

# 14 Lincoln Place

Madison, NJ

**SAXUM**  
REAL ESTATE



## 1,908 SF of Retail Space Available for Lease

**David Townes**  
Managing Director  
+1 917 993 5515  
david.townes@jll.com

**Alana Friedman**  
Vice President  
+1 201 741 0990  
alana.friedman@jll.com



## Property Location

- » Located in the heart of downtown Madison, an affluent and picturesque NJ town
- » Directly across from the NJ Transit Madison station with 1,536 riders per day
- » Total of 50,000+ riders per day on the Morristown NJ Transit Line
- » Adjacent to Madison Post Office

## Retail Availability

- » Ground floor retail opportunity at the base of a 24-unit Class A rental apartment building
- » 1,908 SF for lease
- » Building completed July 2024, immediate delivery
- » Ideal for restaurants, personal services and retail
- » Additional storage within building available

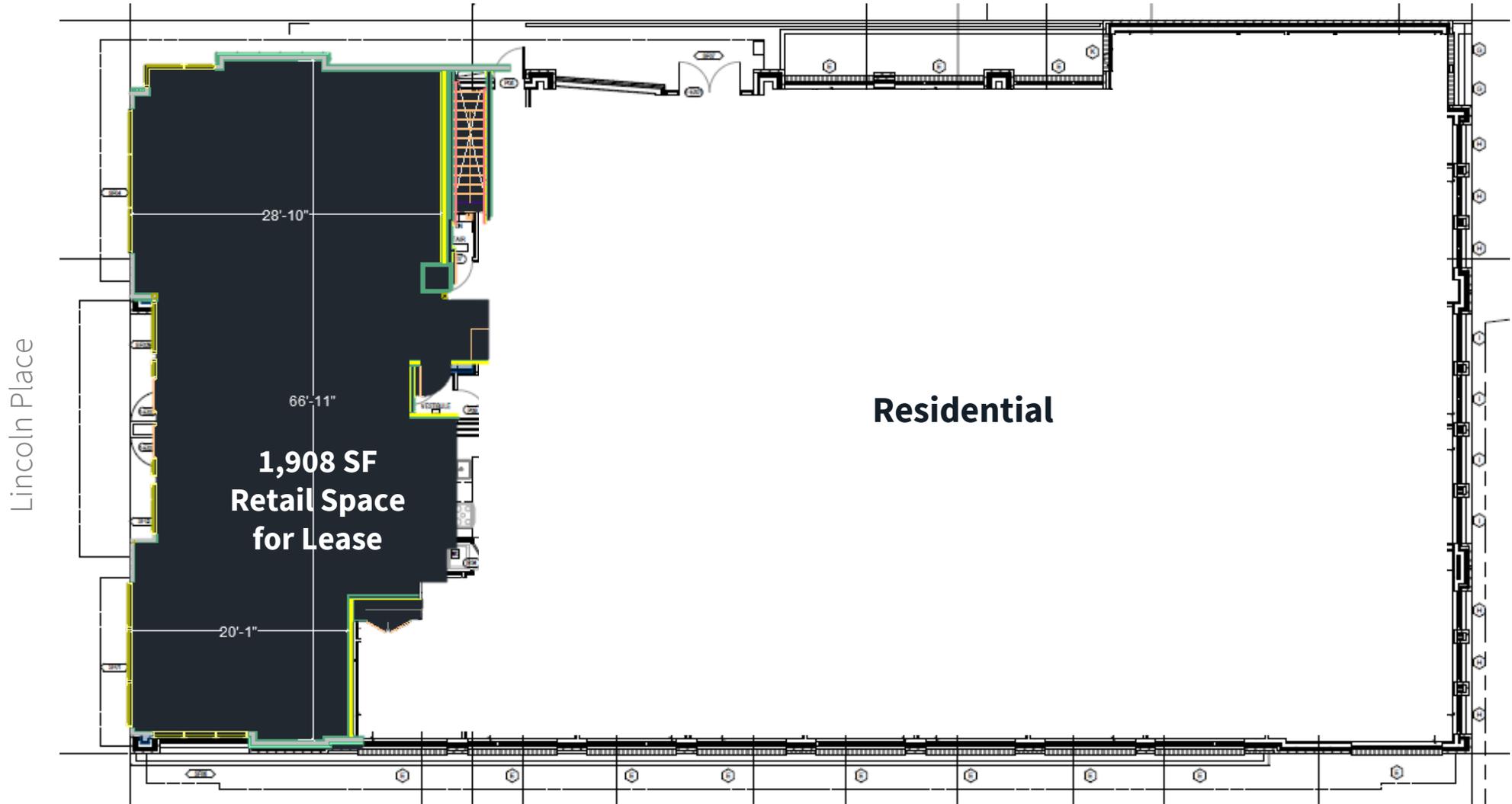
## Financials

- » Asking rent: Upon request
- » NNN Charges: TBD

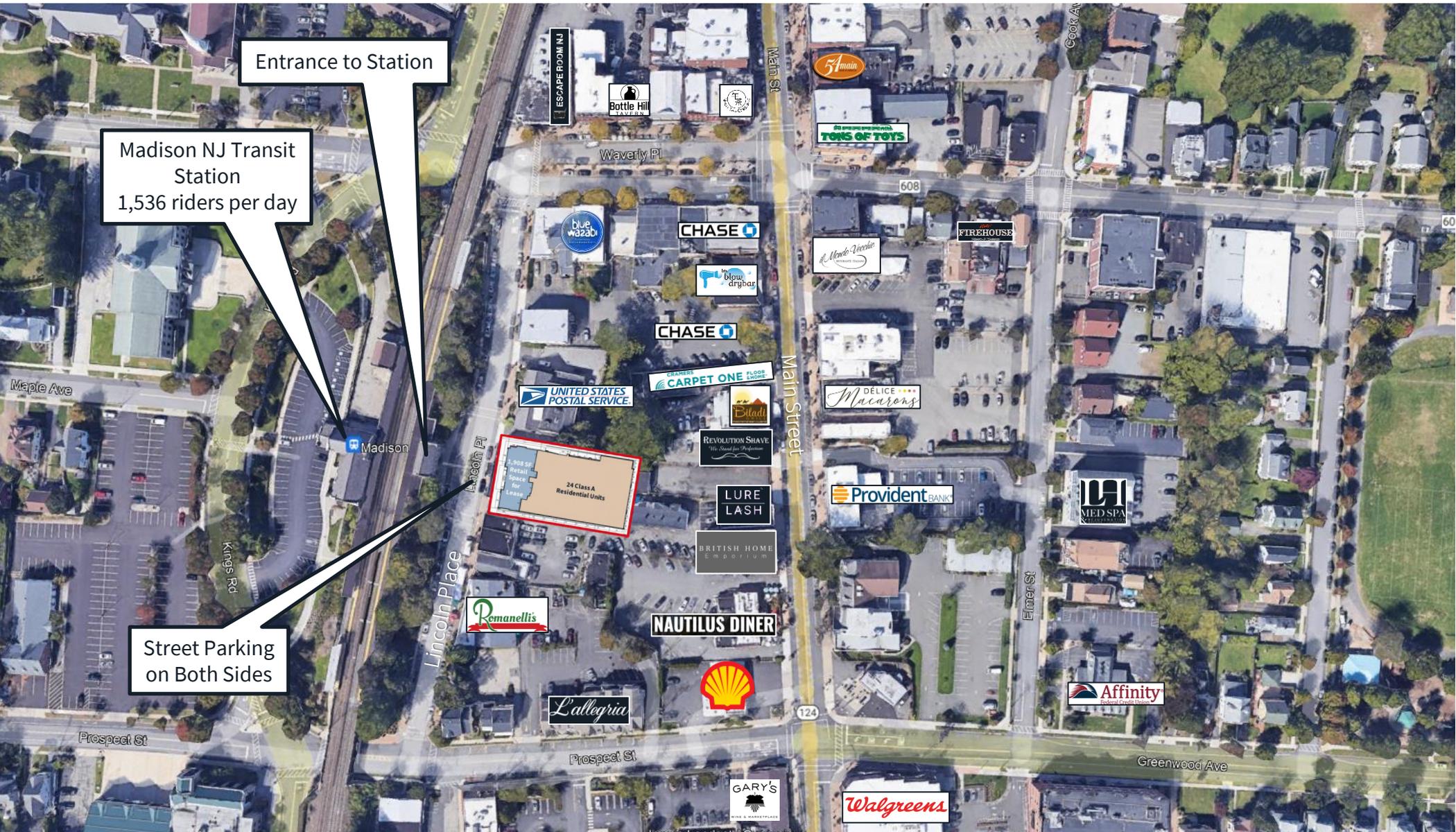
## Trade Area Co-Tenants



# Floor Plan



# Low Level Aerial



Entrance to Station

Madison NJ Transit Station  
1,536 riders per day

Street Parking  
on Both Sides

3,900 SF  
Retail Space  
for Lease

24 Class A  
Residential Units

ESCAPE ROOM NJ

Bottle Hill  
CAMPBELL

blue  
wazabi

CHASE

blue  
drybar

CHASE

UNITED STATES  
POSTAL SERVICE

CARPET ONE  
Floor Home

Bladi

REVOLUTION SHAVE  
The Beard Care Professionals

LURE  
LASH

BRITISH HOME  
Emporium

Romanelli's

NAUTILUS DINER

Shell

L'allegria

GARY'S  
WINE & MARKETPLACE

Walgreens

5tmain

TONS OF TOYS

A Month's  
Macarons

DÉLICE  
Macarons

Provident BANK

WJ  
MED SPA

Affinity  
Medical Group

608

Main Street

Lincoln Place

124

Elmer St

Greenwood Ave

Prospect St

Kings Rd

Maple Ave

# Market Aerial



## Demographics



**53,912**  
Population



**\$170,678**  
Med. HH Income



**45,631**  
Employees



**3,760**  
Businesses

Demographics taken within 3 miles  
Source: ESRI, 2023