



RETAIL PROPERTY

FOR LEASE

±1,161 SF RETAIL SPACE FOR LEASE

313A Millburn Avenue, Millburn, NJ 07041

For More Information, Contact

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Corner Location with Traffic Light at Busy Downtown Area
 Neighboring Retailers Include Trader Joe's, Pet Smart, Starbucks, Burger King, Fresh Fields, CVS, Panera Bread, and Numerous Banks

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,161 SF
Building Size:	1,161 SF

PROPERTY DESCRIPTION

Street Parking and 4-Story Parking Deck located 1 Block Away
 CAM Charges at \$6.83 PSF

PROPERTY HIGHLIGHTS

- Immediate -- 30 Days Availability
- Street Parking and 4- Story Parking Deck Available 1 Block away
- Limited On-Site Parking at Rear of Building for Owners and Manager
- Public Transportation and Train Within Walking Distance

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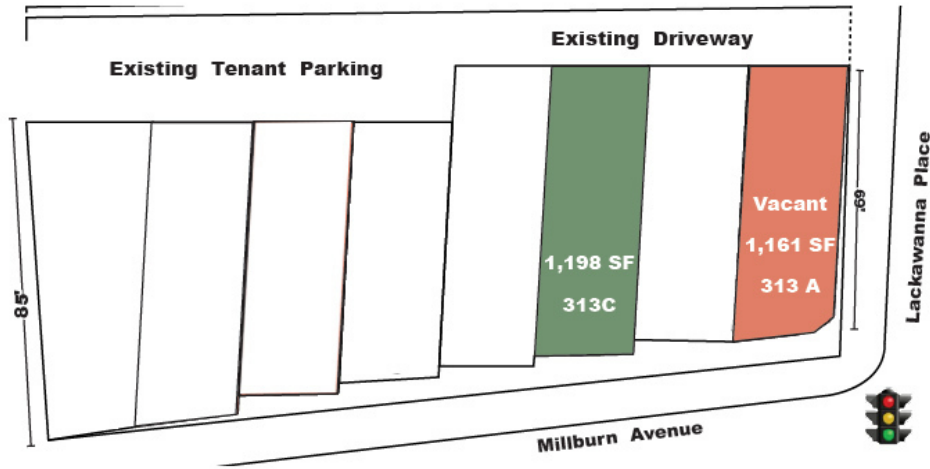
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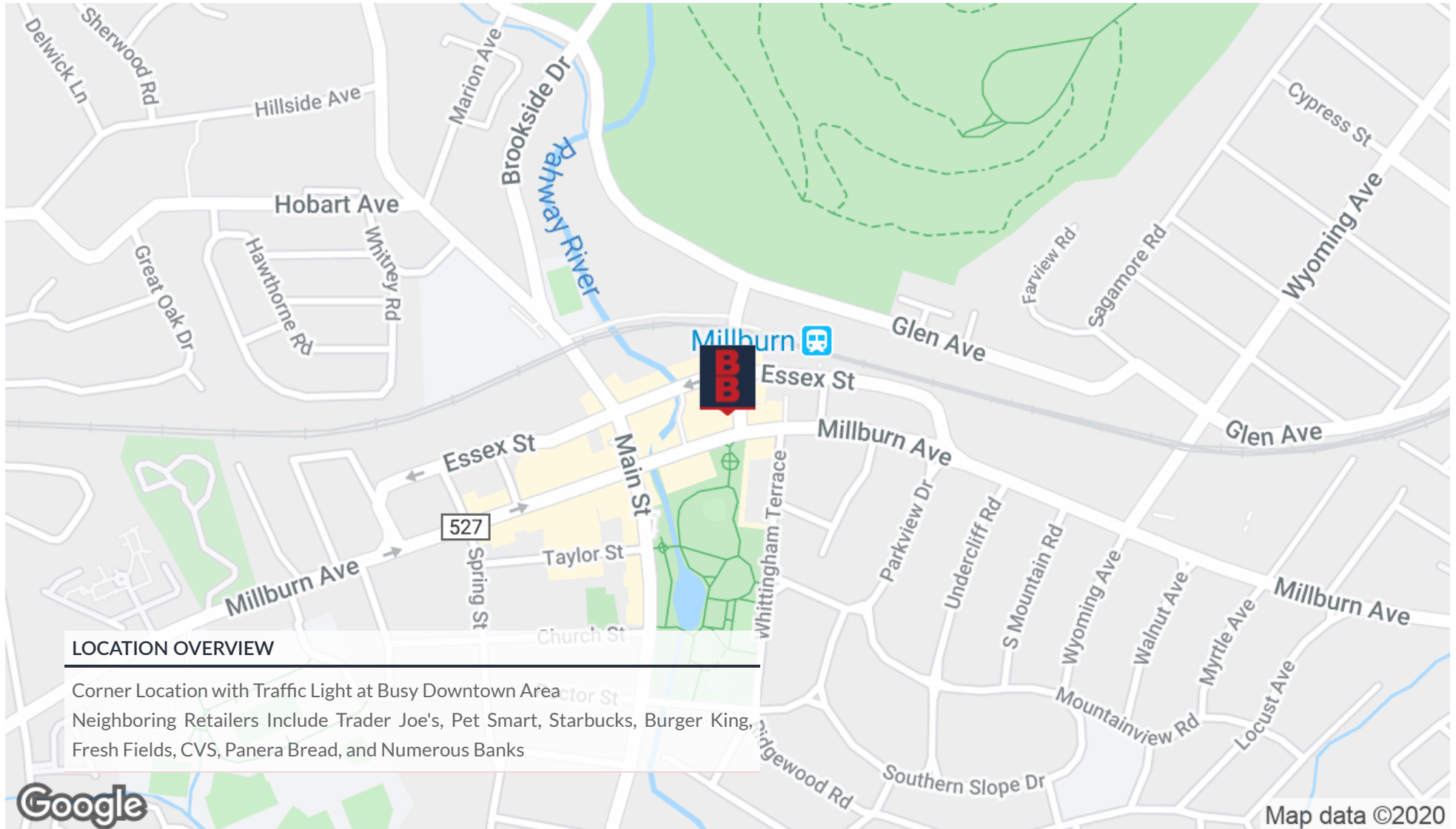
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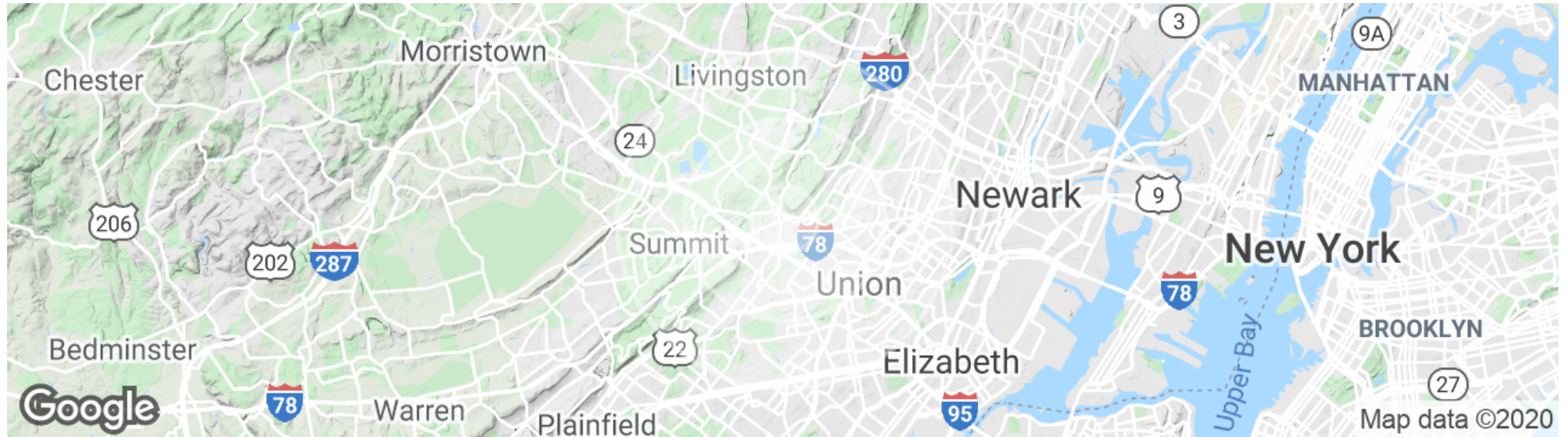
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,649	102,003	347,064
Median age	40.4	41.1	39.0
Median age (Male)	39.1	39.0	37.3
Median age (Female)	41.2	42.1	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,198	36,123	121,056
# of persons per HH	2.8	2.8	2.9
Average HH income	\$162,309	\$140,753	\$123,262
Average house value	\$678,906	\$573,193	\$540,188

* Demographic data derived from 2010 US Census

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