

MEDICAL/OFFICE SPACE FOR LEASE

75 Main Street, Millburn, NJ 07041

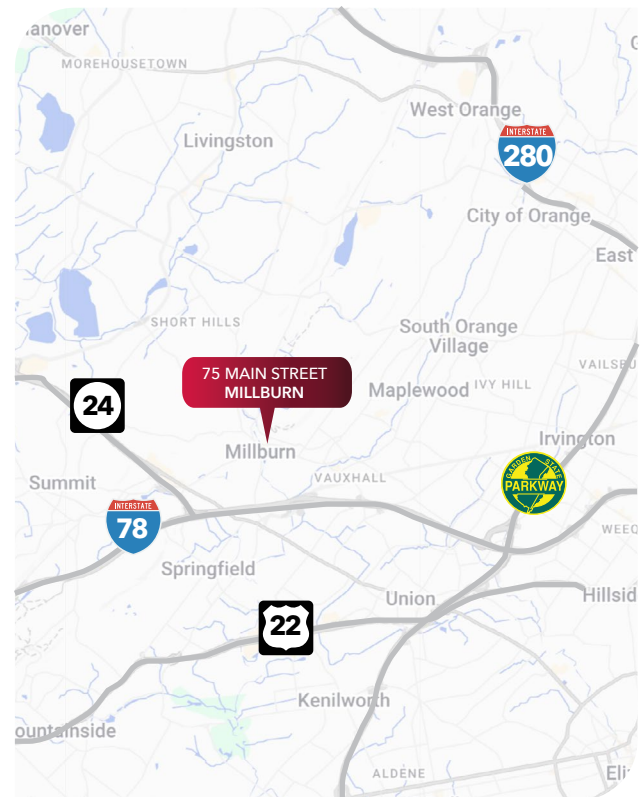
1,879 SF

**BUILT OUT
MEDICAL
SPACE**



PROPERTY OVERVIEW

BUILDING SF:	36,680 SF
AVAILABLE SF:	1st Floor: 1,879 SF Built Out Medical
ASKING RATE:	Call for pricing
PARKING:	Ample parking with additional street parking
COMMENTS:	Premier Location: • Numerous amenities within walking distance • High visibility on busy roadway • Significant demographics
LOCATION:	Easy access to: • Garden State Parkway • Routes 24 and 22 • I-78 and I-280



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Erica Davidson
erica.davidson@lee-associates.com
C 973.214.9733

Adam Tannenbaum
atannenbaum@lee-associates.com
C 917.974.6702

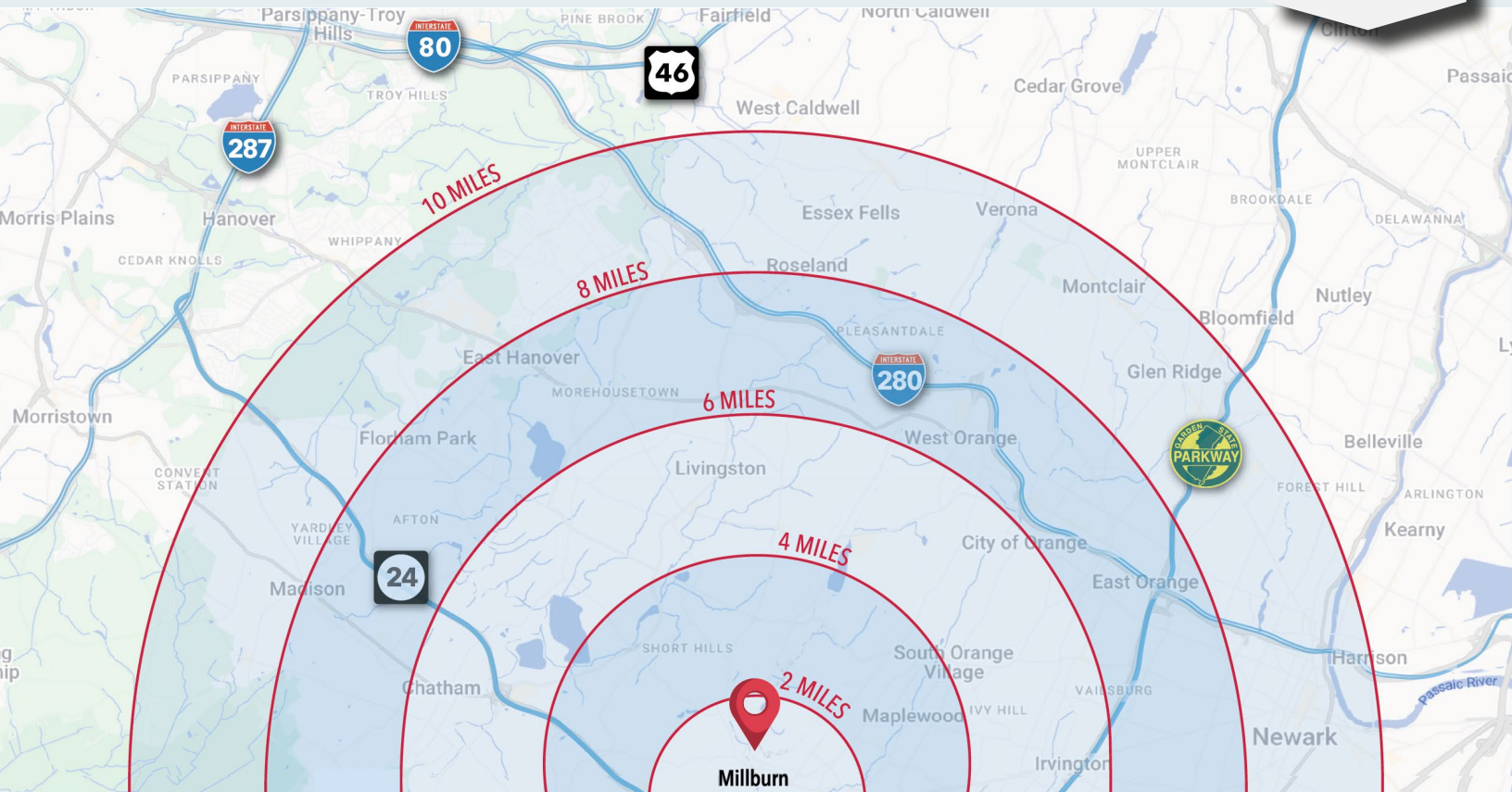
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

MEDICAL/OFFICE SPACE FOR LEASE

75 Main Street, Millburn, NJ 07041

1,879 SF

**BUILT OUT
MEDICAL
SPACE**



MILLBURN, NJ DEMOGRAPHICS

INCOME

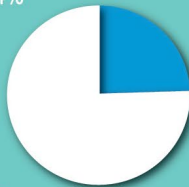
Median Income: \$186,541
Average Income: \$329,718
Per Capita Income: \$111,548

POPULATION 20,615

Number of Households: 6,974
Households with Children: 3,463
Average Household Size: 2.956

EMPLOYMENT

White Collar: 76%
Blue Collar: 24%



EDUCATION



19% SOME COLLEGE
22% HIGH SCHOOL GRADUATE
20% ADVANCED DEGREE
5% ASSOCIATE DEGREE
26% BACHELOR'S DEGREE
8% SOME HIGH SCHOOL

TRAFFIC



COLLECTION STREET
Main Street
11,952

CROSS STREET
Millburn Ave N
17,653

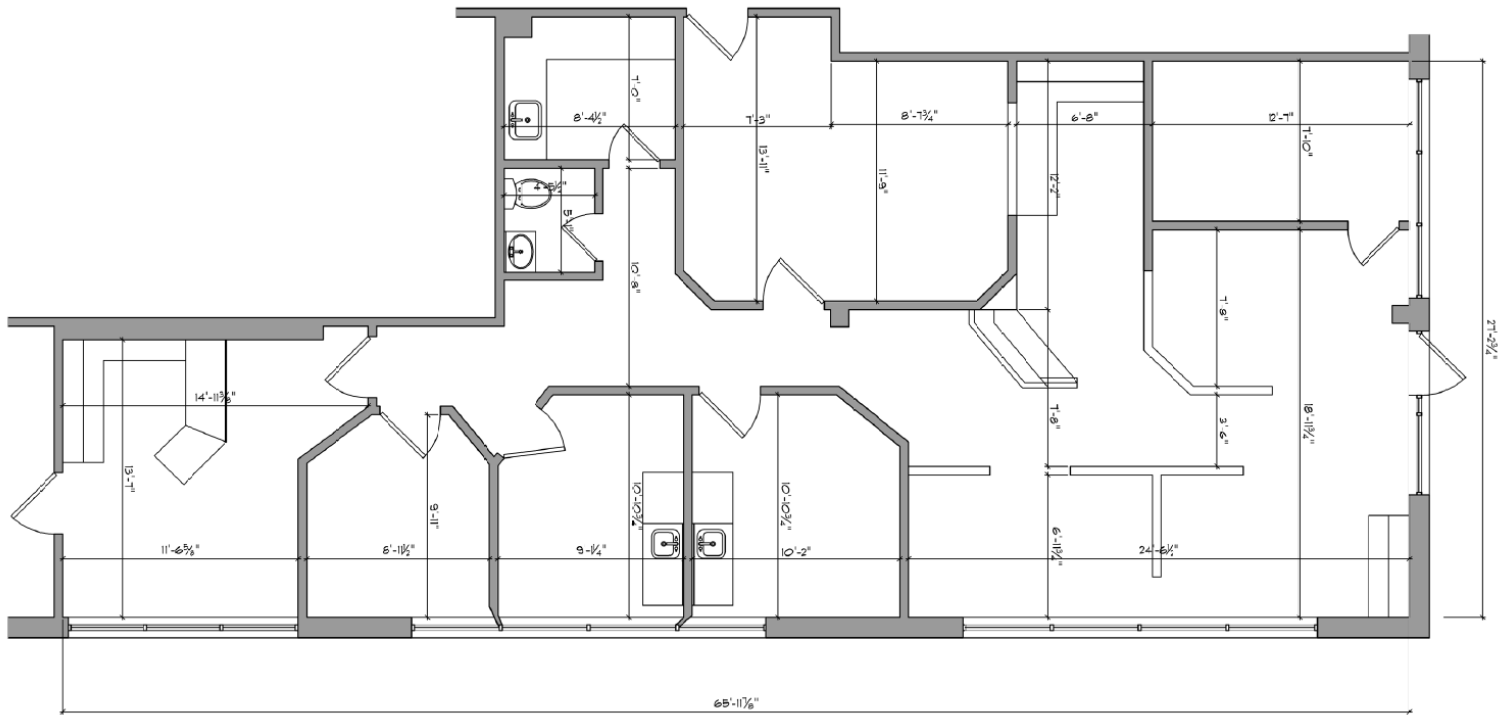
FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Erica Davidson
erica.davidson@lee-associates.com
C 973.214.9733

Adam Tannenbaum
atannenbaum@lee-associates.com
C 917.974.6702

FLOOR PLAN

**1ST FLOOR -
SUITE 105
1,879 SF**



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Erica Davidson
erica.davidson@lee-associates.com
C 973.214.9733

Adam Tannenbaum
atannenbaum@lee-associates.com
C 917.974.6702