

For Information Contact:

Bruce Jeffery
116 Route 22
North Plainfield, NJ 07060
Cell: 908 625-8300
E-Mail: bjeffery10@aol.com



MILLBURN, NEW JERSEY

313-315 Millburn Avenue

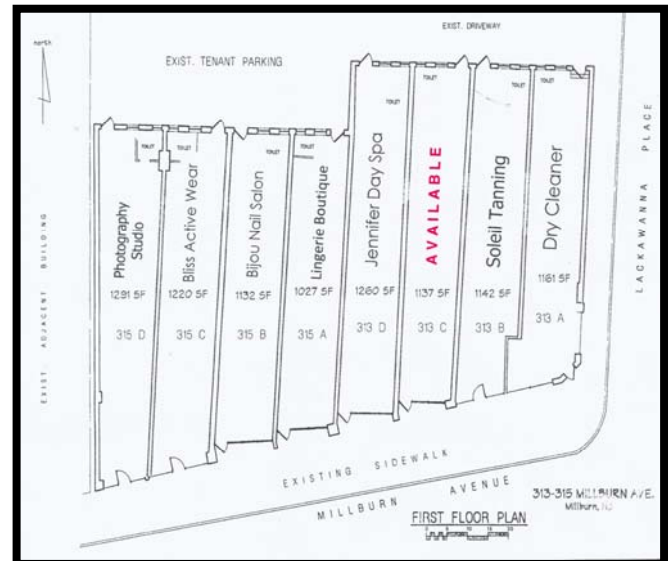
Total GLA:	9,370 Square Feet
Available Size(s):	313C 1,137 Square Feet
Availability:	Immediate
Rental Rate:	Call for Quote!
NNN Charges:	\$6.12 Per Square Foot
Parking:	On Street metered parking or in a new municipal deck located nearby with walkway access.

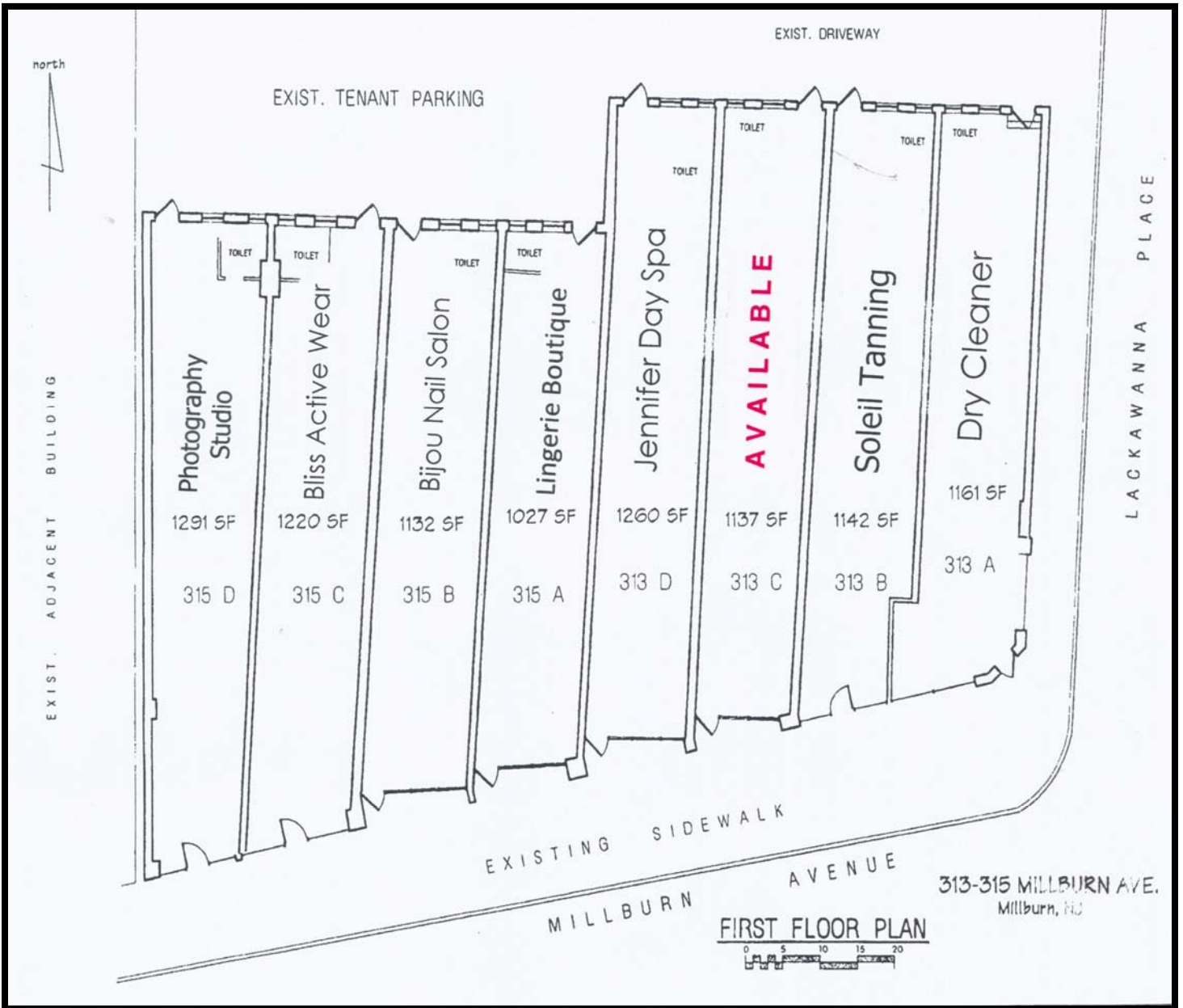


Neighboring Retailers:	CVS, Fresh Fields Grocery, Shoprite, Mandees, Starbucks, 7-Eleven, Burger King, various banks.
-------------------------------	--

Notes:	Located in busy downtown area. Public transportation and train within walking distance. Numerous restaurants in the area. Large town park across street.
---------------	--

Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	11,812	118,884	429,531
Ave. HH Income	\$150,732	\$137,549	\$103,103







MILLBURN

SITE

South Mountain Reservation

07041

07081
SPRINGFIELD

TAINSIDE

KENILWORTH

07090 WESTFIELD
07016 CRANFORD