

518 Millburn Avenue • Short Hills, NJ

Available for Lease

**Downtown Location with Parking
PERFECT FOR A RESTAURANT!**



**1,927 SF
AVAILABLE FOR LEASE**

 DEMOGRAPHICS	1 miles	3 mile	5 mile
Total Population	14,132	96,592	349,582
Average HHI	\$167,027	\$170,250	\$134,079
Households	9,896	26,600	67,564

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.


JEFFERY REALTY
Retail Specialist

 Member of
International Council
of Shopping Centers

 SITE SOURCE
RETAIL BROKER NETWORK

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GLA

12,423 SF

Frontage

141'

Available Size

1,927 SF - 23' x 83'

Rental Rate

Call for Quote

CAM Charges

\$6.82/SF

Parking

45 +/- dedicated on site parking spaces, plus adjoining municipal, and on street parking

Traffic Count

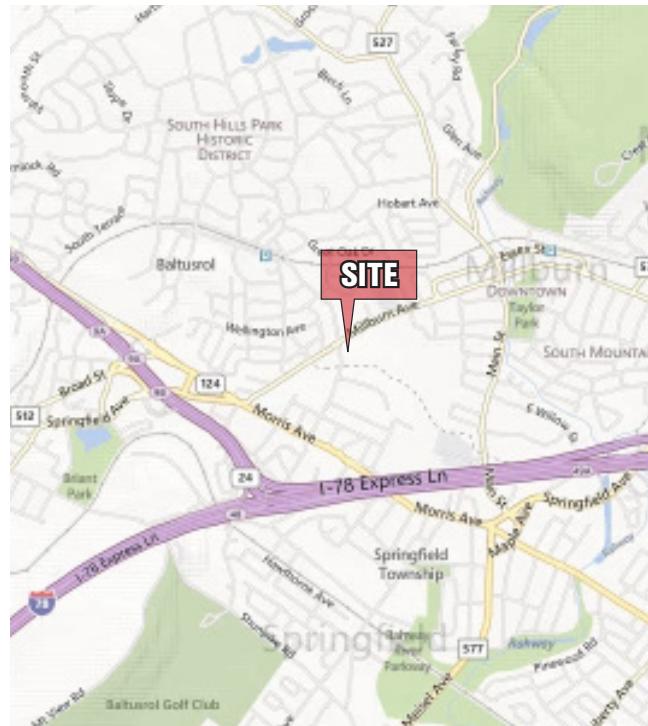
21,000 car pass the site per day

Neighboring Retailers

Trader Joe's, PetSmart, Bank of America, Investors Savings, Capitol One, HSBC, Bed Bath and Beyond, Walgreen's, Kings Supermarket, Shop Rite, Wine Library, Panera Bread, Wachovia, PNC Bank, TD Bank, Chase Bank

Notes

- Adjacent to a proposed Stop & Shop
- Outdoor seating available
- New facade and parking lot
- Walking distance to High school



ZONING ALLOWS FOR RESTAURANT USE

