

**For Lease | 2,030 SF Available**

**321 Millburn Ave, Millburn, NJ**

**1st Floor**

**BRUCE JEFFERY**  
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**MILLBURN AVENUE**



**JEFFERY REALTY**  
Retail Specialist

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## 321 Millburn Ave, Millburn, NJ

### 1st Floor

#### AVAILABLE

2,030 SF

#### RENT

\$28.50 / SF

Cam- \$12.63 / SF

#### PARKING

Metered & Parking Deck  
within 1 Block

#### TRAFFIC

26,969 On Millburn Ave

#### FRONTAGE

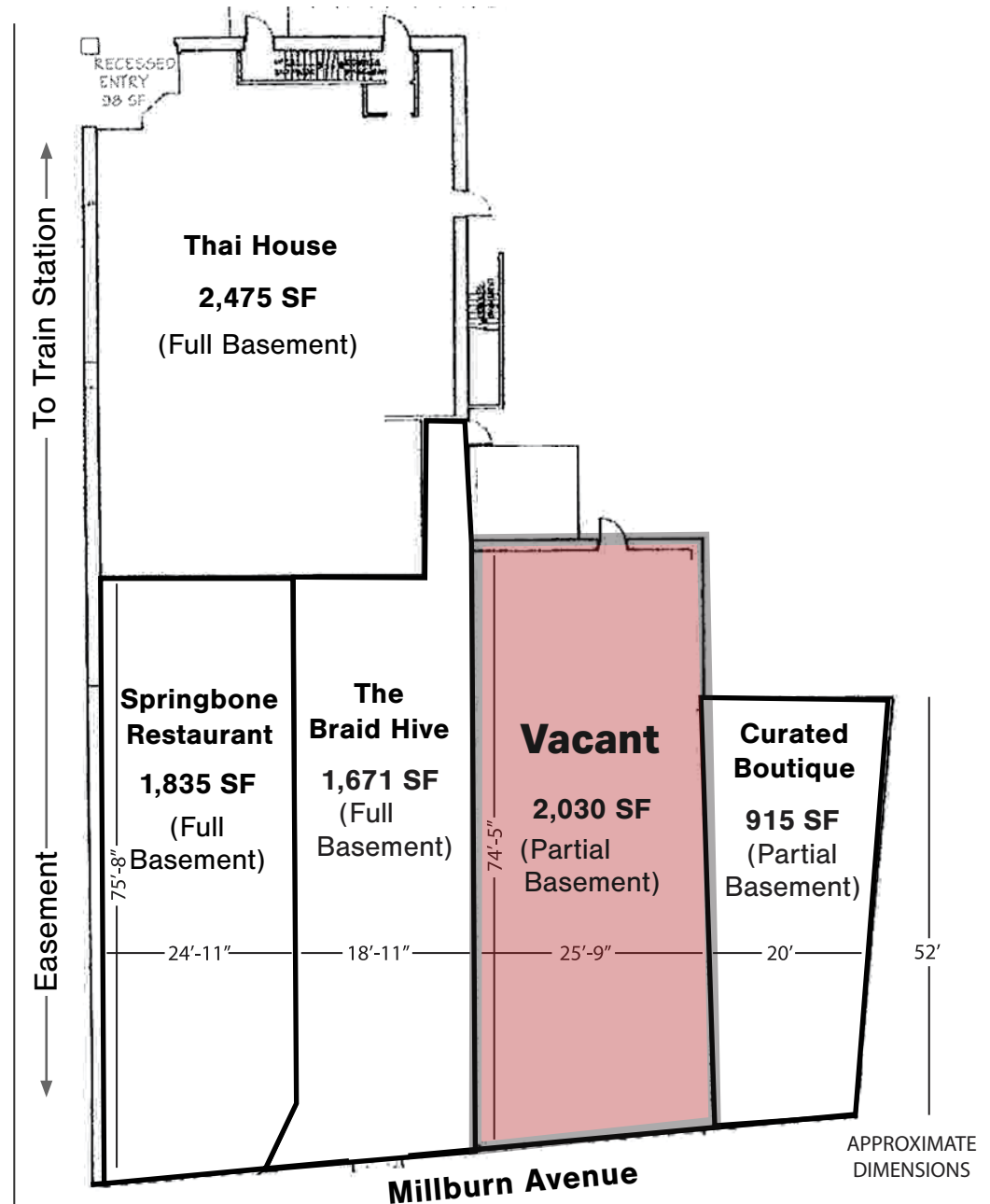
130" On Millburn Ave

#### GLA

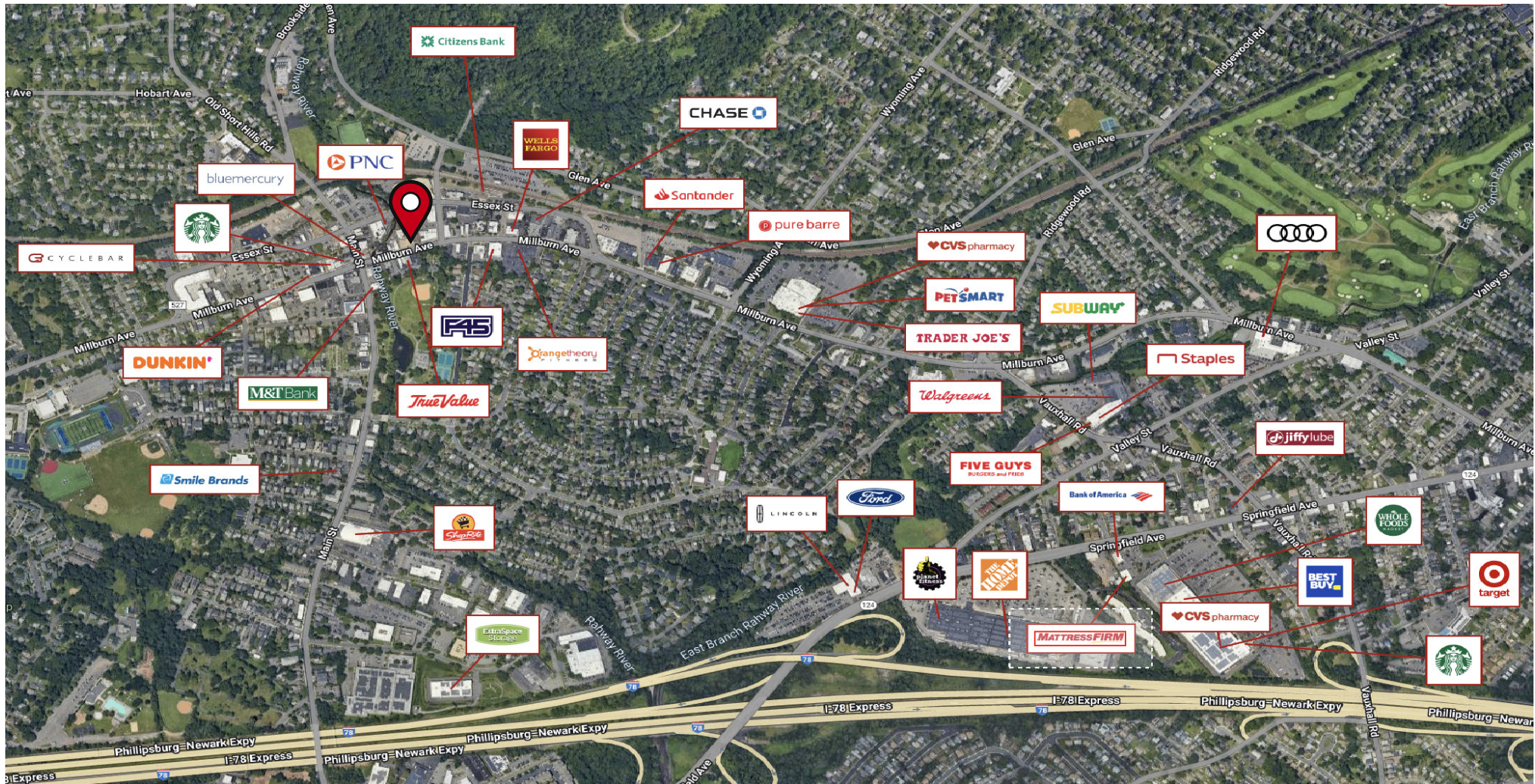
- 8,926 SF 1st Floor
- 5,700 SF 2nd Floor

#### NOTES

- Landlord Provides Ac & Heat
- 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





# For Lease | 385 SF Available

321 Millburn Ave, Millburn, NJ

2nd Floor

