



# 309 MAIN STREET MADISON, NEW JERSEY

## FOR LEASE 2,000 SF

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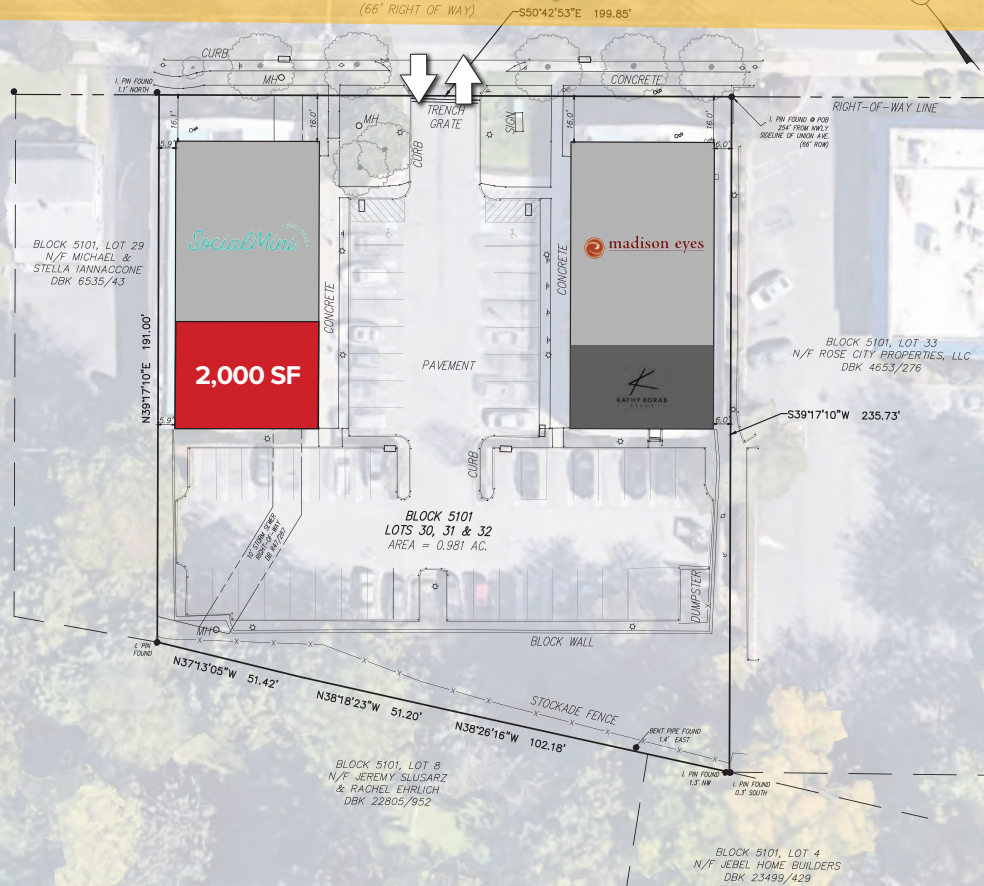
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 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



← WEST  
EAST →

**MAIN STREET 21,544 VPD**



TENANT ROSTER	
MADISON EYES	4,000 SF
KATHY KORAB SALON	1,000 SF
SOCIAL MINI PLAY CAFE	3,000 SF
<b>AVAILABLE</b>	<b>2,000 SF</b>

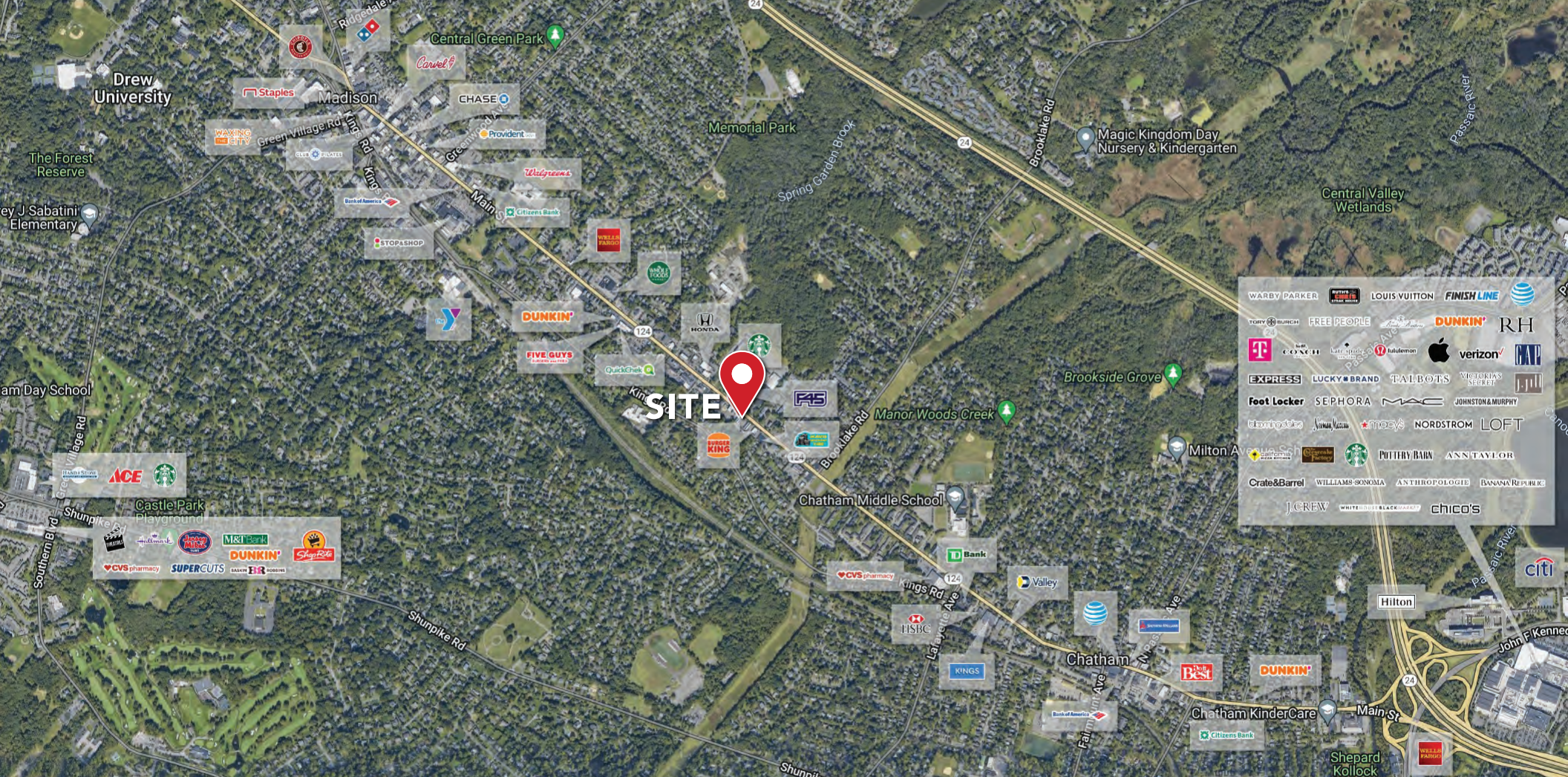
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# SITE INFORMATION

**GLA: 10,000 SF**  
**AVAILABLE: 2,000 SF**  
**RENT: Call For Quote**  
**NNN: \$12.00 PSF**

**FRONTAGE: 50' On Main St.**  
**PARKING: 47 Spaces**  
**TRAFFIC: 21,544 VPD On Main**


- NOTES:**
- Space Is 80% Built Out As A Brand New Med / Spa (Tenant Never Opened)
  - Drew University, Fairleigh Dickinson University & College Of St. Elizabeth Are All Located Within Close Proximity With Over 16,267 Students & Faculty.



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# MARKET AERIAL



 <b>DEMOGRAPHICS</b>	1 MILE	3 MILE	5 MILE
Total Population	12,480	65,090	151,498
Average HHI	\$238,505	\$228,329	\$235,548
Households	4,546	23,465	54,438