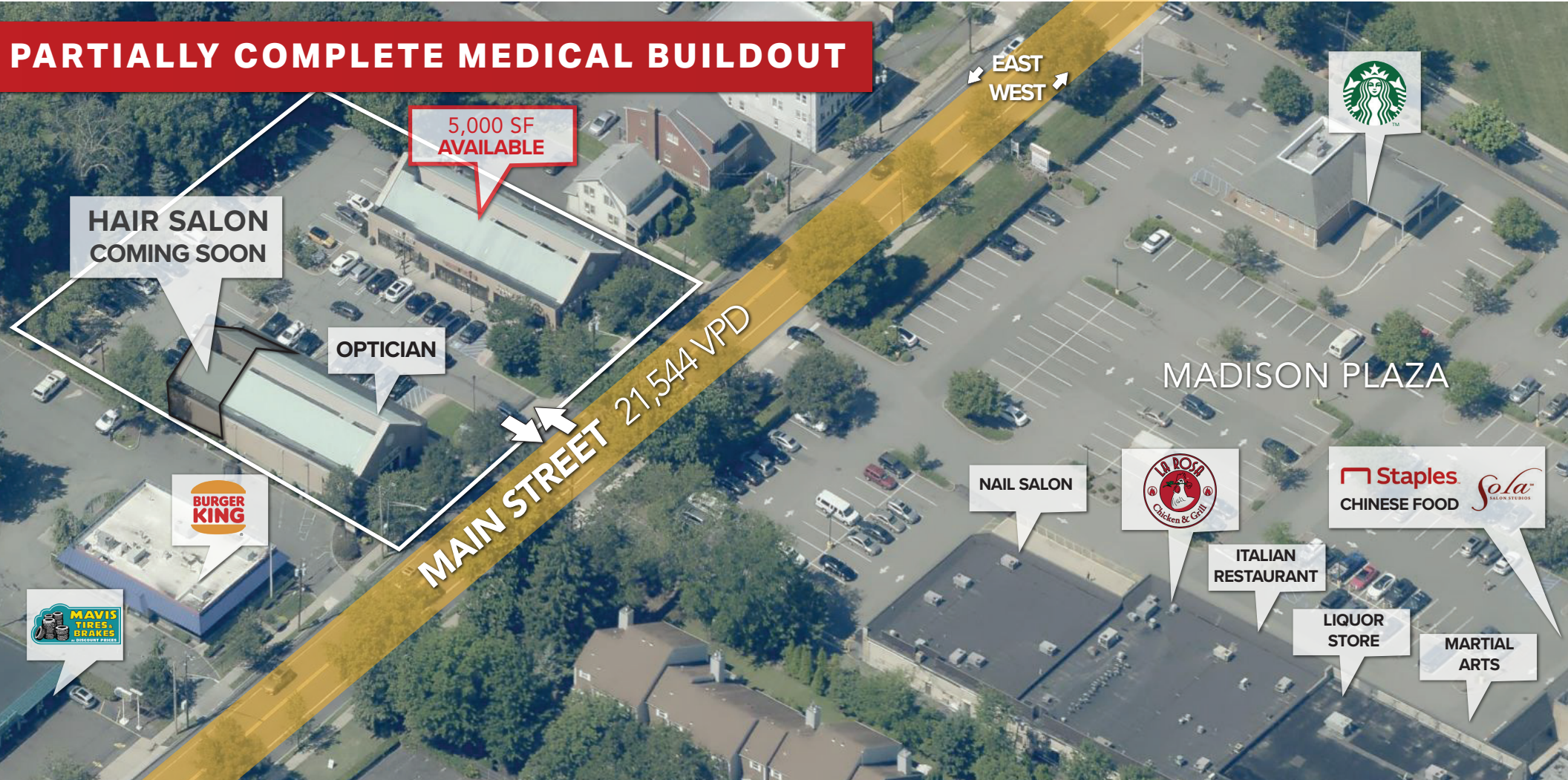


PARTIALLY COMPLETE MEDICAL BUILDOUT



**309 MAIN STREET
MADISON, NEW JERSEY**

5,000 SF FOR LEASE

SHANE WIERKS

swierks@jefferyrealty.com

C: 908.581.7781

O: 908.668.9600



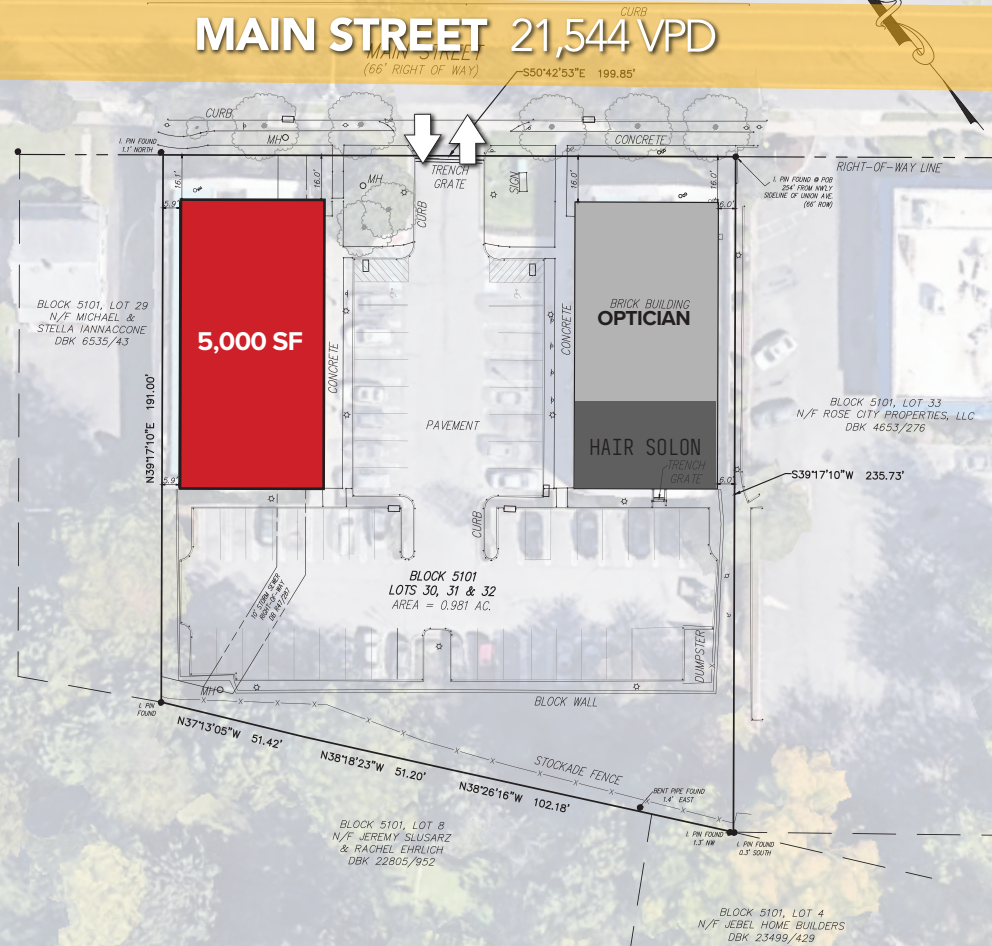
JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

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SITE SOURCE
RETAIL BROKER NETWORK

← WEST
EAST →

MAIN STREET 21,544 VPD



309 MAIN ST. MADISON, NEW JERSEY

SITE INFORMATION

GLA: 10,000 SF
AVAILABLE: 5,000 SF
RENT: Call For Quote
NNN: \$12.00 PSF

FRONTAGE: 50' On Main St.
PARKING: 47 Spaces
TRAFFIC: 21,544 VPD On Main

NOTES:

- Space Is 80% Built Out As A Brand New Med / Spa (Tenant Never Opened)
- Drew University, Fairleigh Dickinson University & College Of St. Elizabeth Are All Located Within Close Proximity With Over 16,267 Students & Faculty.

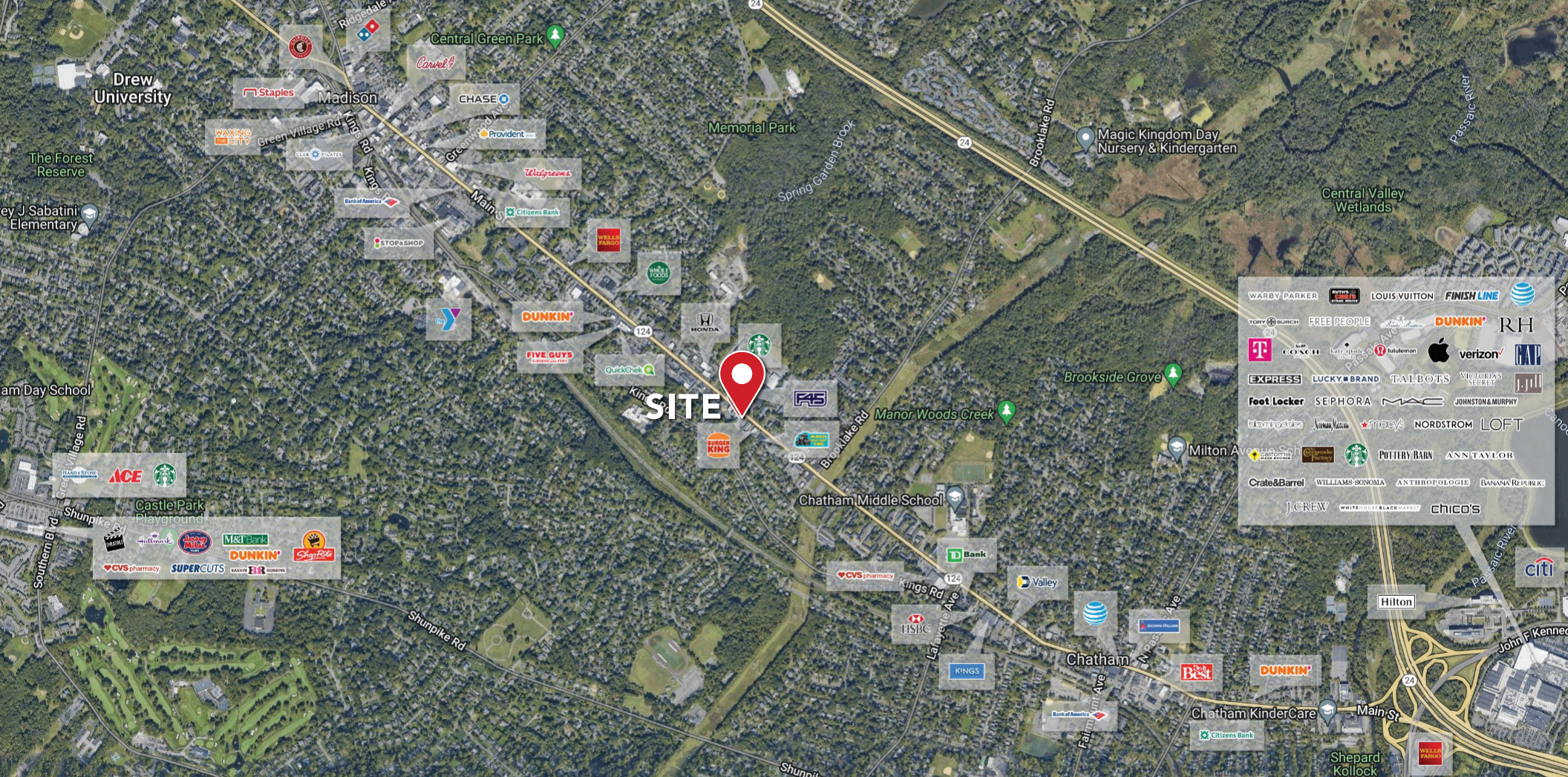


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309 MAIN ST. MADISON, NEW JERSEY

MARKET AERIAL



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,480	65,090	151,498
Average HHI	\$238,505	\$228,329	\$235,548
Households	4,546	23,465	54,438