

**Millburn, NJ**

**I-7**

<b>Location:</b>	321-325 Millburn Ave	<b>Gross Leasable Area:</b>	18,900 SF
<b>County:</b>	Essex	<b>1<sup>st</sup> Floor Space:</b>	5,000 SF
		<b>2<sup>nd</sup> Floor Space:</b>	5,690 SF
<b>Year Renovated:</b>	n/a	<b>Satellite Tenants:</b>	Three (3)
<b>Parking Spaces:</b>	On Street	<b>Traffic Count:</b>	16,688 cars per day
<b>Major Tenants:</b>	Bagel Chateau	<b>Frontage:</b>	140'

**Property Description:** Subject is a two-story retail/office building and an adjacent 1,875 single-story retail building. Subject properties have a total of five retail tenants on the first floor, including two restaurants and a bagel shop/deli and 10 office suites located on the second floor.

**Demographic Profile:**

5 Mile Radius

<b>Population:</b>	422,288
<b>Households:</b>	150,277
<b>Income:</b>	
<b>Average Household Income:</b>	\$87,213
<b>Per Capita Income:</b>	\$31,691

**Market Description:** Millburn Township is an upper income residential community made up predominantly of homes priced in the \$2MM to \$4MM range. Subject is located at the center of Millburn Avenue which itself contains a large assortment of upscale retail establishments catering to the local community and the surrounding neighborhoods such as Livingston, Springfield, West Orange, Short Hills and Summit. There is always an abundance of foot traffic in the area.

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