

# 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** bf@catalystrenj.com C: 973.223.6600  
**MIKE TESTA** mt@catalystrenj.com C: 201.232.6086

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.  
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

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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



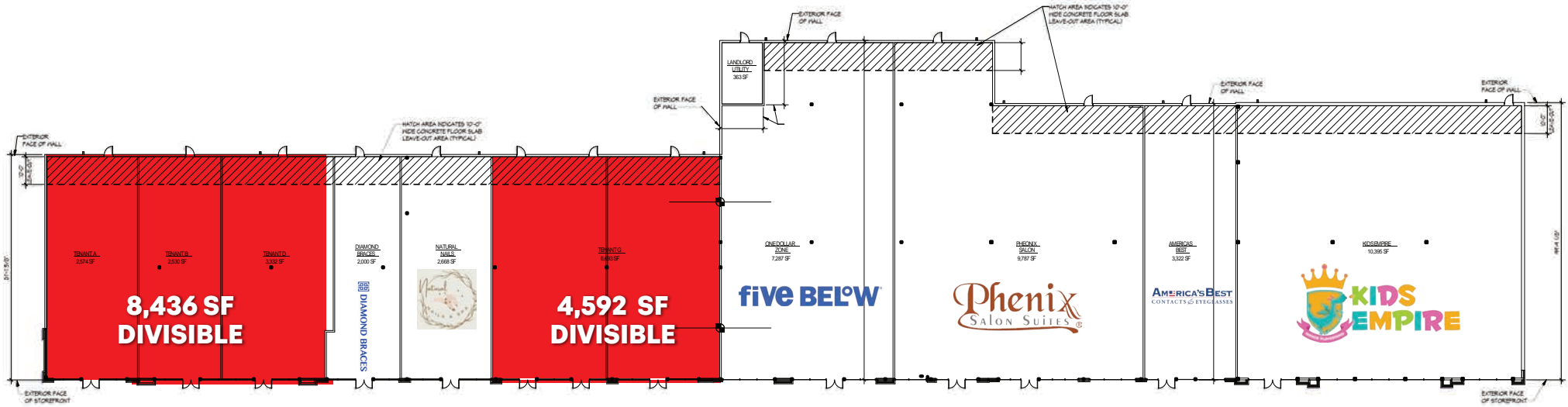
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# BUILDING A

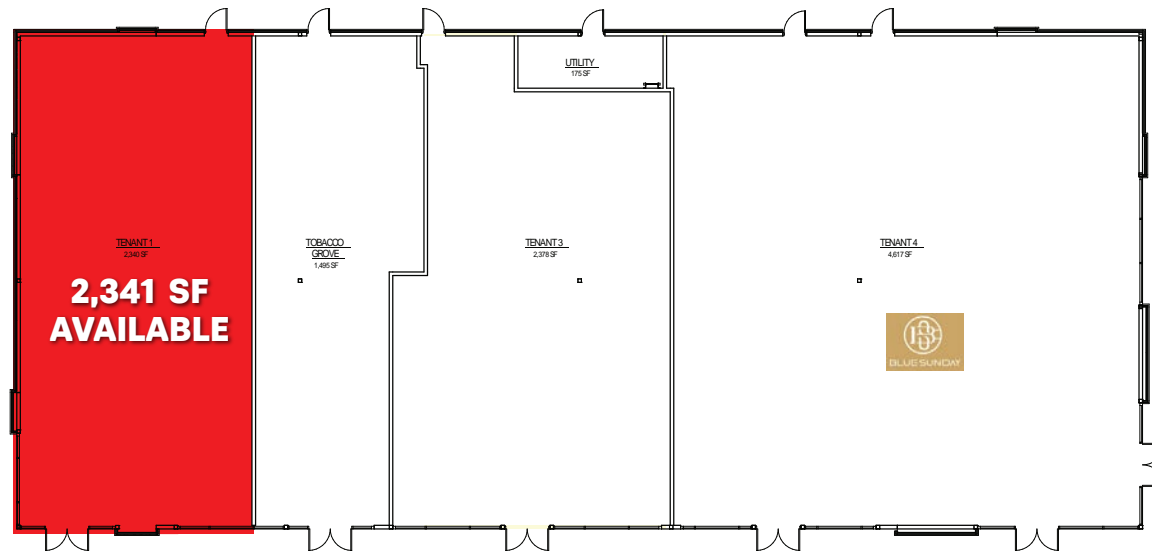


3 FRONT ELEVATION  
1/8" = 1'-0"



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

RENTABLE AREA	
TENANT	AREA
AMERICAN BEST	3,322 SF
DIAMOND BRAZES	2,000 SF
KIDS EMPIRE	10,248 SF
LANDSCAPE UTILITY	869 SF
NATURAL WALLS	2,668 SF
ONE DOLLAR ZONE	7,287 SF
PHENIX SALONS	4,181 SF
TEWANT A	3,974 SF
TEWANT B	2,330 SF
TEWANT D	3,352 SF
TEWANT G	6,908 SF
	50,951 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



RENTABLE AREA	
TENANT	AREA
FOOT LOCKER	4,500 SF
TENANT 1	2,016 SF
TENANT 2	2,142 SF
TENANT 3	2,148 SF
UTILITY	193 SF
	11,008 SF

