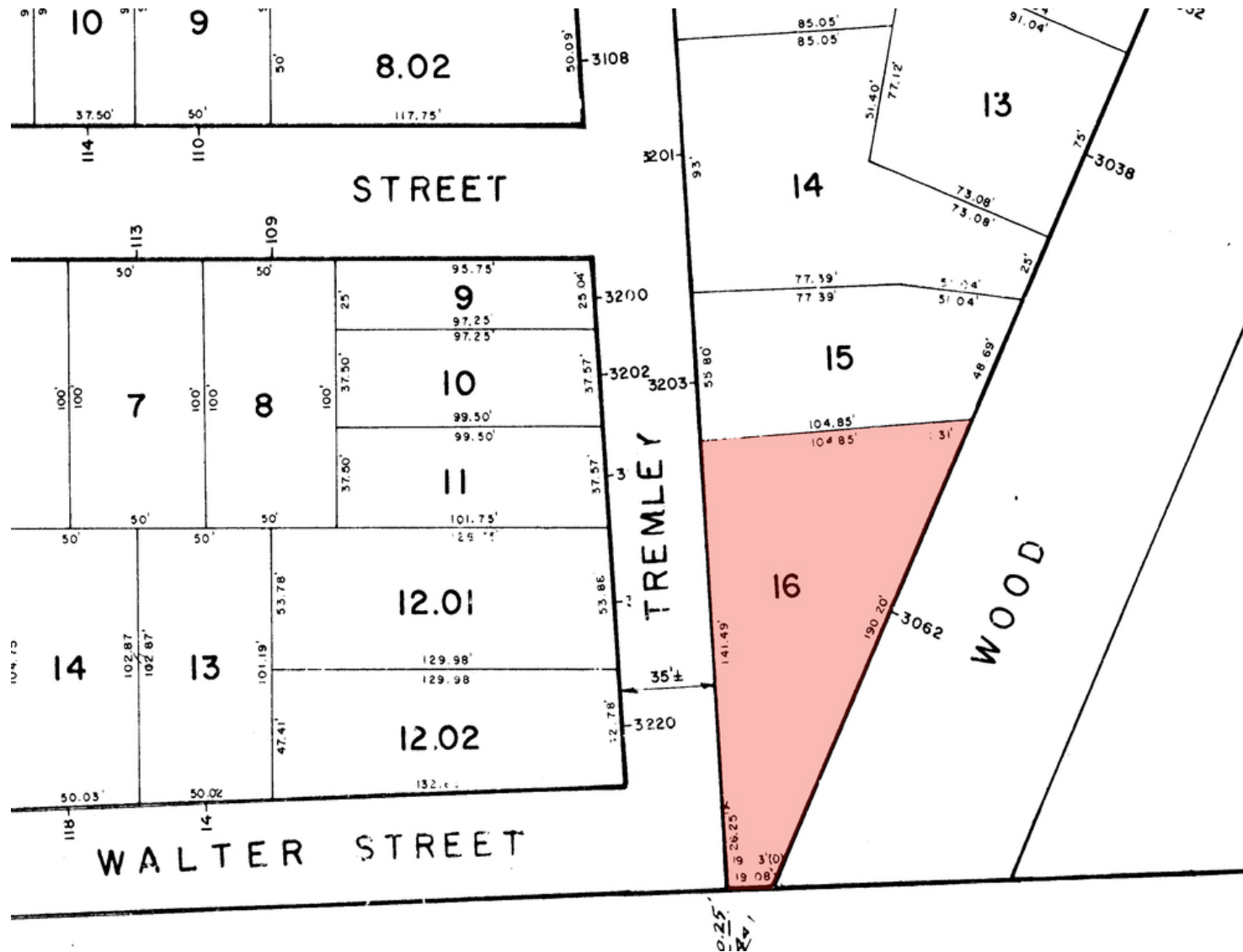
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±5,200 SF MIXED-USE BUILDING FOR SALE

3062 South Wood Avenue, Linden, NJ 07036



For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

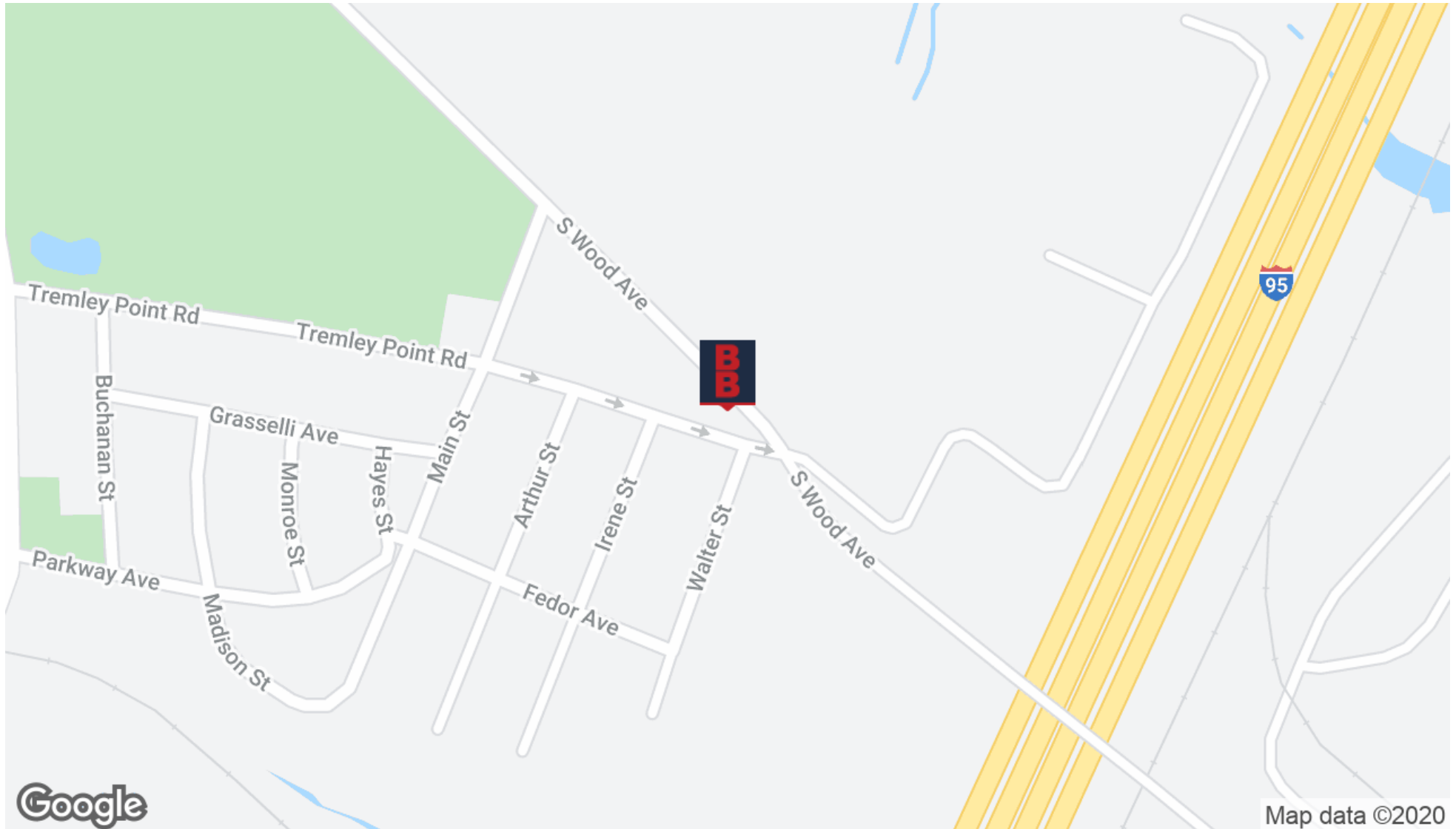
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±5,200 SF MIXED-USE BUILDING FOR SALE

3062 South Wood Avenue, Linden, NJ 07036



For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.