

# Rare Flagship Opportunity

319 Millburn Avenue Millburn, NJ



**8,500 SF Retail Space Available**  
For Lease or Sale

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## Property Location

- » Located in the heart of downtown Millburn, NJ with over 27,178 vehicles passing site daily
- » Rear entrance opportunity with direct access to train station and parking deck
- » Located in Essex county with proximity to Short Hills Mall

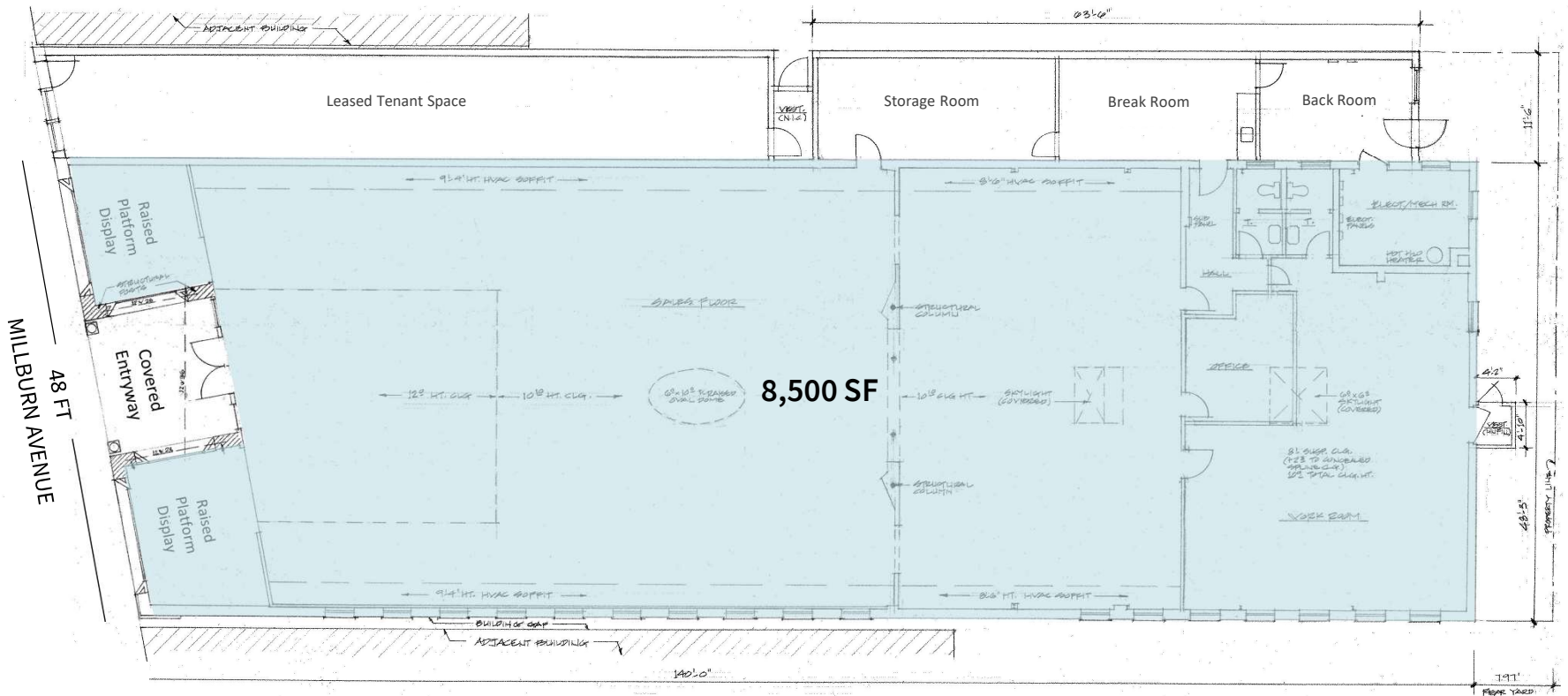
## Retail Availability

- » 8,500 SF building available in low vacancy market (<3% vacancy)
- » 48' of frontage on Millburn Avenue
- » Ceiling heights ranging from 12' – 14'+ clear throughout the premise

## Asking Price

- » Upon request
- » Taxes \$32,401.47

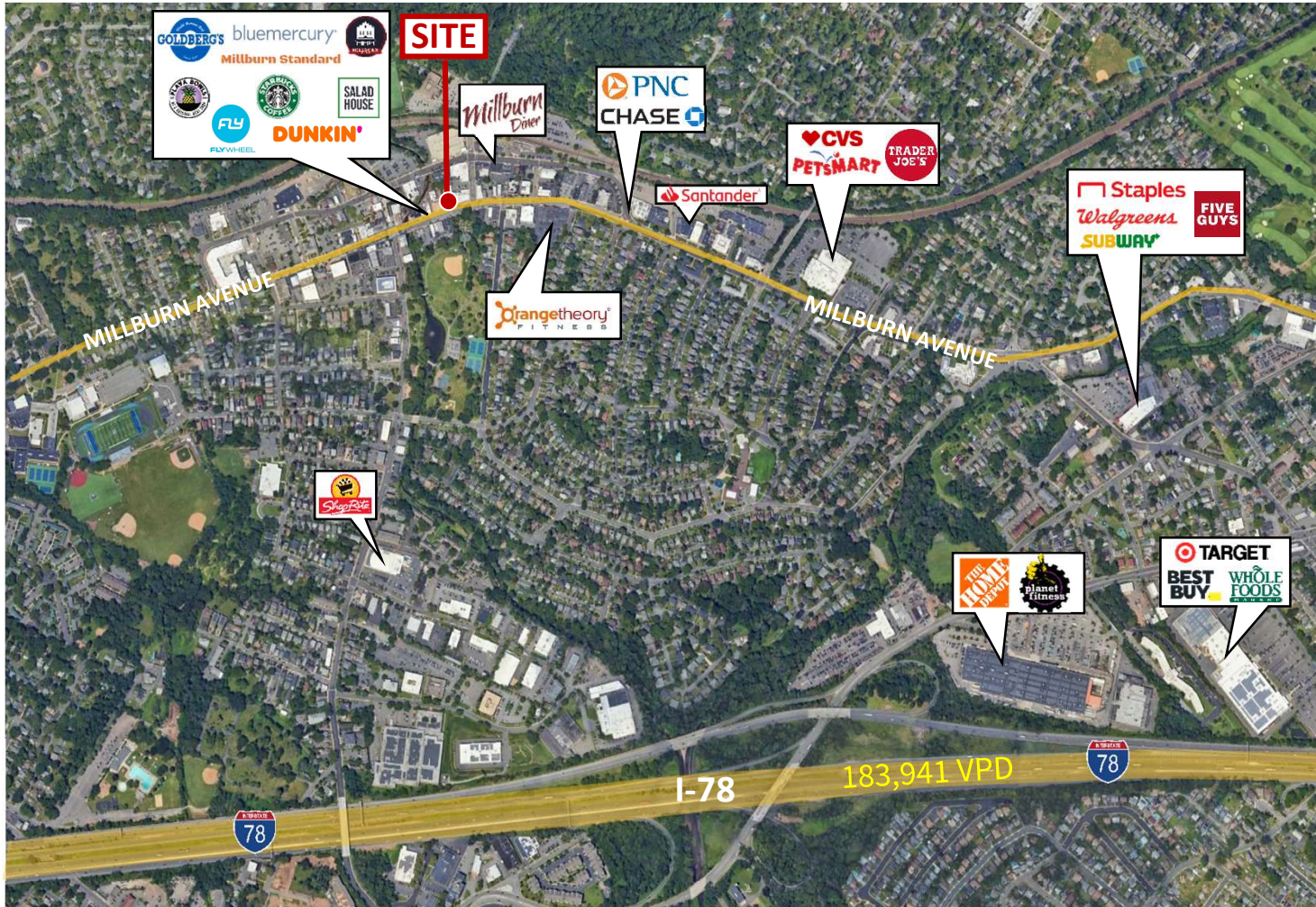
## Trade Area Tenants



# Site Aerial



# Market Aerial



## Demographics



1 mile	3 mile	5 mile
13,434	120,610	437,045

Population



1 mile	3 mile	5 mile
207,476	167,817	127,382

Med. HH Income



1 mile	3 mile	5 mile
8,682	65,643	164,162

Employees



1 mile	3 mile	5 mile
11,757	94,188	278,273

Daytime Population (16+)

For more information contact:

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