



MEDICAL / PROFESSIONAL BUILDING

FOR LEASE

# ±1,200 SF & ±1,500 SF AVAILABLE SPACE

116 Millburn Avenue, Millburn, NJ 07041

*For More Information, Contact the Exclusive Brokers*

**TAMARA BLAU**

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## LOCATION DESCRIPTION

Property is located along Millburn Avenue between Reeves Circle and Norwood Terrace. NJ Transit Bus 70 services this route. Retailers within this location include Walgreens, Staples, Five Guys, Motion Fitness Club and Trader Joe's.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 1,500 SF
Building Size:	25,000 SF

## PROPERTY HIGHLIGHTS

- ±25,000 SF Medical / Office Building
- ±1,200 SF and ±1,500 SF Units Available
- Off-Street Parking Available
- Ideal for Doctors and Other Medical Professionals
- Close to Chase Bank, Whole Foods Market, Target, Best Buy, Home Depot, Staples, Trader Joe's
- Walking Distance to Bus Stop for NJ Transit Bus 70
- Minutes to I-78, Route 24 and Garden State Parkway

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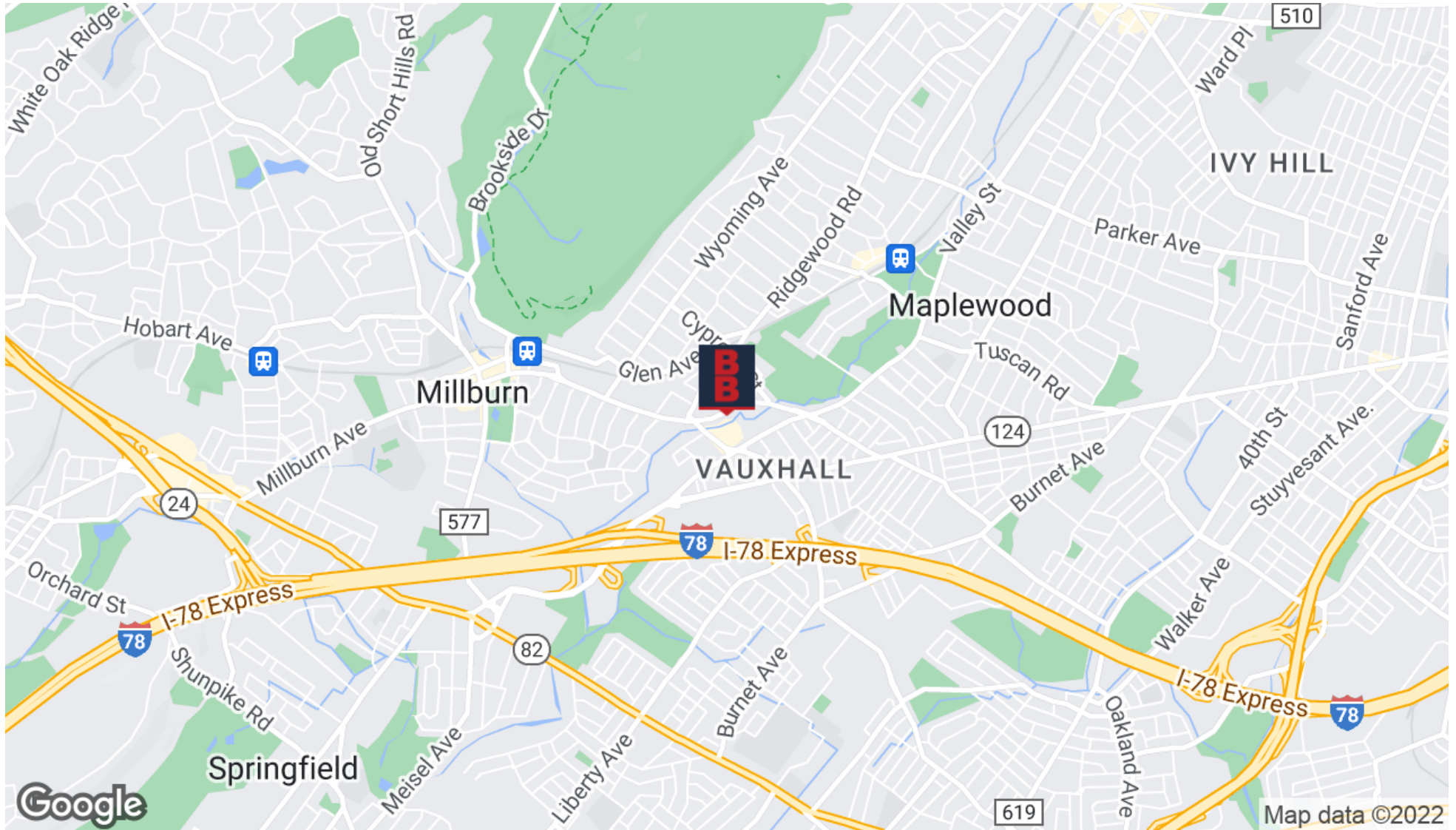
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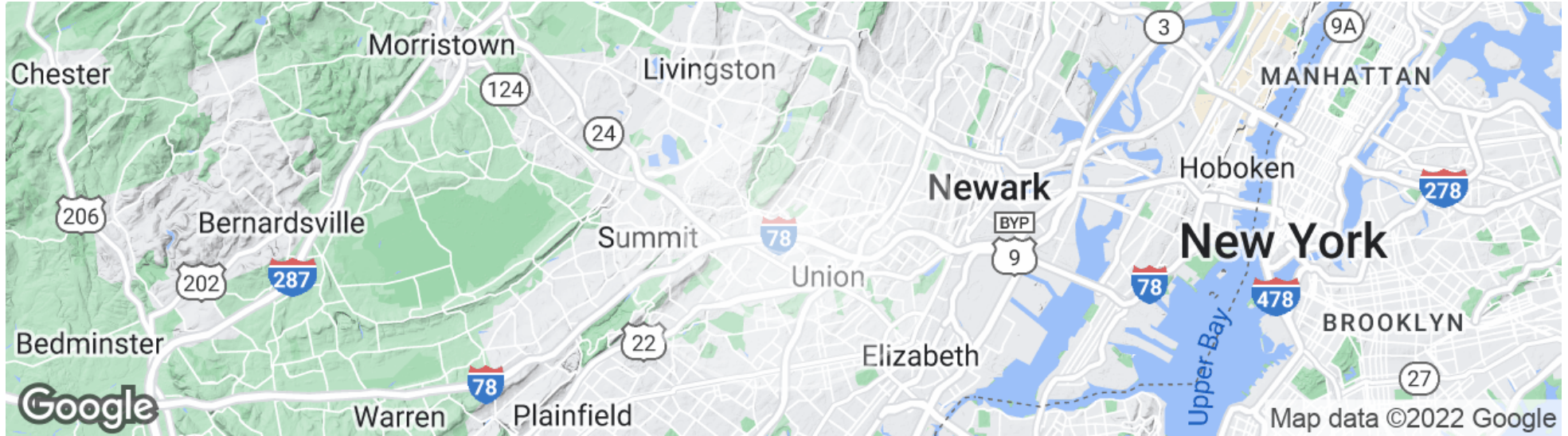


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,101	167,569	517,547
Median age	40.6	38.7	37.9
Median age (Male)	36.4	36.7	36.3
Median age (Female)	42.3	39.9	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,270	59,883	186,296
# of persons per HH	3.0	2.9	2.8
Average HH income	\$107,891	\$81,259	\$62,926
Average house value	\$505,364	\$500,768	\$483,534

\* Demographic data derived from 2020 ACS - US Census

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