



OFFICE BUILDING

FOR LEASE

# ±1,450 SF OFFICE AVAILABLE (2ND FLOOR)

518 Millburn Avenue, Short Hills, NJ 07078

*For More Information, Contact*

**TAMARA BLAU**

*Director*

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

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

- ±1.3 Miles to I-78 Exit 48
- ±5.55 Miles to GSP Exit 142B
- ±10.6 Miles to I-78 Exit 58B
- ±11 Miles to NJ Turnpike Exit 14
- ±15 Miles to NJ Turnpike Exit 15W

## OFFERING SUMMARY

Lease Rate:	\$2,050 per month (Gross)
Available SF:	1,450 SF
Building Size:	12,423 SF

## PROPERTY HIGHLIGHTS

- GLA: ±12,423 SF
- Available Space: ±1,450 SF (2nd Floor)
- Frontage: 141 Feet
- Parking: ±45 Spaces On Site, Plus Adjoining Municipal and On Street Parking
- Traffic Count: 21,000 VPD Pass the Site
- Neighboring Retailers Include: Trader Joe's, PetSmart, Bank of America, Investors Savings, Capitol One, HSBC, Bed Bath and Beyond, Walgreen's, Kings Supermarket, Shop Rite, Wine Library, Panera Bread, Wachovia, PNC Bank, TD Bank, Chase Bank
- Comments: (1) Adjacent to a new residential development consisting of 270 total units - 47 townhouses and 223 multi-residential (2) New facade, parking lot and outdoor seating (3) Downtown location with parking

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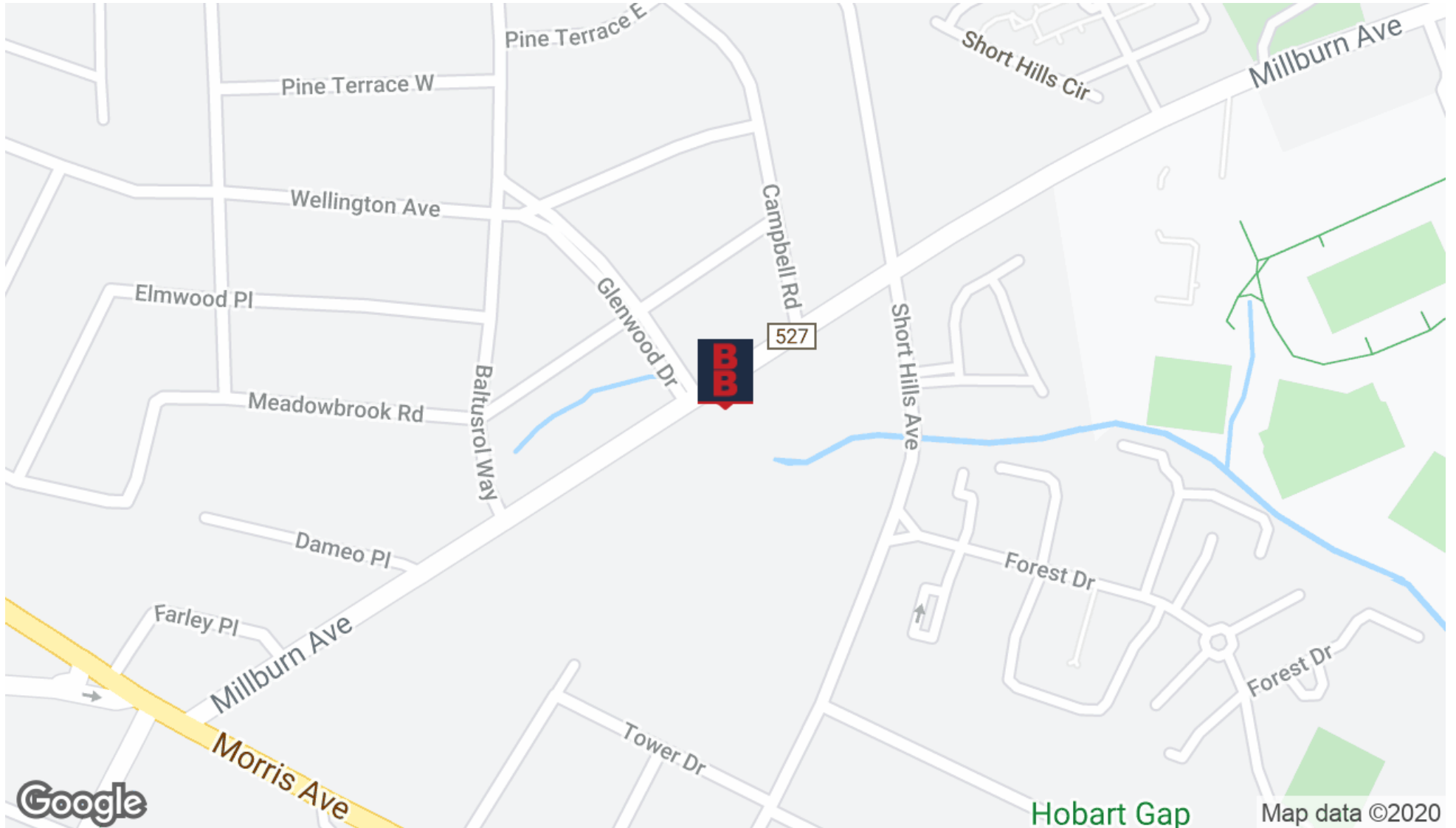
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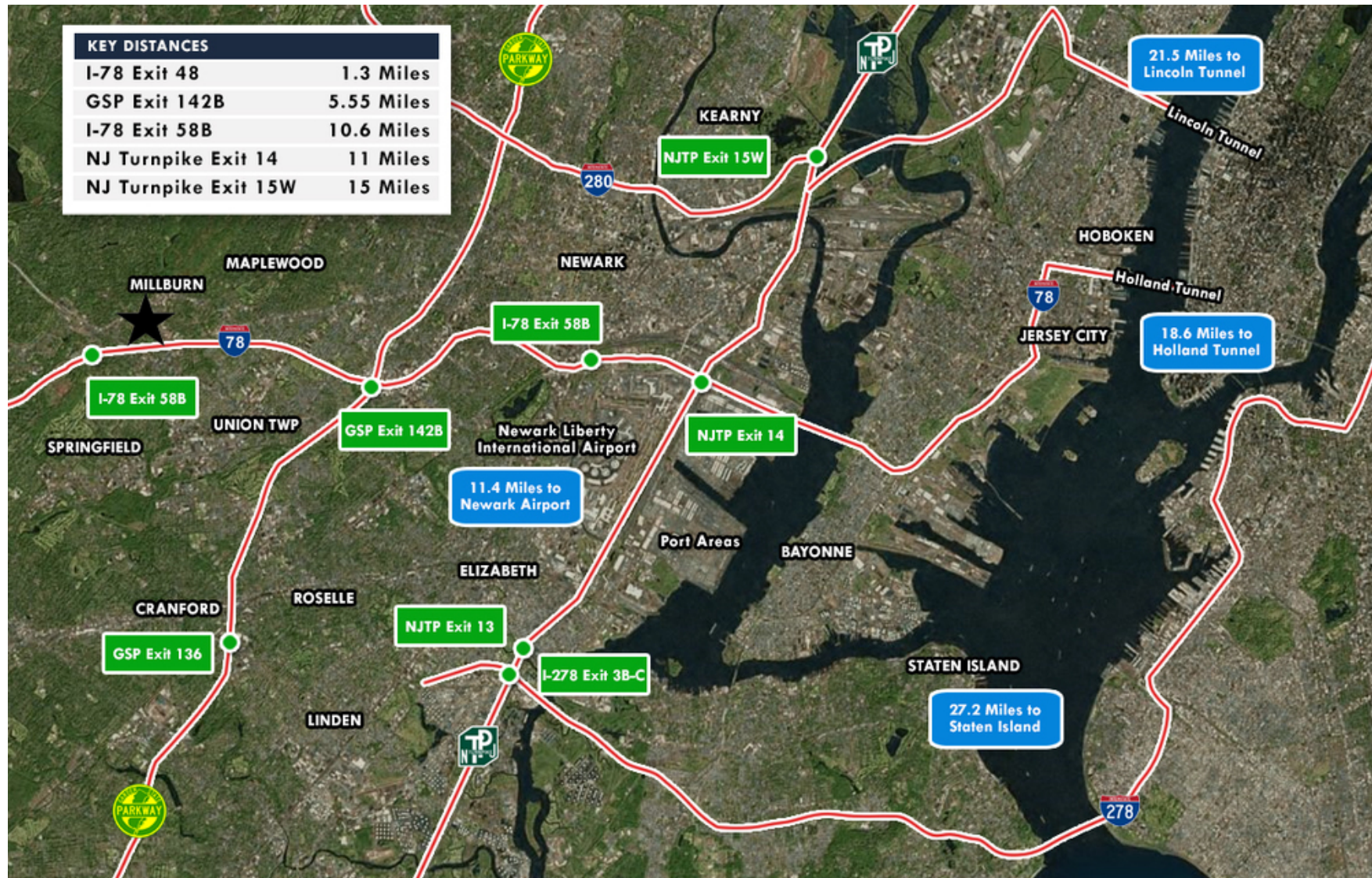
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	20,176	117,159	368,163
2019 Estimate	18,921	112,392	359,314
2010 Census	13,636	95,600	338,311
Growth 2019-2024	6.63%	4.24%	2.46%
Growth 2010-2019	38.76%	17.56%	6.21%
2019 Population Hispanic Origin	1,977	14,204	46,563
<b>2019 Population by Race:</b>			
White	14,192	80,400	220,827
Black	853	16,003	97,323
Am. Indian & Alaskan	28	233	1,116
Asian	3,412	13,385	32,693
Hawaiian & Pacific Island	12	50	255
Other	424	2,320	7,099
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>30</b>	<b>137</b>
<b>Households:</b>			
2024 Projection	7,873	42,351	132,610
2019 Estimate	7,398	40,625	129,421
2010 Census	5,422	34,517	121,773
Growth 2019 - 2024	6.42%	4.25%	2.46%
Growth 2010 - 2019	36.44%	17.70%	6.28%
Owner Occupied	4,385	29,835	86,265
Renter Occupied	3,013	10,790	43,156
<b>2019 Avg Household Income</b>	<b>\$142,665</b>	<b>\$151,376</b>	<b>\$131,071</b>
<b>2019 Med Household Income</b>	<b>\$110,461</b>	<b>\$120,835</b>	<b>\$98,037</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	749	4,139	17,482
\$25,000 - \$50,000	797	4,072	17,871
\$50,000 - \$75,000	1,000	4,730	16,788
\$75,000 - \$100,000	878	4,237	13,640
\$100,000 - \$125,000	656	3,761	11,961
\$125,000 - \$150,000	807	3,698	10,096
\$150,000 - \$200,000	645	4,523	13,308
\$200,000+	1,865	11,465	28,275

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