

# For Lease | 1,671 SF

## 321 Millburn Ave, Millburn, NJ

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## 321 Millburn Ave, Millburn, NJ

### 1st Floor

**AVAILABLE**  
1,671 SF

**RENT**  
\$25.50 / SF  
CAM - \$12.46 / SF

**PARKING**  
Metered & Parking Deck  
within 1 block

**TRAFFIC**  
26,969 VPD on Millburn Ave

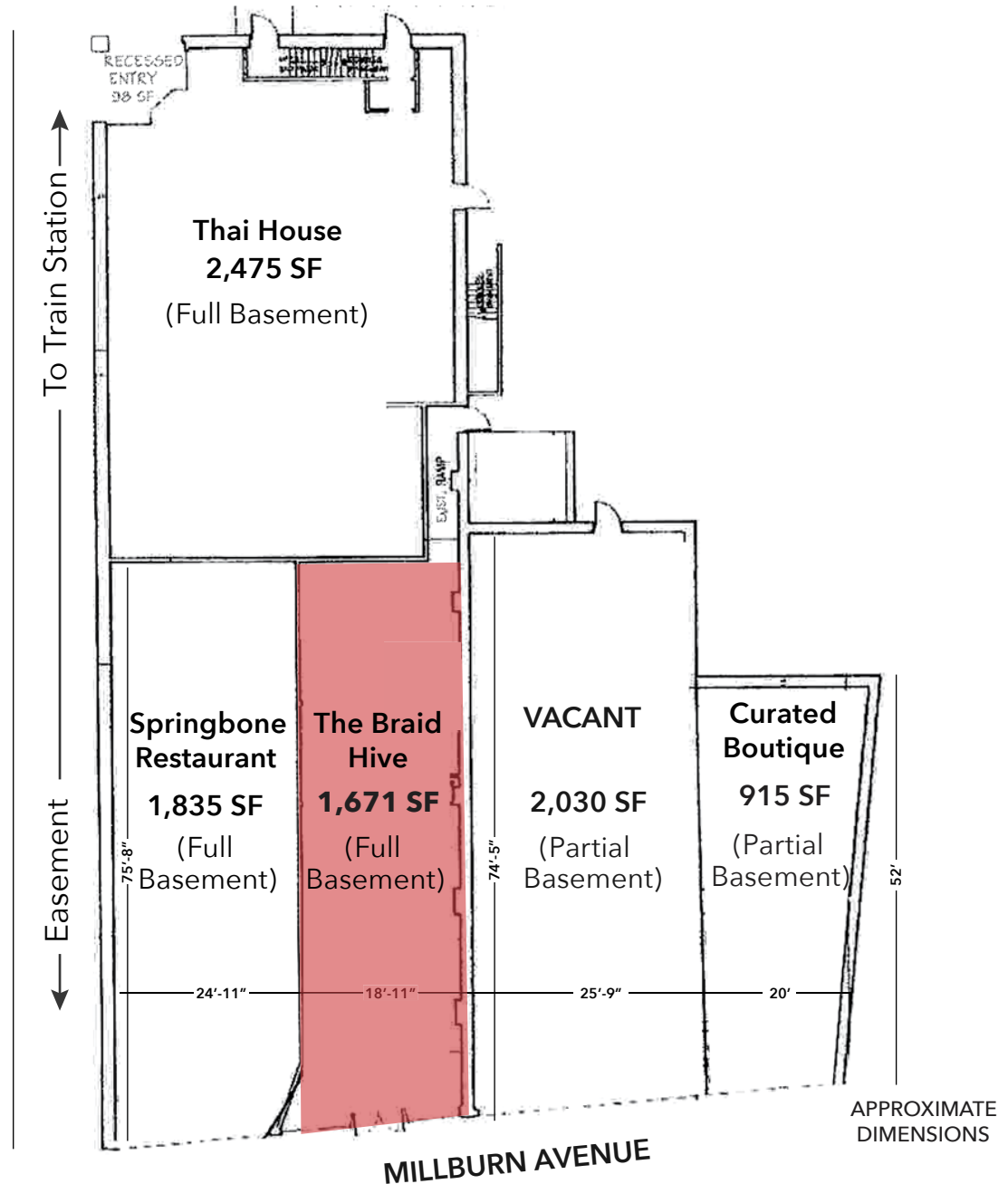
**FRONTAGE**  
130' on Millburn Ave

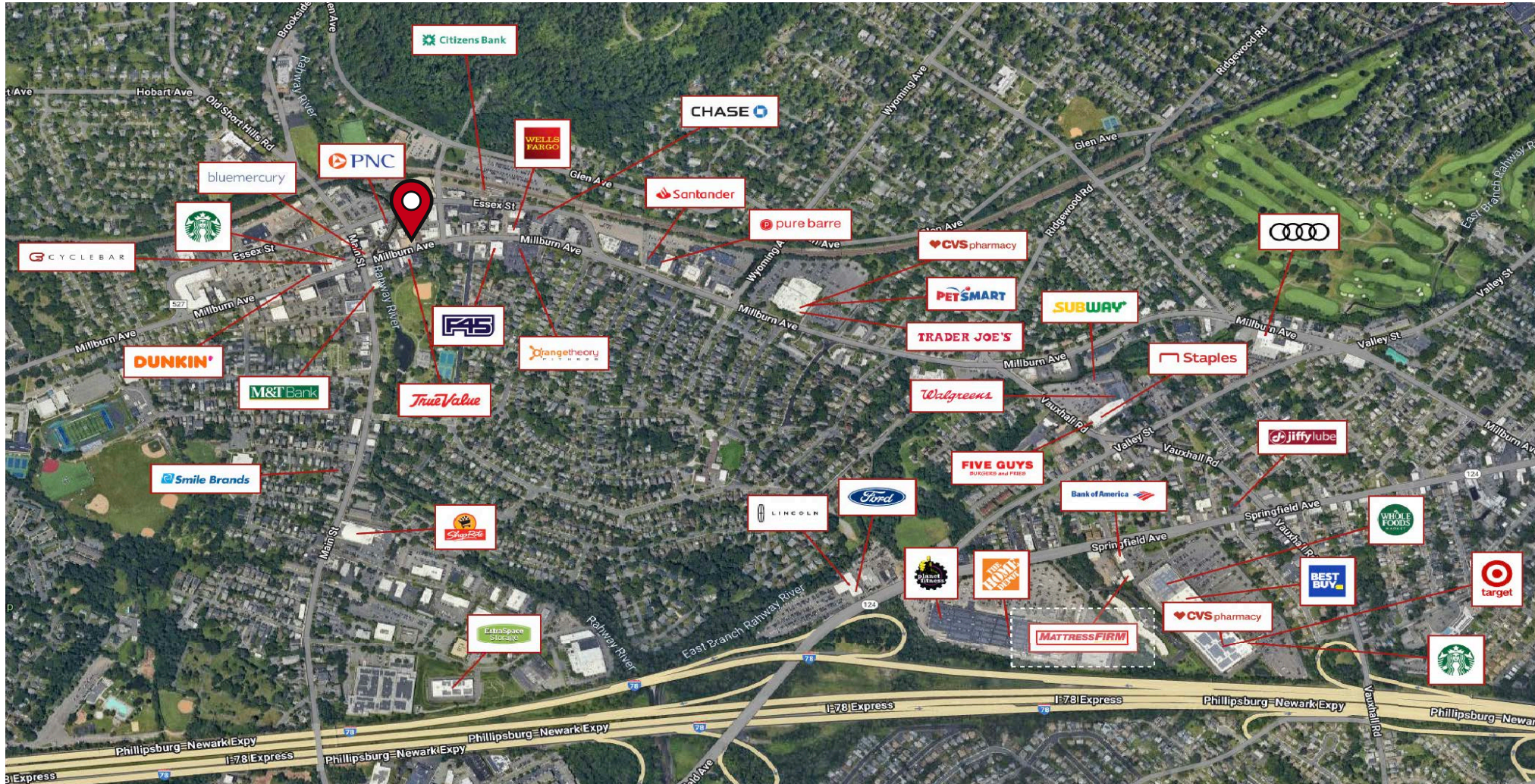
**GLA**

- 8,926 SF 1st Floor
- 5,700 SF 2nd Floor

**NOTES**

- Landlord Provides AC & Heat to 2nd floor only
- Heavy Foot Traffic
- Walking Distance To Train Station





## DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
<b>1 Mile</b>	14,299	\$298,918	5,170	1,015	8,928
<b>3 Miles</b>	121,145	\$247,661	44,093	7,131	66,071
<b>5 Miles</b>	451,662	\$183,673	162,976	18,437	171,638

