



Eagle Realty USA

FOR SALE

**2 W. St. George Ave, Linden
(Union County), NJ**



- **Property Size +/- 0.22 Acres**
- **Zoned: C-2**
- **Traffic Counts:**
 - **Wood Ave: 18,000 ADT**
 - **St George Ave: 24,520 ADT**
- **Taxes (2013): \$16,748.57**
- **Building Size: +/- 300 sq ft**
- **Current Use: Gas Station**
- **Area Retailers Include:**



- **Asking Price: Call for Details**
- **Property includes a leasehold interest**

Eagle Realty USA

Licensed Real Estate Broker

410 Route 10 West

Ledgewood, NJ 07852

"We Close Deals... That's the Bottom Line"

For More Information Please Contact:

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Member—Broker of Record

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Rent Projections

2 W St George Ave, Linden, NJ

<u>Linden - Estimated Rent Projection</u>			
Property	2 W St Georges Ave, Linden, NJ		
Lease Expiration	10/31/2016	3, 5 yr options remain	
Current Rent	\$ 53,275.80	\$ 4,439.65	
Increases	15%	Per the current lease, increases are CPI and 15 % is an estimate based off previous increases to the lease.	
Cap Rate	6%-10%		
<u>Term</u>	<u>Rent</u>		
1	\$ 53,275.80		
2	\$ 53,275.80		
3	\$ 61,267.17	Renewal Option	
4	\$ 61,267.17		
5	\$ 61,267.17		
6	\$ 61,267.17		
7	\$ 61,267.17		
8	\$ 70,457.25	Renewal Option	
9	\$ 70,457.25		
10	\$ 70,457.25		
11	\$ 70,457.25		
12	\$ 70,457.25		
13	\$ 81,025.83	Renewal Option	
14	\$ 81,025.83		
15	\$ 81,025.83		
16	\$ 81,025.83		
17	\$ 81,025.83		
Total	\$ 1,170,302.84	Average Rent	\$ 68,841.34

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Site Photo

2 W St George Ave, Linden, NJ



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AERIAL

2 W St George Ave, Linden, NJ



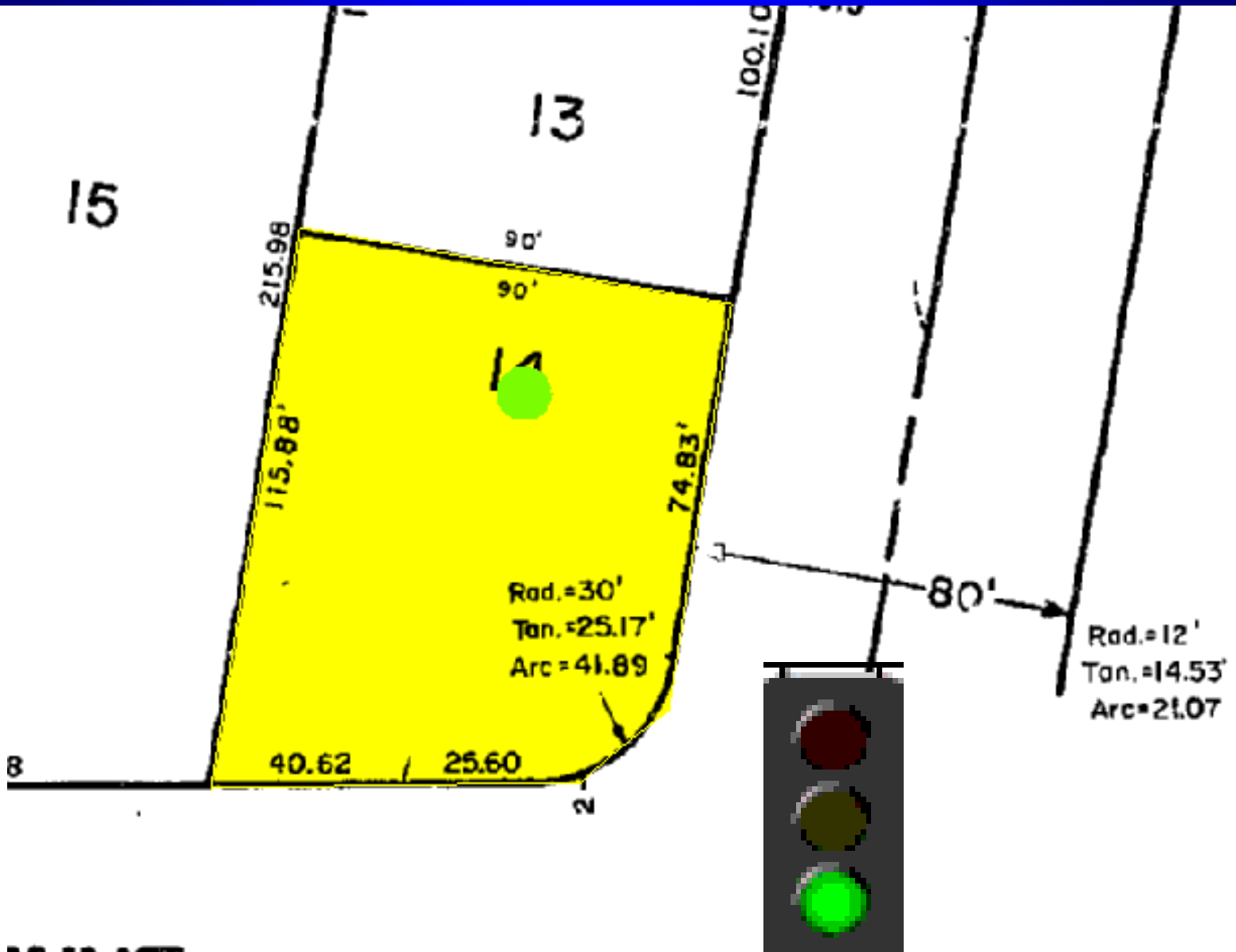
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Tax Map

2 W St George Ave, Linden, NJ



INUE

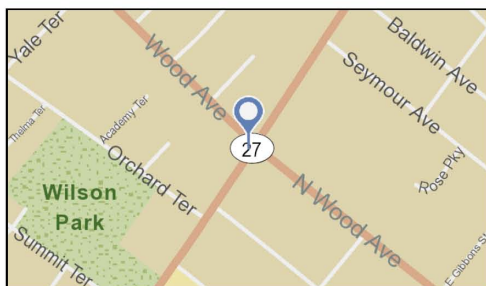
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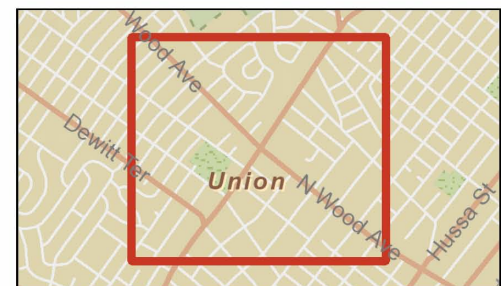
TRAFFIC COUNT MAP

2 W St. George Ave, Linden, NJ



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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