



RETAIL PROPERTY

FOR LEASE

±1,813 SF RETAIL FOR LEASE

515 Millburn Avenue, Short Hills, NJ 07078

For More Information, Contact

BRAD JACOBS

Director

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

1813 SF Available For Lease

LOCATION DESCRIPTION

Easy Access from I-78, Routes 24 and 124

Walking Distance to Short Hills Train Station

Adjacent to Proposed 100-Unit Residential Development

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	1,813 SF
Building Size:	3,638 SF

PROPERTY HIGHLIGHTS

- GLA: ±3,638 SF
- Available: ±1,813 SF (September 1st)
- Asking Rent: \$22.50 PSF
- CAM Charges: \$7.64 PSF
- Traffic Count: 18,484 Vehicles Per Day on Millburn Avenue
- Neighboring Retailers Include: Squirrel and the Bee, Keller Williams, Weichert, Coldwell Bankers, Panera Bread, Trader Joe's, Shop Rite, Walgreen's, Kings Supermarket, Dunkin' Donuts, Bed Bath & Beyond, Taco Bell, CVS, Petsmart, Starbucks

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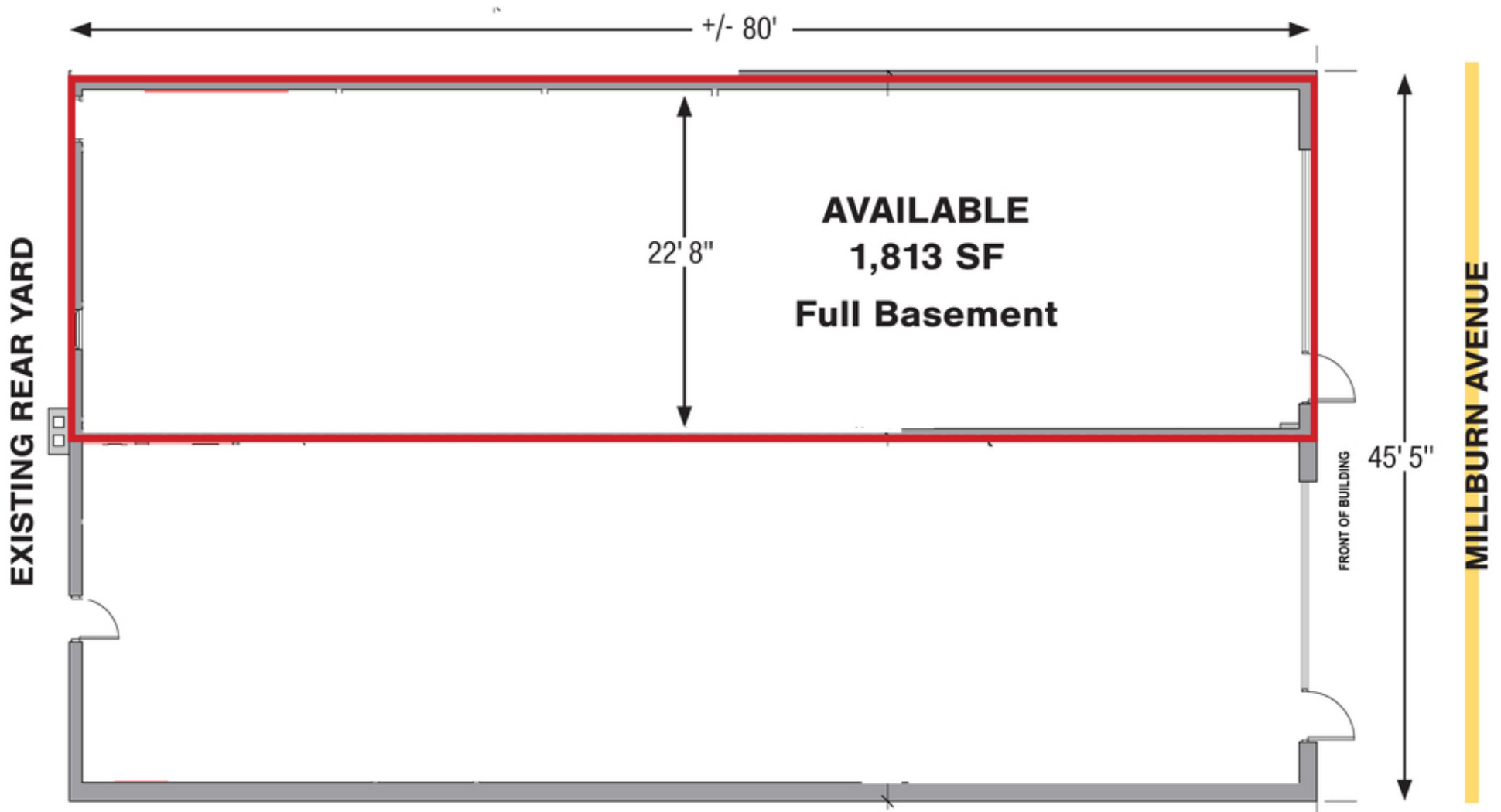
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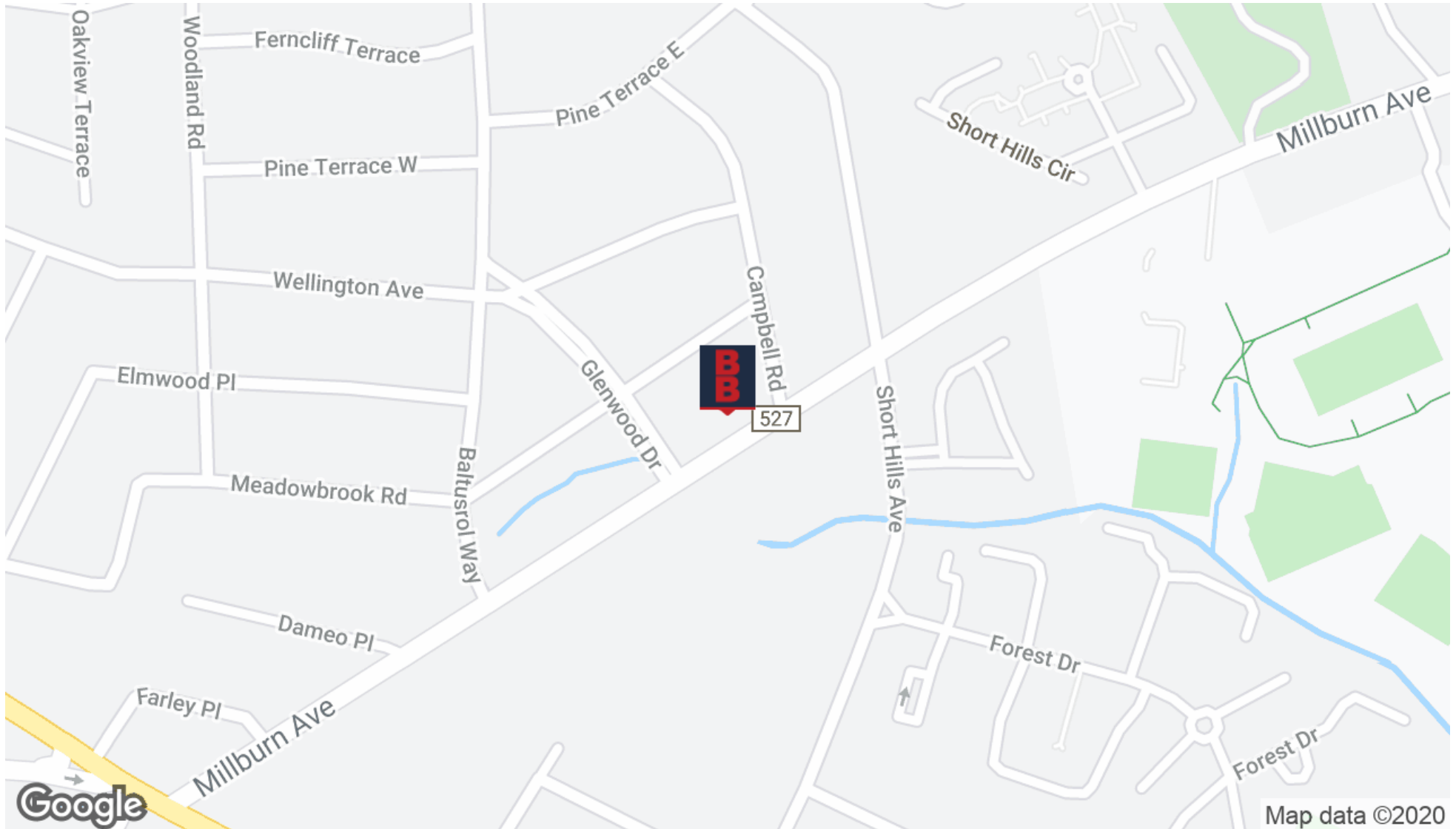
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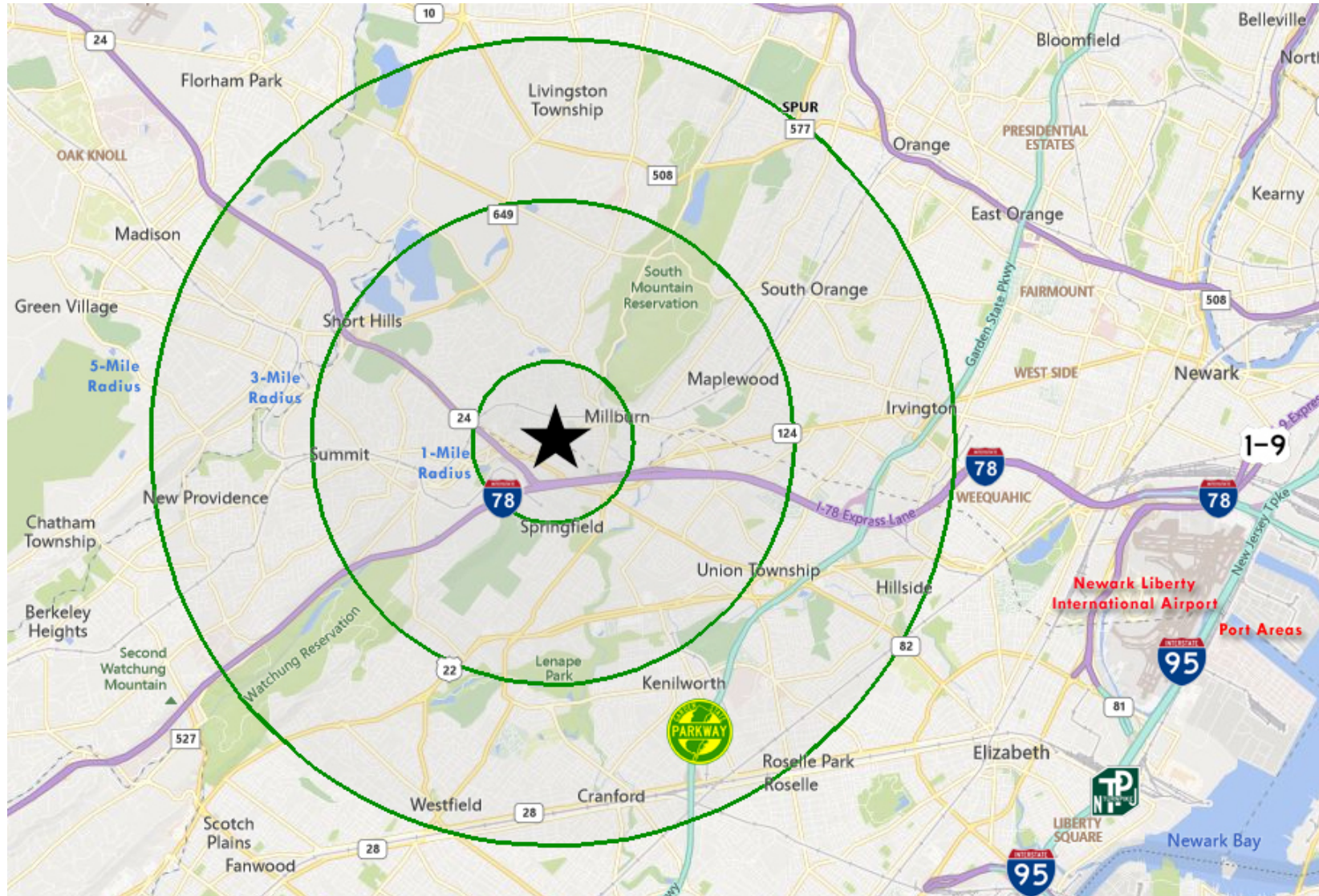
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	20,322	116,543	369,185
2019 Estimate	19,049	111,792	360,346
2010 Census	13,678	95,025	339,445
Growth 2019-2024	6.68%	4.25%	2.45%
Growth 2010-2019	39.27%	17.64%	6.16%
2019 Population Hispanic Origin	1,966	14,091	46,078
2019 Population by Race:			
White	14,288	79,886	220,992
Black	851	15,950	97,661
Am. Indian & Alaskan	27	234	1,117
Asian	3,443	13,364	33,217
Hawaiian & Pacific Island	12	50	253
Other	427	2,308	7,106
U.S. Armed Forces:	0	30	136
Households:			
2024 Projection	7,919	42,197	132,841
2019 Estimate	7,438	40,476	129,662
2010 Census	5,431	34,378	122,074
Growth 2019 - 2024	6.47%	4.25%	2.45%
Growth 2010 - 2019	36.95%	17.74%	6.22%
Owner Occupied	4,423	29,681	86,654
Renter Occupied	3,015	10,795	43,008
2019 Avg Household Income	\$143,196	\$151,215	\$131,459
2019 Med Household Income	\$111,020	\$120,759	\$98,481
2019 Households by Household Inc:			
<\$25,000	742	4,162	17,507
\$25,000 - \$50,000	805	4,053	17,781
\$50,000 - \$75,000	1,003	4,707	16,723
\$75,000 - \$100,000	878	4,219	13,649
\$100,000 - \$125,000	659	3,729	11,990
\$125,000 - \$150,000	809	3,692	10,122
\$150,000 - \$200,000	652	4,511	13,410
\$200,000+	1,889	11,402	28,480

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