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NET PROPERTY GROUP, LLC
RETAIL REAL ESTATE INVESTMENTS

MILLBURN, NEW JERSEY

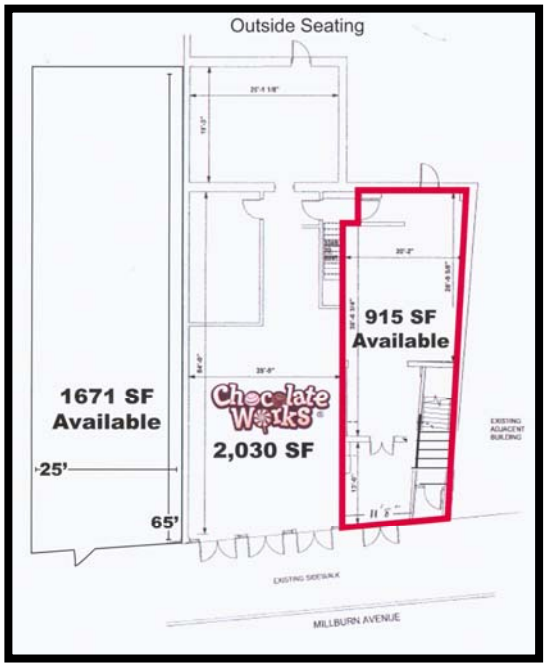
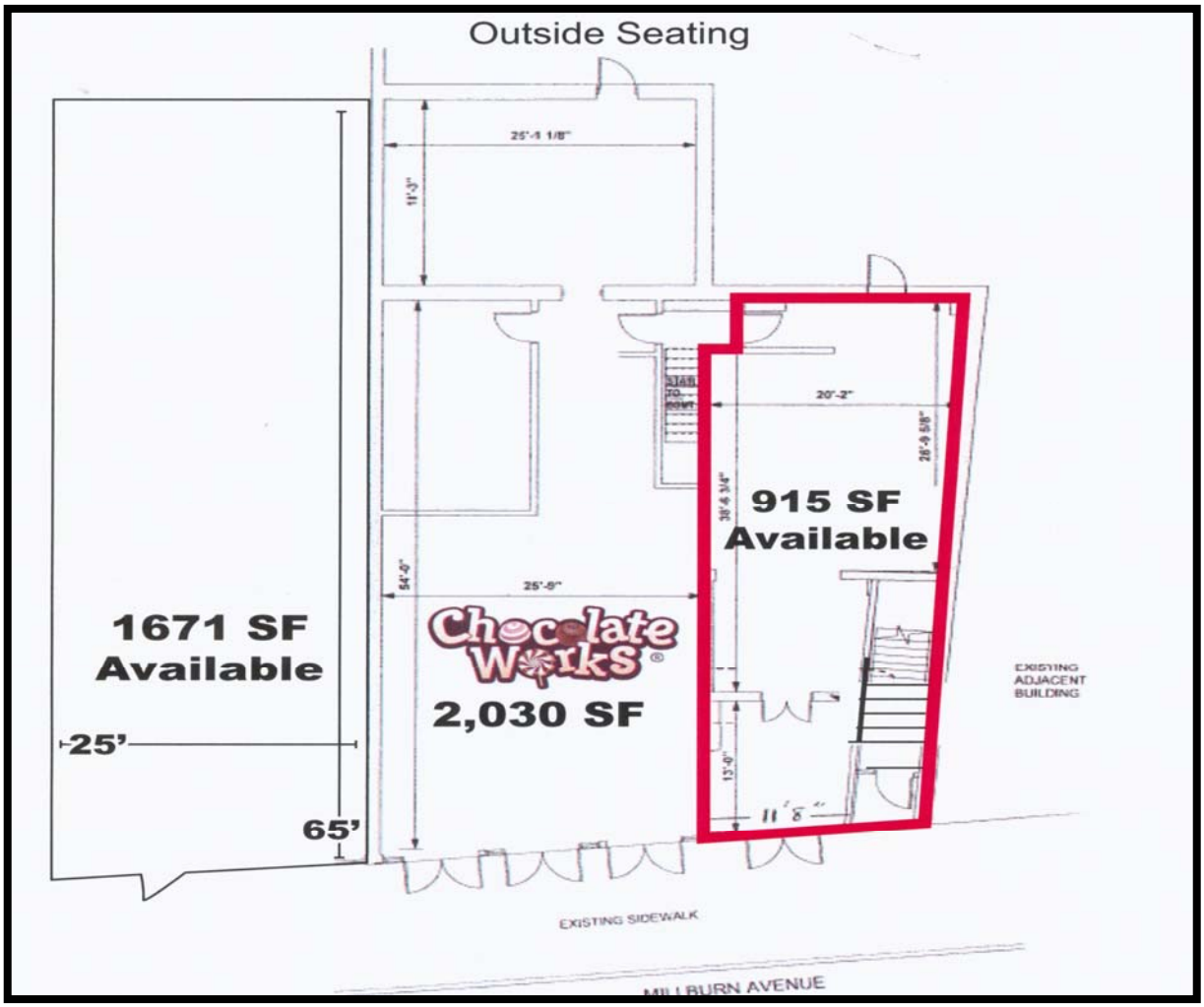
321 MILLBURN AVENUE

RETAIL / RESTAURANT SPACE

PROPOSED NEW FACADE

Total GLA:	8,991 +/- Square Feet / 1st Floor 5,675 +/- Square Feet / 2nd Floor
Space:	1,671 Square Feet 915 Square Feet
Rent:	Call for Rental Quote
CAM Charge:	$9.42 per square foot
Parking:	Metered parking on Millburn Avenue plus new 4-story municipal parking deck located 1 block away on Essex Street through the outdoor plaza.
Neighboring Retailers:	Trader Joe's, Dunkin' Donuts, Chico's, ShopRite, 7-Eleven, Burger King, Starbucks, Pet Smart and CVS.
Existing Tenants:	Chocolate Works, Thai House Restaurant, Tinga Mexican Restaurant, Red Mango, and various office suites on the second floor.
Notes:	Well maintained 2 story retail / office building; heavy foot traffic; outdoor seating available (restaurant use); space delivered as a new vanilla box.

Demographics:	**1 Mile**	**3 Miles**	**5 Miles**
Population	11,908	113,168	419,629
Avg. HH Income	$169,338	$132,772	$102,295



New Façade Underway