



RETAIL PROPERTY

FOR LEASE

# ±600 SF RETAIL IN DOWNTOWN MILLBURN

355-357 Millburn Avenue, 07041, NJ Millburn

*For More Information, Contact*

**TAMARA BLAU**

*Director*

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*Director*

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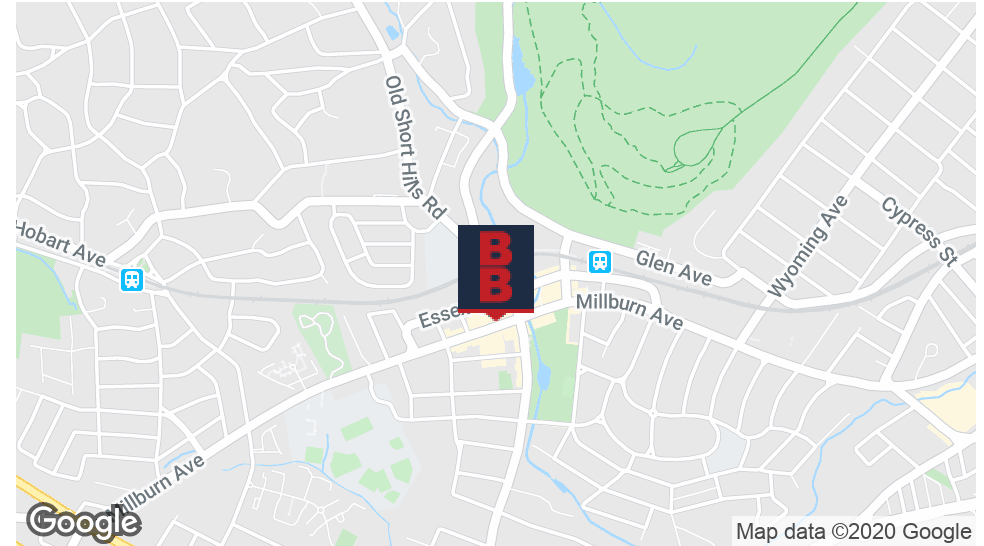
**THE BLAU & BERG COMPANY**

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

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

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## LOCATION DESCRIPTION

±1.65 Miles to Route 24 | ±2.1 Miles to I-78  
 ±3.16 Miles to Short Hills Mall | ±5.26 Miles to GSP  
 ±9.5 Miles to Newark Liberty International Airport  
 ±12 Miles to NJ Turnpike  
 ±16.8 Miles to Holland Tunnel  
 ±19.2 Miles to Lincoln Tunnel

## OFFERING SUMMARY

Lease Rate:	\$2,200 per month (Gross)
Available SF:	600 SF
Building Size:	15,103 SF

## PROPERTY HIGHLIGHTS

- Building Size: ±15,103 SF
- Available Space: ±600 SF (Open Layout with Back Storage Area)
- Store Fronts: 1
- Zoning: Commercial
- Current Use: Retail
- Parking: Street
- Heating: HVAC
- Neighbor Tenants: Starbucks, Blue Mercury, Salons, Kung Fu Tea, Movie Theater

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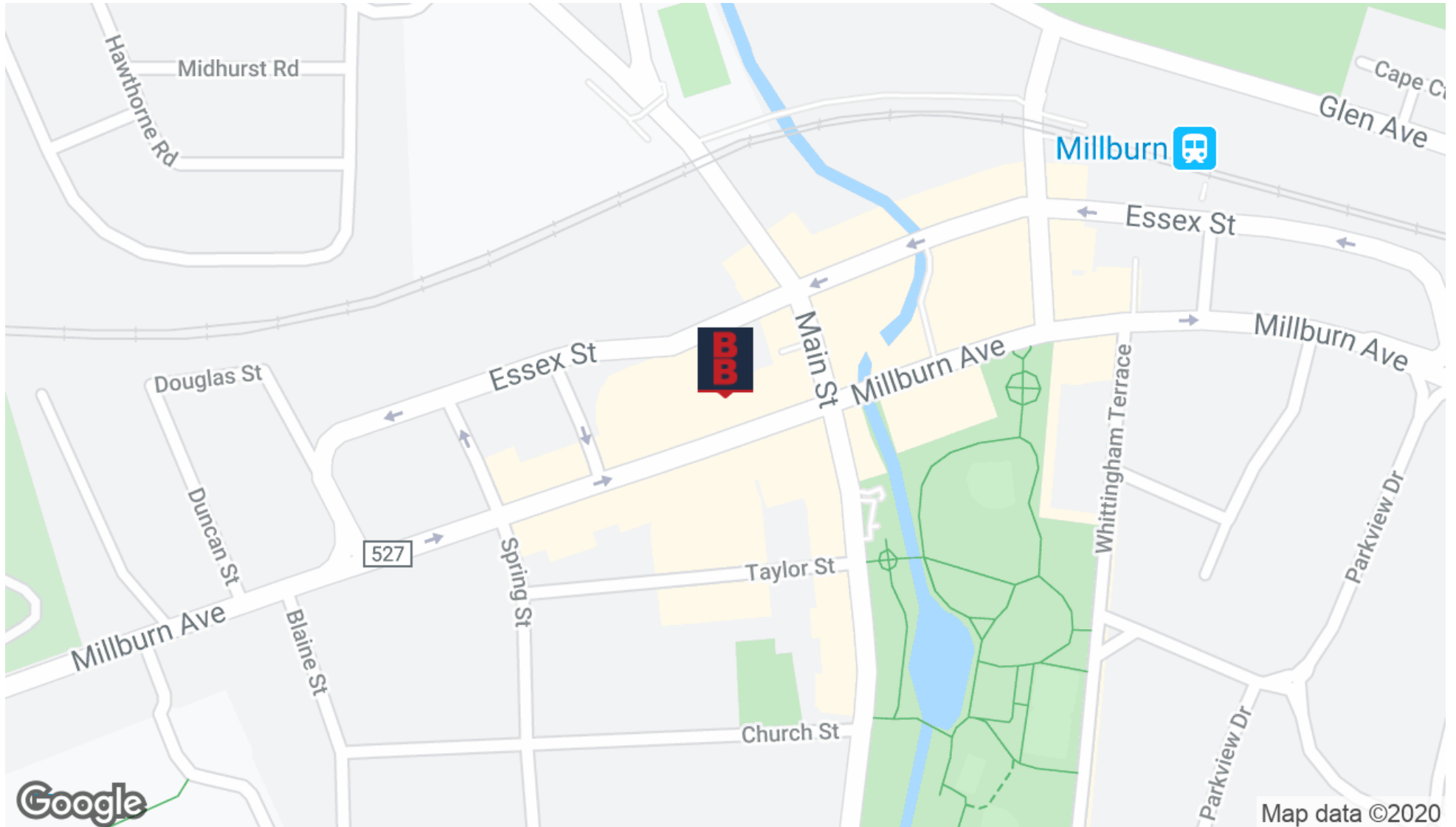
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	18,479	129,401	423,611
2019 Estimate	17,205	124,489	414,516
2010 Census	11,673	107,746	396,471
Growth 2019-2024	7.40%	3.95%	2.19%
Growth 2010-2019	47.39%	15.54%	4.55%
2019 Population Hispanic Origin	1,474	15,386	56,671
<b>2019 Population by Race:</b>			
White	12,531	81,807	218,850
Black	1,091	25,288	152,522
Am. Indian & Alaskan	20	294	1,578
Asian	3,170	14,293	33,236
Hawaiian & Pacific Island	8	56	296
Other	386	2,751	8,034
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>31</b>	<b>159</b>
<b>Households:</b>			
2024 Projection	6,905	46,876	152,708
2019 Estimate	6,433	45,068	149,496
2010 Census	4,392	38,841	143,280
Growth 2019 - 2024	7.34%	4.01%	2.15%
Growth 2010 - 2019	46.47%	16.03%	4.34%
Owner Occupied	4,025	32,415	90,869
Renter Occupied	2,408	12,653	58,627
<b>2019 Avg Household Income</b>	<b>\$144,085</b>	<b>\$144,397</b>	<b>\$116,838</b>
<b>2019 Med Household Income</b>	<b>\$111,649</b>	<b>\$112,457</b>	<b>\$82,924</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	548	4,895	25,045
\$25,000 - \$50,000	788	5,025	24,156
\$50,000 - \$75,000	880	5,385	20,579
\$75,000 - \$100,000	747	5,178	15,675
\$100,000 - \$125,000	544	4,119	13,107
\$125,000 - \$150,000	627	3,820	10,727
\$150,000 - \$200,000	670	5,053	13,426
\$200,000+	1,629	11,596	26,782

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