

Flagship Retail Opportunity

319 Millburn Avenue Millburn, NJ



8,500 SF Retail Space Available
For Lease or Sale

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 Millburn, NJ with over 27,178 VPD
- » Rear entrance opportunity with direct access to train station and parking deck
- » Located in Essex county with close proximity to Short Hills Mall

Retail **Availability**

- » 8,500 SF for Lease or Sale
- » 48' of frontage on Millburn Avenue
- » Ceiling heights ranging from 12' – 14'+ clear throughout the premise

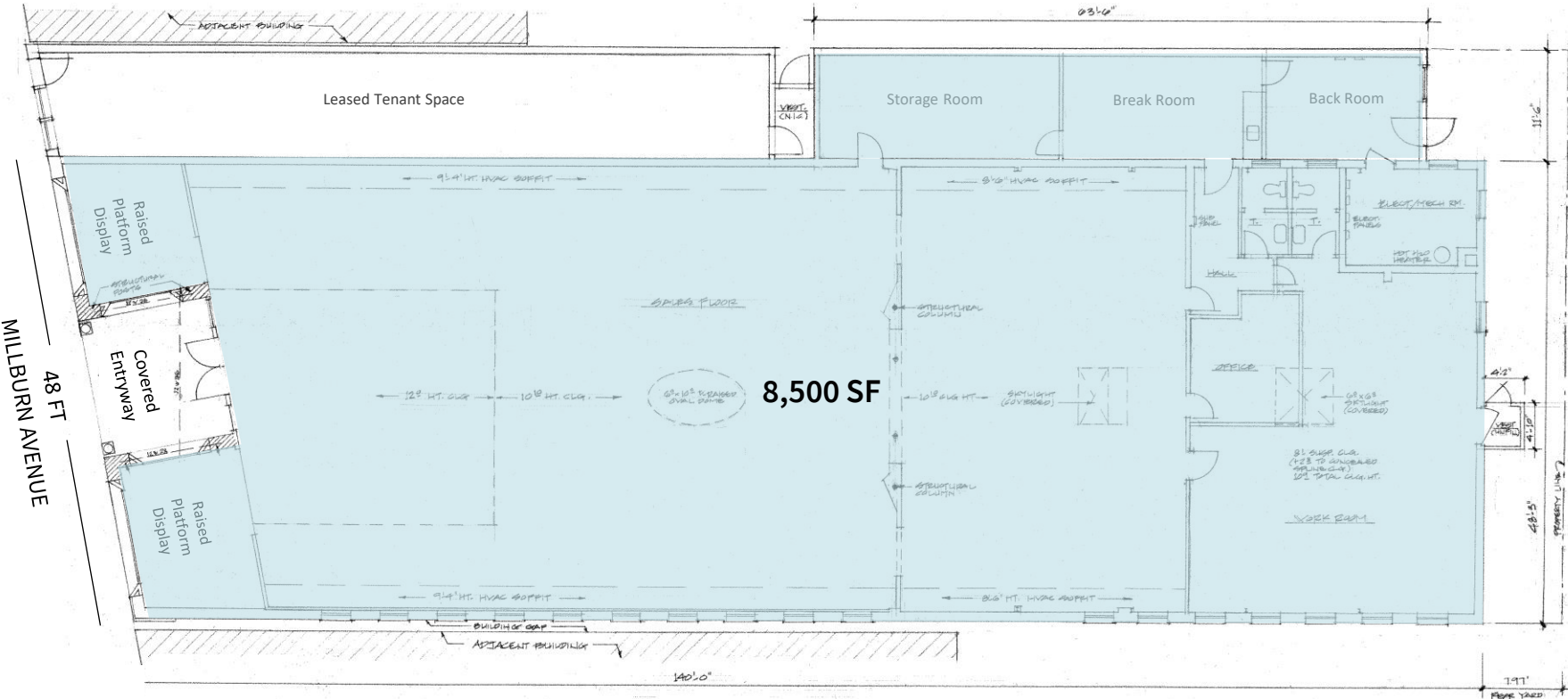
Asking **Price**

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

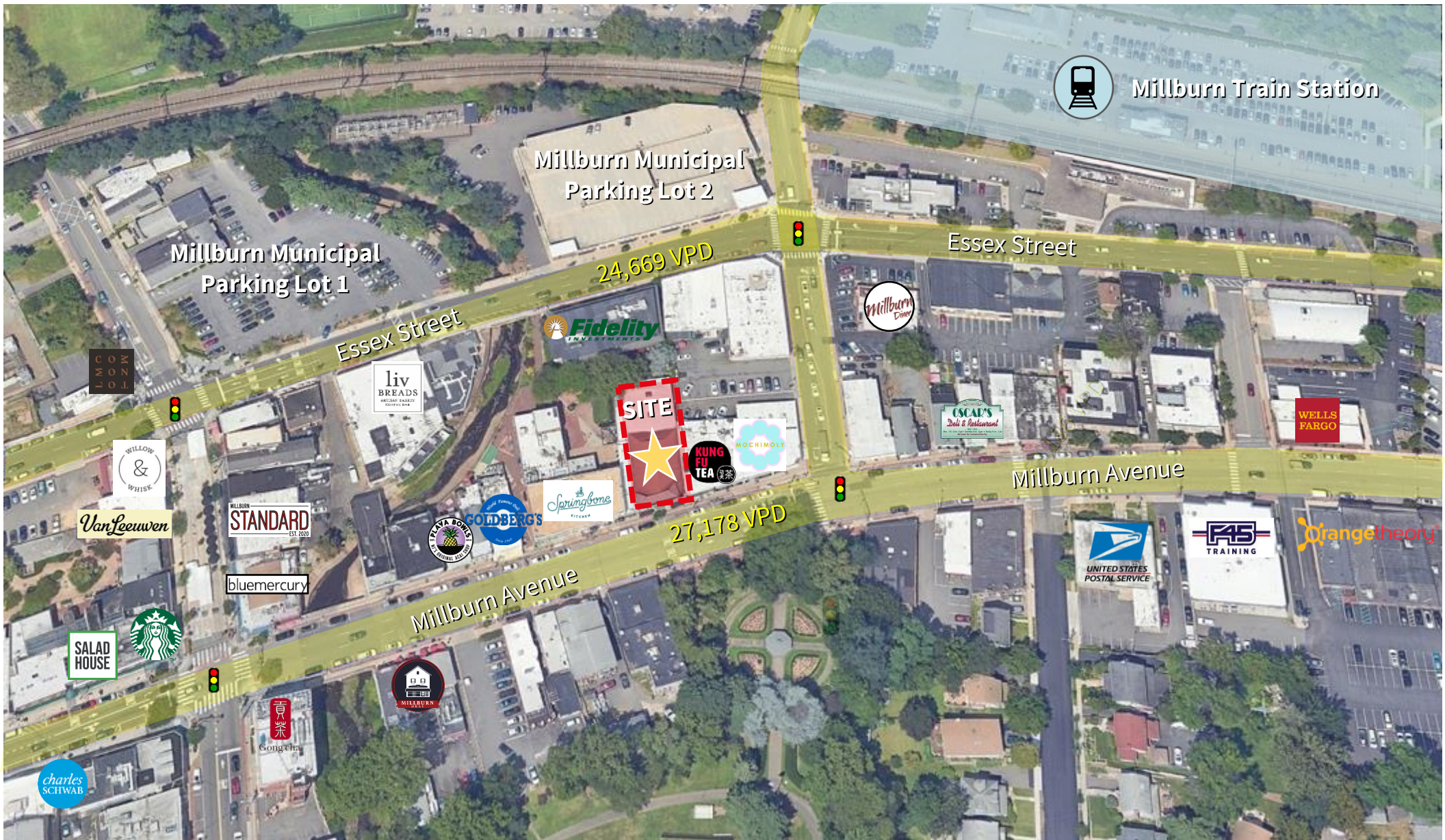
Trade Area Tenants



Floor Plan



| Site **Aerial**



Market **Aerial**



For more information contact:

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Demographics



1 mile	3 mile	5 mile
12,605	120,741	448,241

Population



1 mile	3 mile	5 mile
\$200,001	\$155,997	\$105,899

Med. HH Income



1 mile	3 mile	5 mile
8,841	73,863	186,624

Employees



1 mile	3 mile	5 mile
958	6,128	15,443

Businesses