



# Long Valley Village

## Neighborhood Shopping Center

62 East Mill Road (Route 24)

Long Valley, Morris County, NJ 07853

### PROPERTY DESCRIPTION

Situated on a 5 acre site with 461' of road frontage, Long Valley Village consists of three, single-story buildings in a "U" configuration totaling 29,600 square feet. The center was built to "lifestyle center" specifications to maintain the immediate area's colonial-style architecture. Easily accessible from Rt. 24 with two entry/exits.

### AVAILABLE SPACE

Unit 6: 990 SF

Unit 9: 5,328 SF (Available 12/1/24)

### RENTAL RATES

Upon request, subject to use and creditworthiness

### CAM & REAL ESTATE TAXES

\$9.71 psf projected 2024

### TRAFFIC COUNT

ADT 15,000 along Route 24

### PARKING

On-site parking for 180 cars

### COMMENTS

- Ideal uses include gym/fitness, dry-cleaners, deli, nail salon, cell phone providers, specialty health store/vitamins, tutoring centers, packing and shipping, pet supplies, professional services;
- Along the major Morris County east-west corridor of Route 24 (County 513). 3 miles west of affluent Chester Township.

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

**Joel Tomlinson**

**Asst. VP – Brokerage Department**

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**908-604-6900 x106**

# SILBERT

REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
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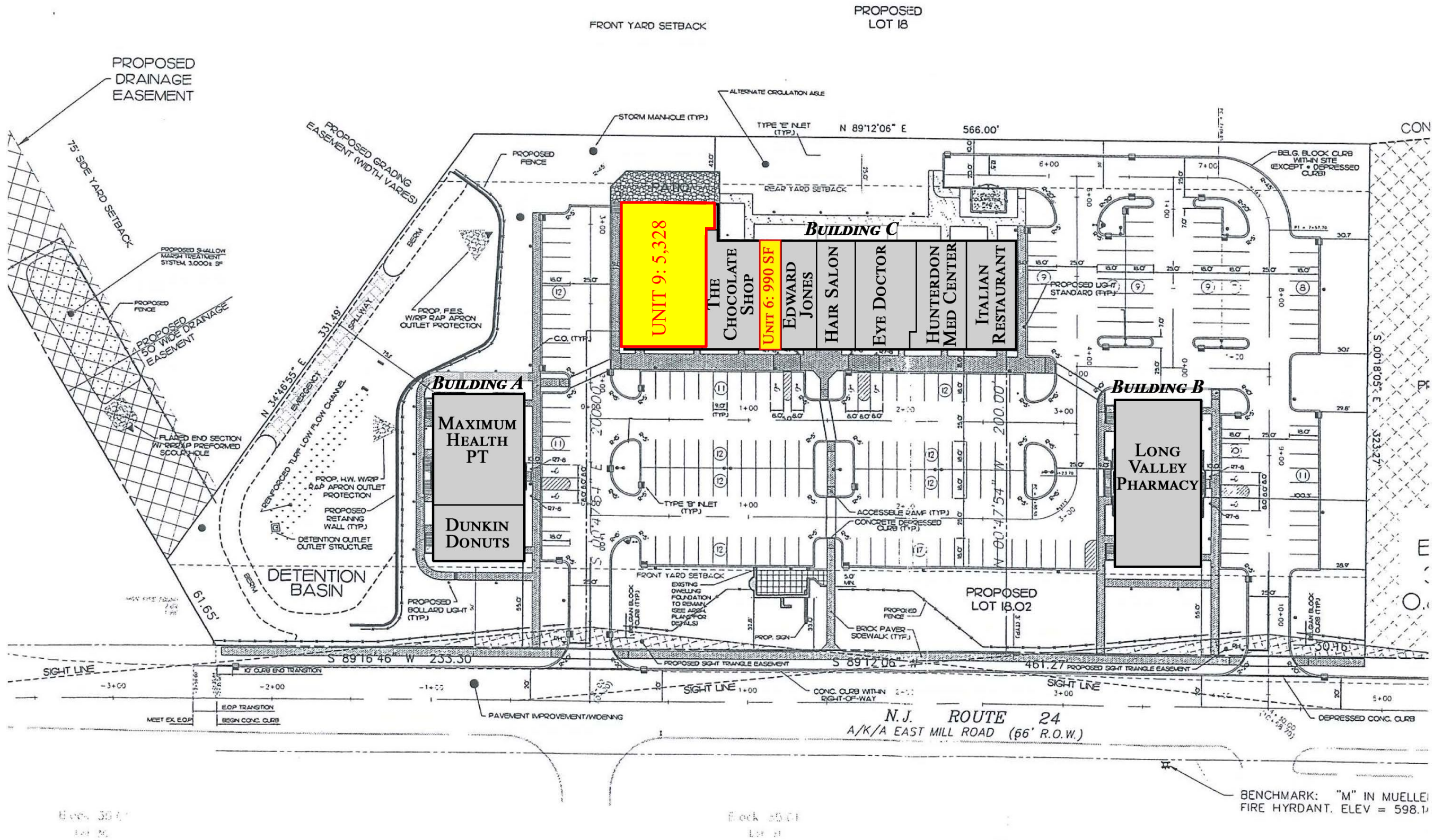
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# Leasing Plan





# Immediate Aerial





# AREA DEMOGRAPHICS

## 3 Mile Radius

Population	11,541
Average HH Income	\$246,139
Median HH Income	\$184,632
Total Households	3,874
Median Age	43.6
Daytime Population	6,220

## 5 Mile Radius

Population	38,777
Average HH Income	\$198,051
Median HH Income	\$156,382
Total Households	14,012
Median Age	42.2
Daytime Population	25,881

## 7 Mile Radius

Population	84,325
Average HH Income	\$183,774
Median HH Income	\$146,542
Total Households	31,081
Median Age	41.3
Daytime Population	49,967

