

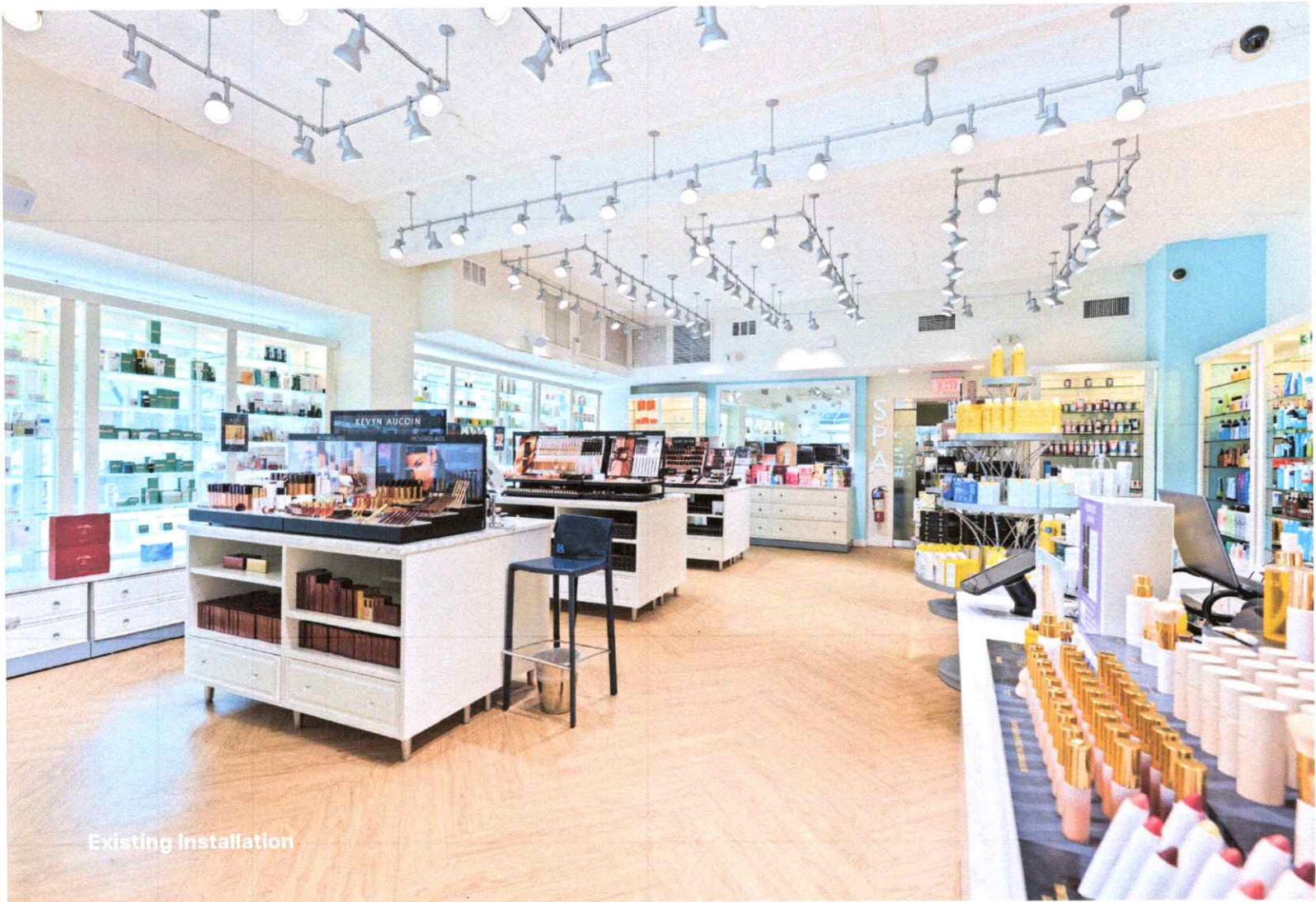
341 Millburn Avenue

AT MILLBURN AVENUE & MAIN STREET
MILLBURN, NEW JERSEY



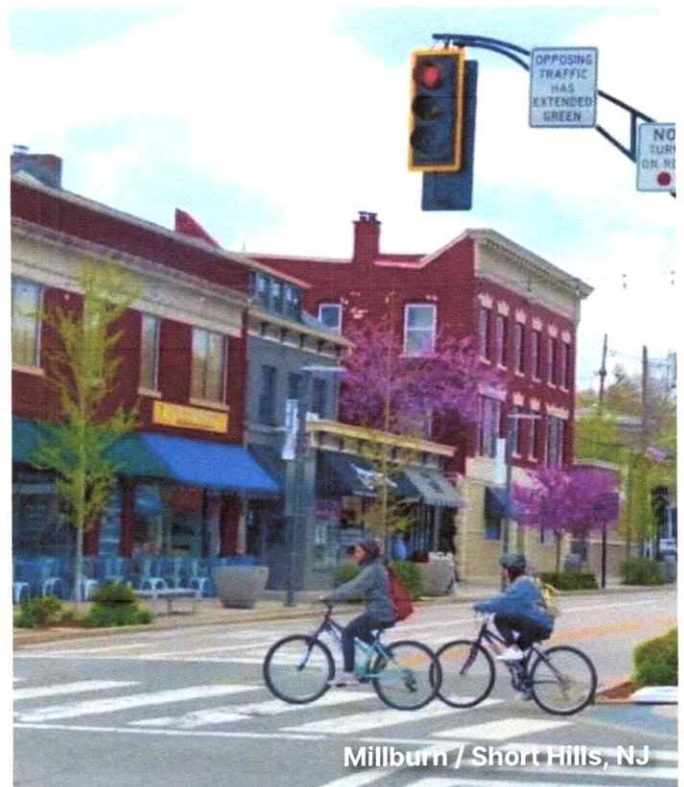
Premier Corner Retail Opportunity

Trophy corner at Millburn Avenue and Main Street, the two busiest retail streets in town. **Millburn/Short Hills** is one of the wealthiest communities in New Jersey, with exceptional household income and spending power. The property benefits from constant foot and vehicle traffic and exceptional visibility from both corridors.



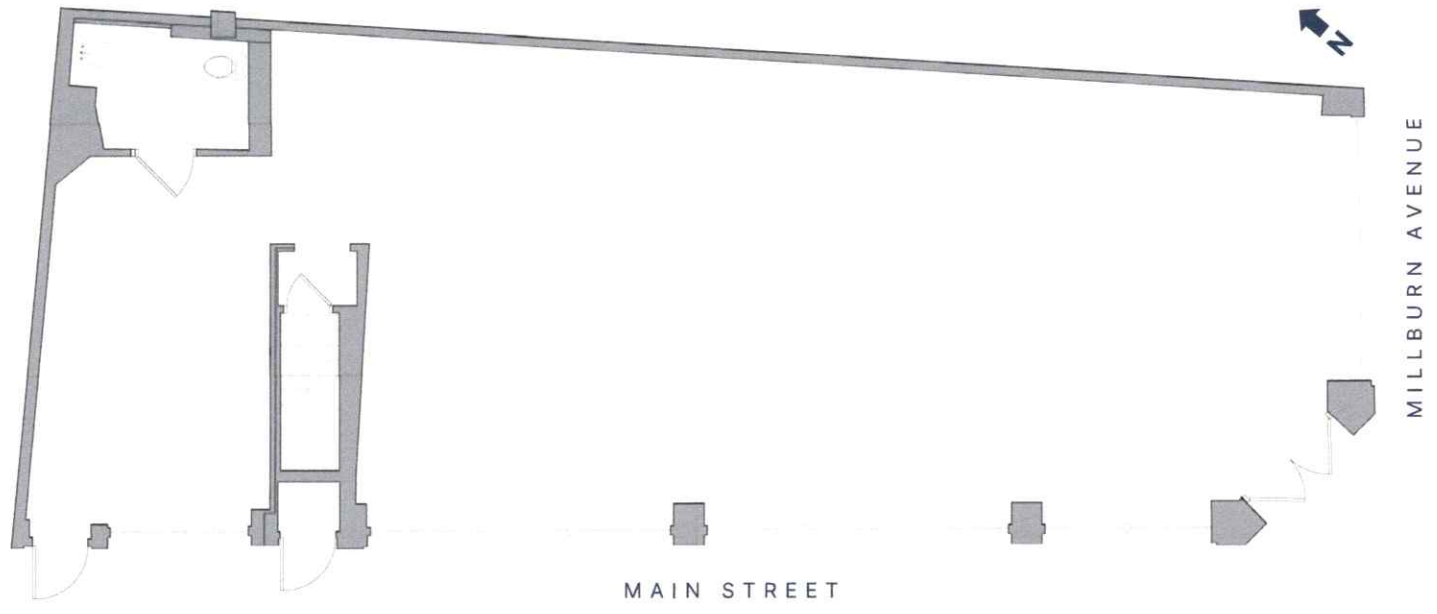
Lease highlights

- 90 feet of wraparound frontage on Millburn Avenue and Main Street.
- Exceptional visibility with bold, wraparound signage opportunities on both frontages.
- 11 show windows and 2 glass doors. 73 linear feet of glass.
- 1,883 SF ground floor + full basement.
- Outdoor dining: 34 chairs (9 tables).
- Rent \$156,000 annually (\$13,000/month).
- Gross lease. No other charges.
- 10-year term.
- Available February 1, 2027



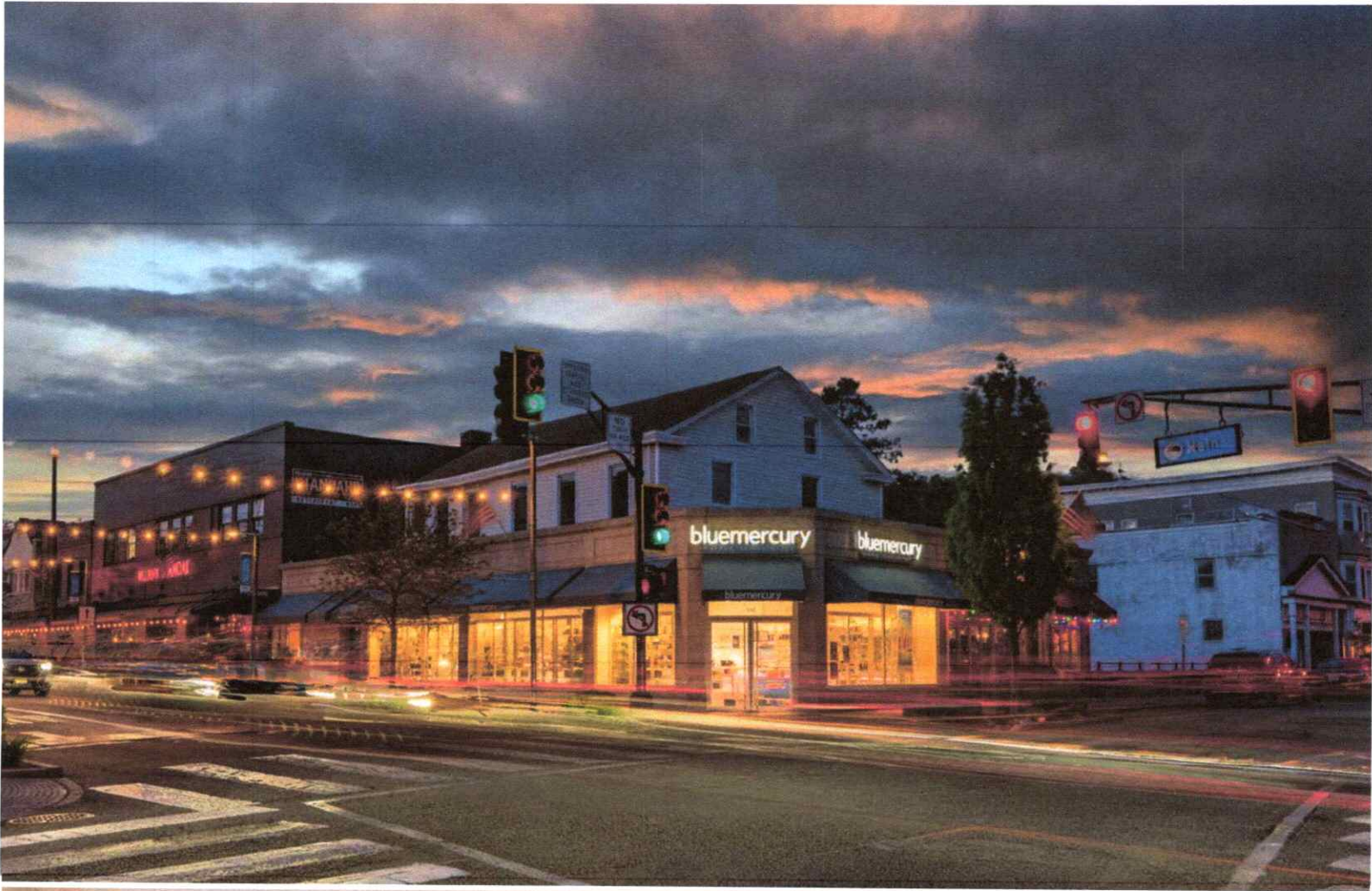


Premier Retail Corner



- 11 Oversized Window Bays
- Column Free
- 11' Ceiling Heights
- 90' of Frontage
- Wraparound Signage

Floorplan



Retail Concept (Computer Rendering)



Location

Situated in the heart of Millburn's retail district at its most prominent intersection. Surrounded by top-tier national and local retailers, restaurants, and daily-needs shopping.

Adjacent to highly trafficked restaurants and neighborhood staples that drive consistent daytime and evening foot traffic, along with a strong mix of boutique retail, service users, and destination dining.

Wave of multifamily development underway in Millburn/Short Hills (~1,000 units), bringing a meaningful influx of new, high-income resident shoppers to the immediate area.

Demographics

One of the wealthiest towns in New Jersey with average household income ~\$400,000 and median ~\$250,000.



**For more information
or to arrange a tour,
please contact**

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