



FOR SALE

411 N High Street
Millville, NJ 08332

NEHEMIAS "NICK" BORRERO

Office: 856-362-5072

Cell: 856-207-9944

NICK@THENICKBORRERO.COM



EXCEPTIONAL COMMERCIAL OPPORTUNITY IN MILLVILLE

Discover a standout property in one of Millville's most traveled corridors—perfectly positioned for your thriving business.

PRIME LOCATION

- Unbeatable visibility and easy accessibility
- Located in a high-traffic, bustling area
- Just minutes from Route 55 access

UPDATED & MOVE-IN READY

- New Roof – Installed just 3 years ago
- New HVAC System – Only 1 year old for modern comfort and efficiency
- Updated mechanical systems and network infrastructure

BUSINESS-READY FEATURES

- Fully wired with CAT6 network cabling
- Built-in sound system
- Room for up to 8 private offices – Ideal for a growing team or multiple departments

SECURITY YOU CAN TRUST

- Video surveillance system – Top-of-the-line for peace of mind
- Burglar alarm and fire alarm systems included

CONVENIENT PARKING

- Off-street parking for up to 12 vehicles – A major asset in a busy commercial area

The Perfect Blend of Location, Functionality, and Security

Whether you're launching a new venture or expanding your current operations, this property is built to support and grow with your business.

SCHEDULE A TOUR TODAY AND SEE THE POTENTIAL FOR YOURSELF!

kw PRIME REALTY
KELLERWILLIAMS.

LOCATION *Overview*



1 mile demographics



10,981
people



\$62,404
average HHI



4,352
households



3,477
employees

3 mile demographics



26,781
people



\$80,978
average HHI



10,580
households



12,885
employees

5 mile demographics



40,681
people



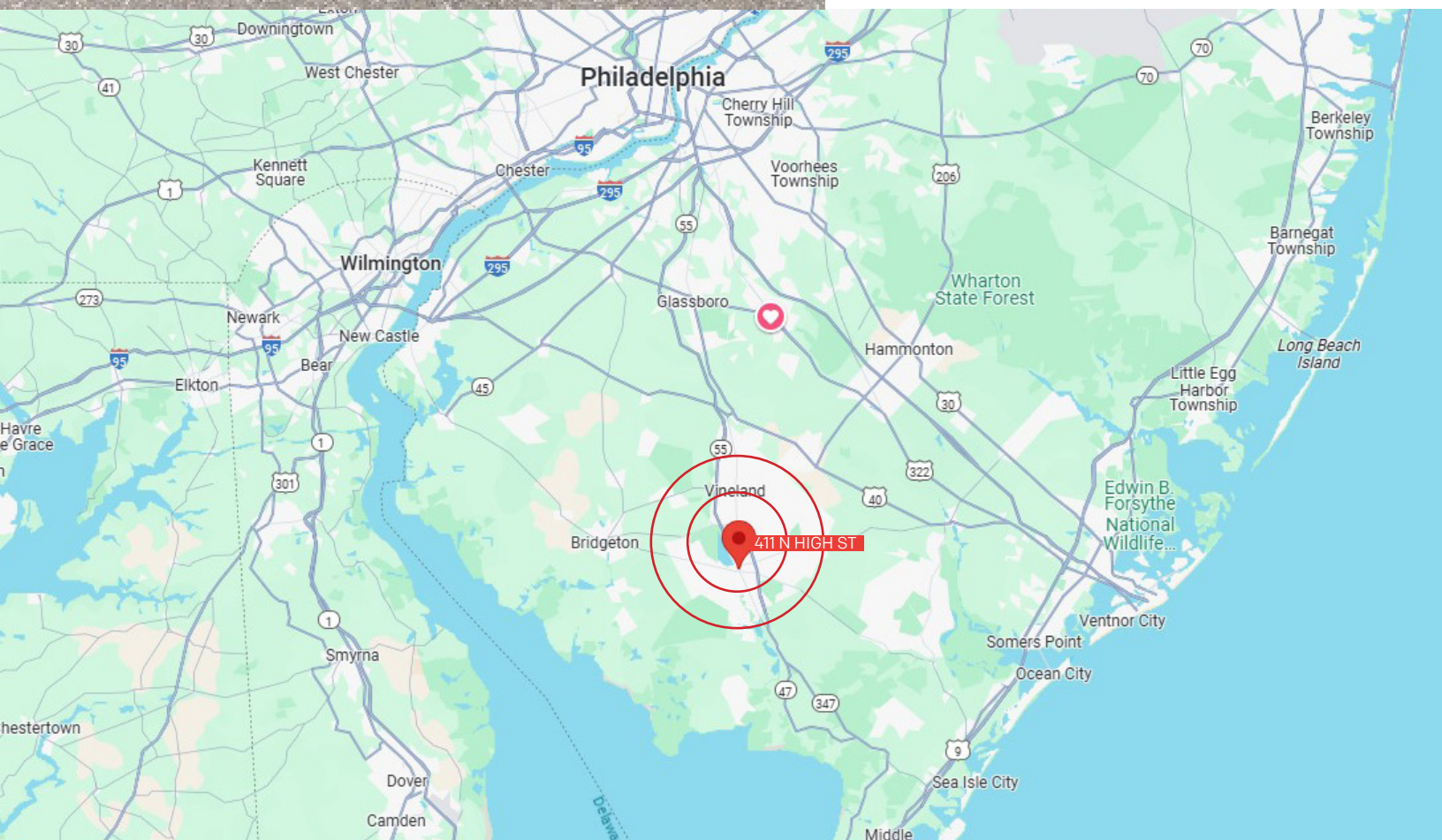
\$85,644
average HHI



15,979
households

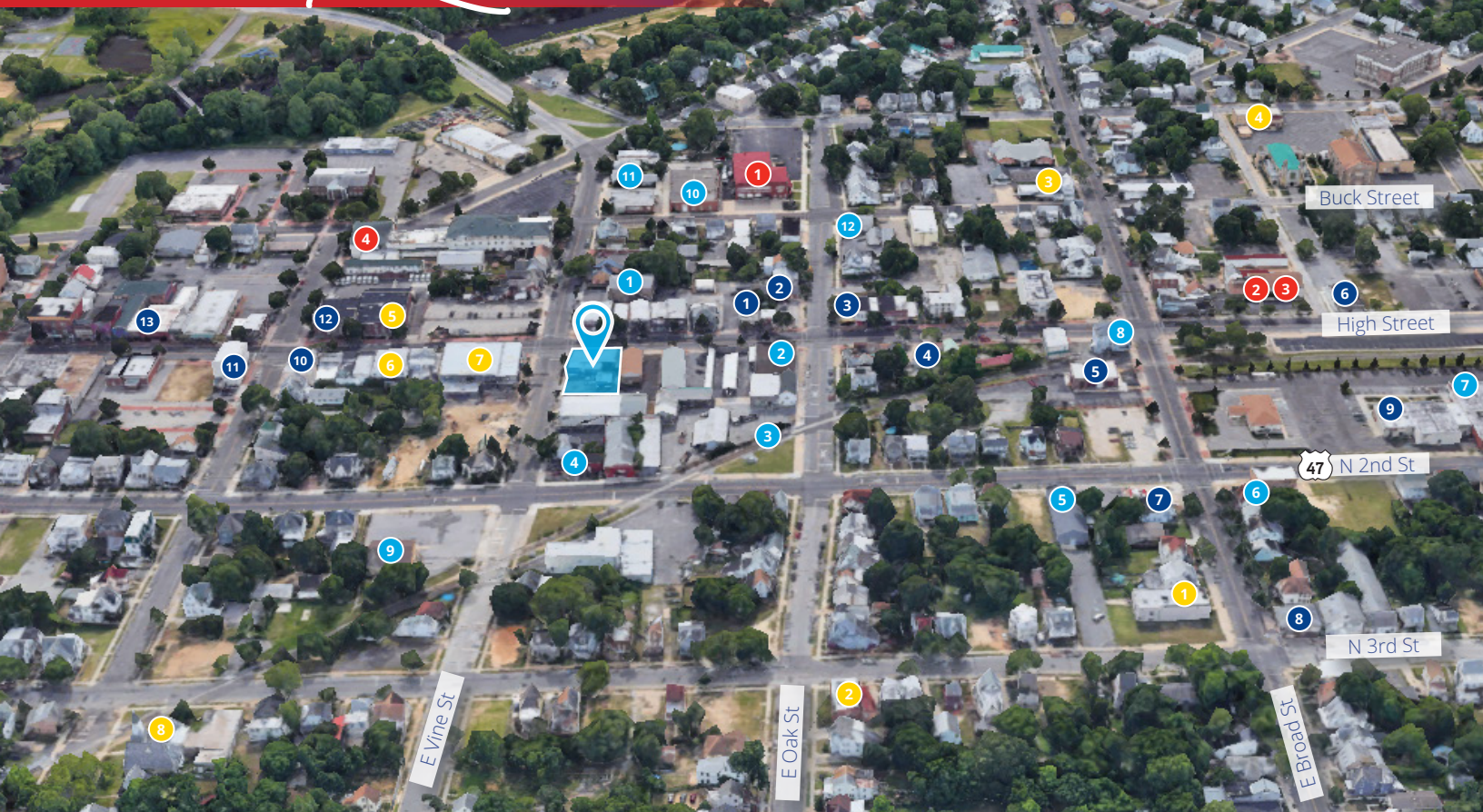


18,386
employees





LOCAL *Retailers*



Bar / Restaurant

- 1 Manny's Pizzeria
- 2 Touch of Tom's Cafe
- 3 Great Wall Chinese
- 4 Wildflower Vegan Cafe
- 5 Millville Queen Diner
- 6 Soul of the Sea
- 7 Crown Fried Chicken
- 8 S & J Pizzeria
- 9 W. Wings
- 10 China Wok
- 11 BJ Roasters
- 12 Everything Classie Cafe
- 13 Bojo's Ale House

Retail / Shopping

- 1 Jimmy's Tailor Shop
- 2 Village on High
- 3 Peter Lumber
- 4 Treats on Fleek
- 5 Dollar Yes
- 6 Antique Car Parts & Trains
- 7 Family Dollar
- 8 Frank's 1-Hour Cleaners
- 9 Millville Coin Laundromat
- 10 Verizon
- 11 Vermillion Cosmetics
- 12 Tomlin Bros. Autobody

Health / Safety

- 1 Millville Fire Department
- 2 Inspira Millville MRI
- 3 Dr. Sarath Babu, MD
- 4 Holly City Family Center

Culture / Education

- 1 In His Presence Worship
- 2 Unity Fellowship Church
- 3 Christy Funeral Home
- 4 All Saints Catholic Church
- 5 US Postal Service
- 6 Cumberland Martial Arts
- 7 Clay College of Rowan
- 8 St. Paul's Lutheran Church



kw PRIME REALTY
KELLERWILLIAMS.

NEHEMIAS "NICK" BORRERO

Office: 856-362-5072

Cell: 856-207-9944

Nick@TheNickBorrero.com

1103 S Delsea Dr, Vineland, NJ 08360

Each office is independently owned and operated.

