



For Lease

## 401 N High Street Millville, New Jersey

Freestanding  $\pm 3,450$  SF single-tenant  
retail building on 0.2 acres

### Located in the Vineland/Bridgeton Submarket

- B-3 zoning district allowing *General Commercial* and *Retail* uses
- Approximately 14 car parking spaces
- 2023 real estate taxes -\$10,968
- Approximately 2 miles from NJ-55 and approximately 44.7 miles to Philadelphia's CBD
- Property includes full basement
- Oil heat
- 58' frontage on High Street
- Signage available
- Property located in designated **Opportunity Zone** with access to potential preferential tax treatment

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# Location Overview



## 1 mile demographics

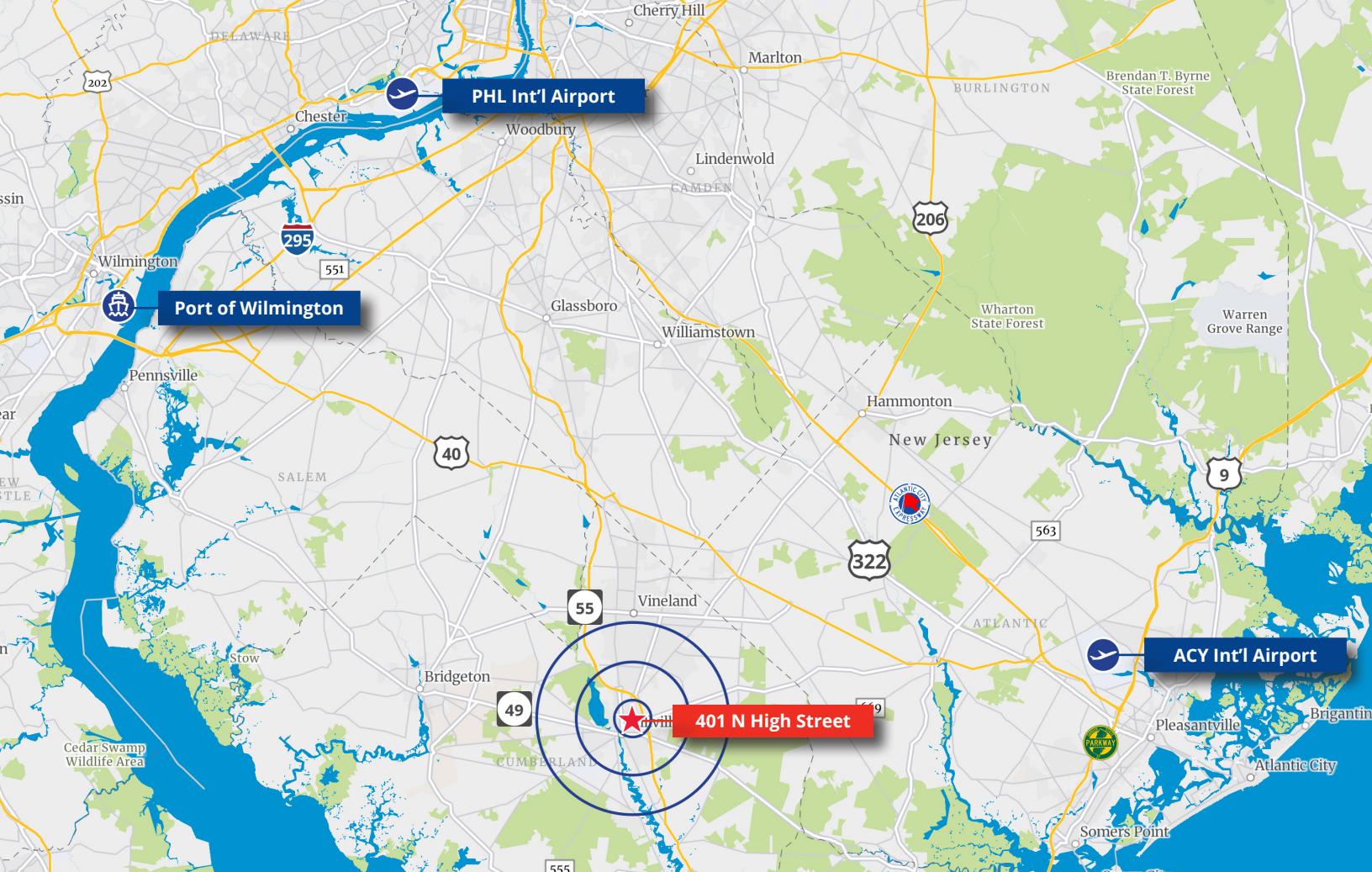
	10,981	people		\$62,404	average HHI
	4,352	households		3,477	employees

## 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



# Interior Images



# 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. Sarah 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

For more information, please contact:



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