



STONE & TILE DESIGN



NEWLY RENOVATED

517 MILLBURN AVE.
SHORT HILLS, NEW JERSEY

2,000 - 4,000 SF SALE/LEASE

SHANE WIERKS
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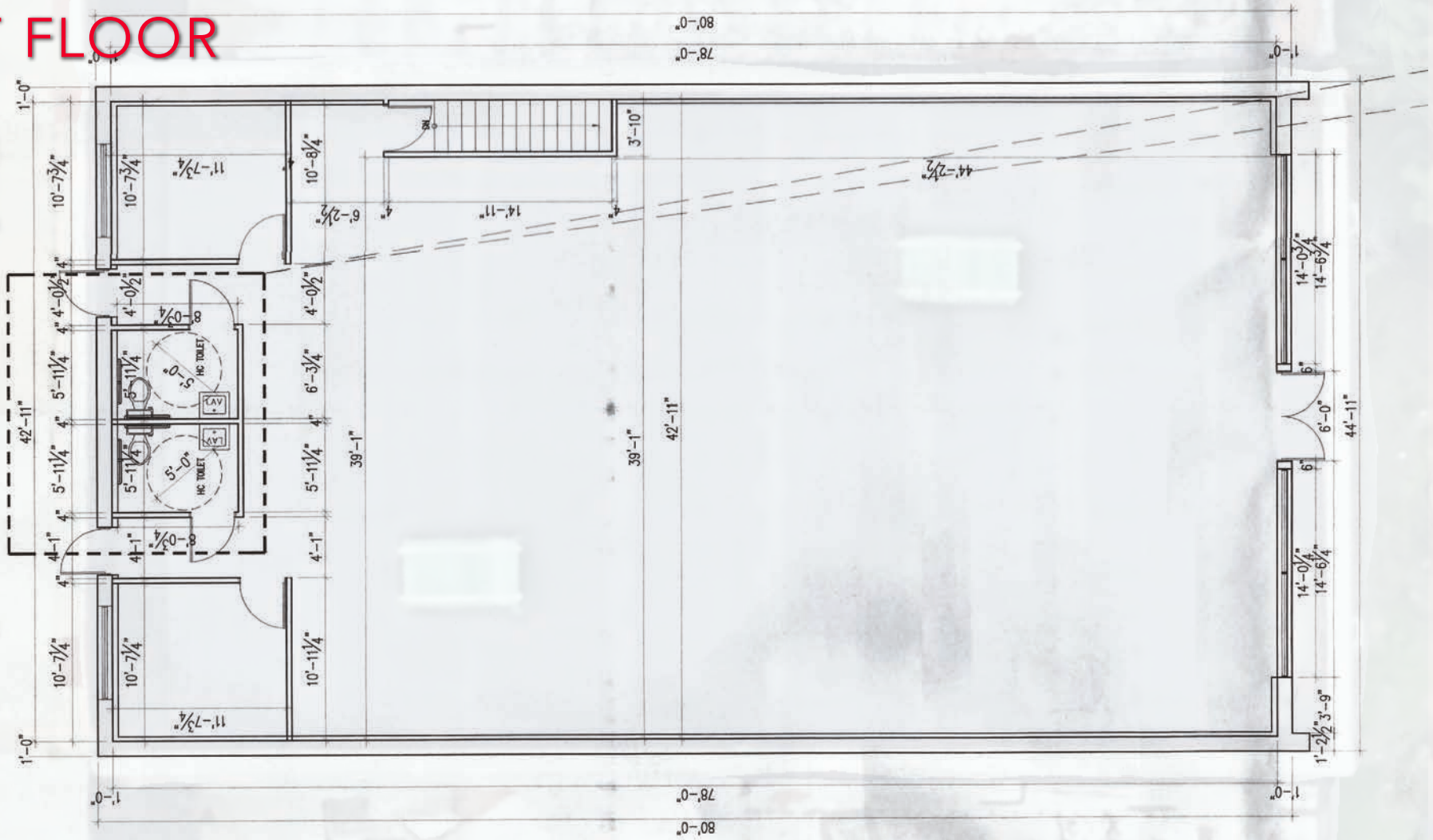


52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



FIRST FLOOR

MILLBURN AVE. 21,000 VPD



517 MILLBURN AVE. SHORT HILLS, NJ

SITE INFORMATION

GLA: 4,000 SF

PARKING: STREET +

AVAILABLE: 2,000 - 4,000 SF

MUNICIPAL LOT

3,000 SF BASEMENT **FRONTAGE:** 50' Millburn Ave.

ASKING: CALL FOR QUOTE

TRAFFIC: 21,000 VPD

TAXES: EST. \$10,000 / \$2.50 PSF

NOTES: • Adjacent to New Residential Development

• Basement storage fully usable

• 2 Offices, 2 ADA Bathrooms

• Ceiling heights 15.5 ft

• 0.5 miles to Short Hills Train Station



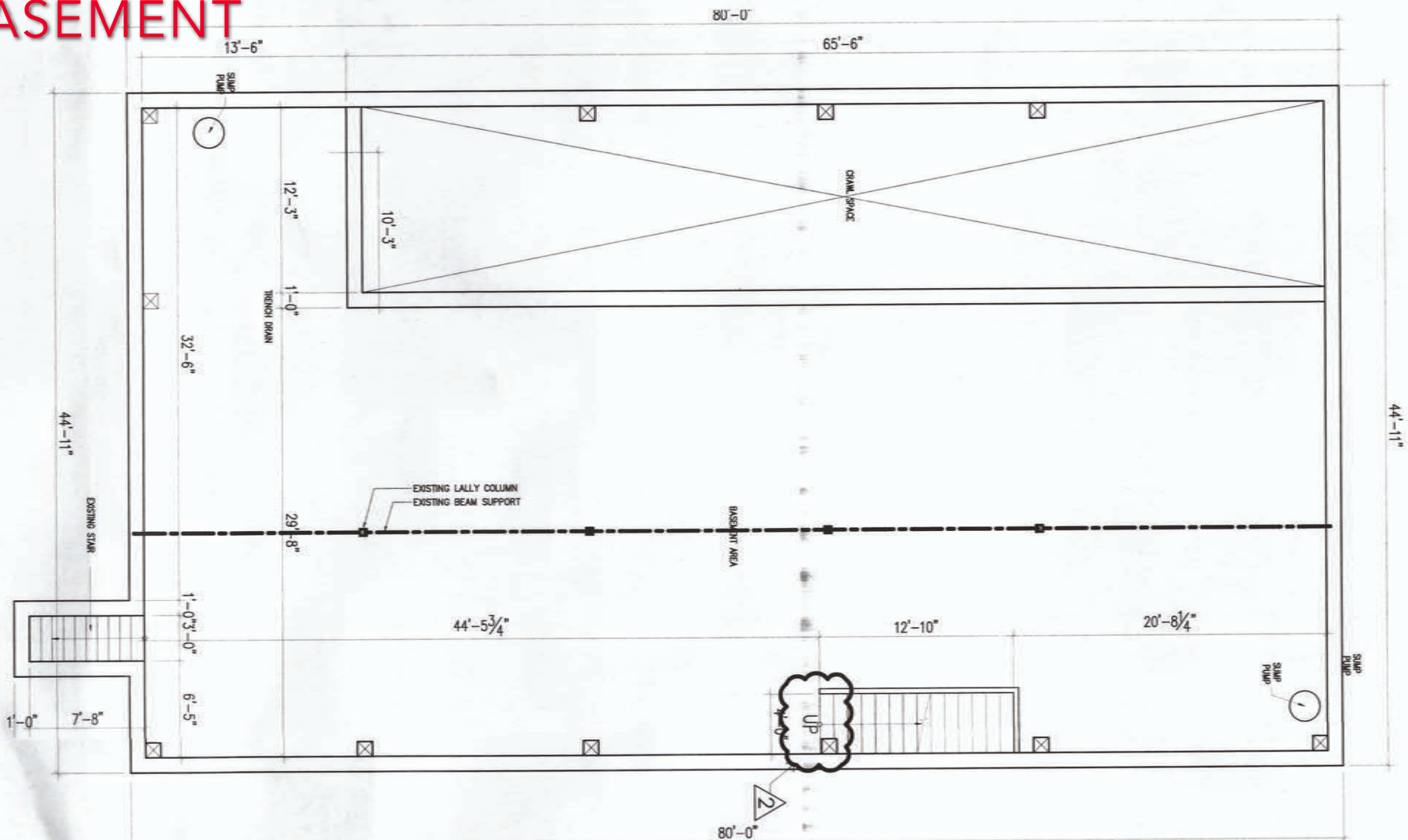
JEFFERY REALTY
Retail Specialist

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BASEMENT



517 MILLBURN AVE. SHORT HILLS, NJ

BASEMENT PLAN

FACING REAR



FACING FRONT



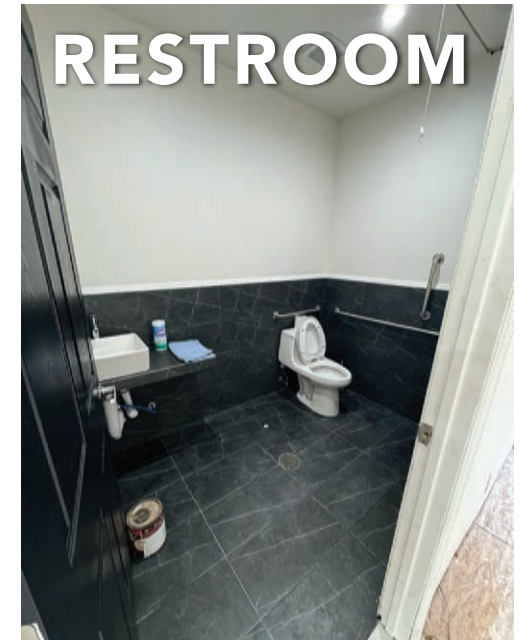
BASEMENT



OFFICE

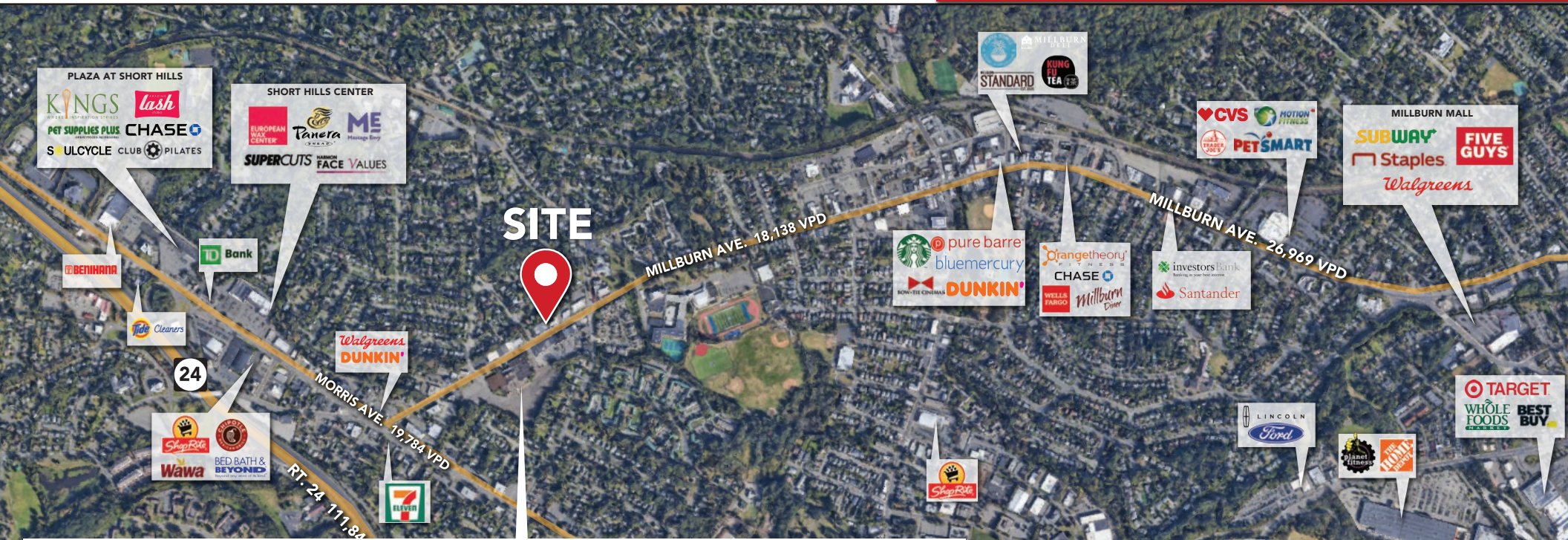


RESTROOM



517 MILLBURN AVE. SHORT HILLS, NJ

SITE PHOTOS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,234	88,068	306,373
Average Income	\$268,054	\$233,223	\$187,315
Median Income	\$178,001	\$160,491	\$187,315
Total Employees	5,512	59,874	149,506
Daytime Pop. (16+)	9,195	87,472	246,523