

# MILLBURN GATEWAY CENTER

187 MILLBURN AVENUE, MILLBURN, NJ 07041



## PROPERTY HIGHLIGHTS

**METRO AREA:** NY/NJ

**COUNTY:** Essex

Millburn Gateway Center is a multi-level retail and healthcare property anchored by Trader Joe's, PetSmart and CVS and features various medical offices, including the Short Hills Surgery Center. The property is located approximately 15 miles from Manhattan in Millburn Township, a residential community in the southwest corner of Essex County, NJ.

**TOTAL SF**  
103,957

**ACRES**  
9.5

**PARKING SPACES**  
583

**PARKING RATIO**  
5.61:1,000 SF

**CENTER TYPE**  
Community Center

## DEMOGRAPHICS 3-MILE RADIUS

 **149,435**  
POPULATION

 **40.5**  
MEDIAN AGE

 **\$168,198**  
AVERAGE HHI

 **53.8%**  
COLLEGE  
EDUCATED

### LEASING AGENTS

**JUSTIN LUSTIG** | [jlustig@uedge.com](mailto:jlustig@uedge.com) | 201-571-3515

### SPECIALTY LEASING

**PATRICIA ZAFFERESE** | [pzafferese@uedge.com](mailto:pzafferese@uedge.com) | 201-882-7506

# MILLBURN GATEWAY CENTER

187 MILLBURN AVENUE, MILLBURN, NJ 07041



## FLOOR 01



#	TENANTS	SQFT
114A	Trader Joe's	12,401
01B	PetSmart	15,351

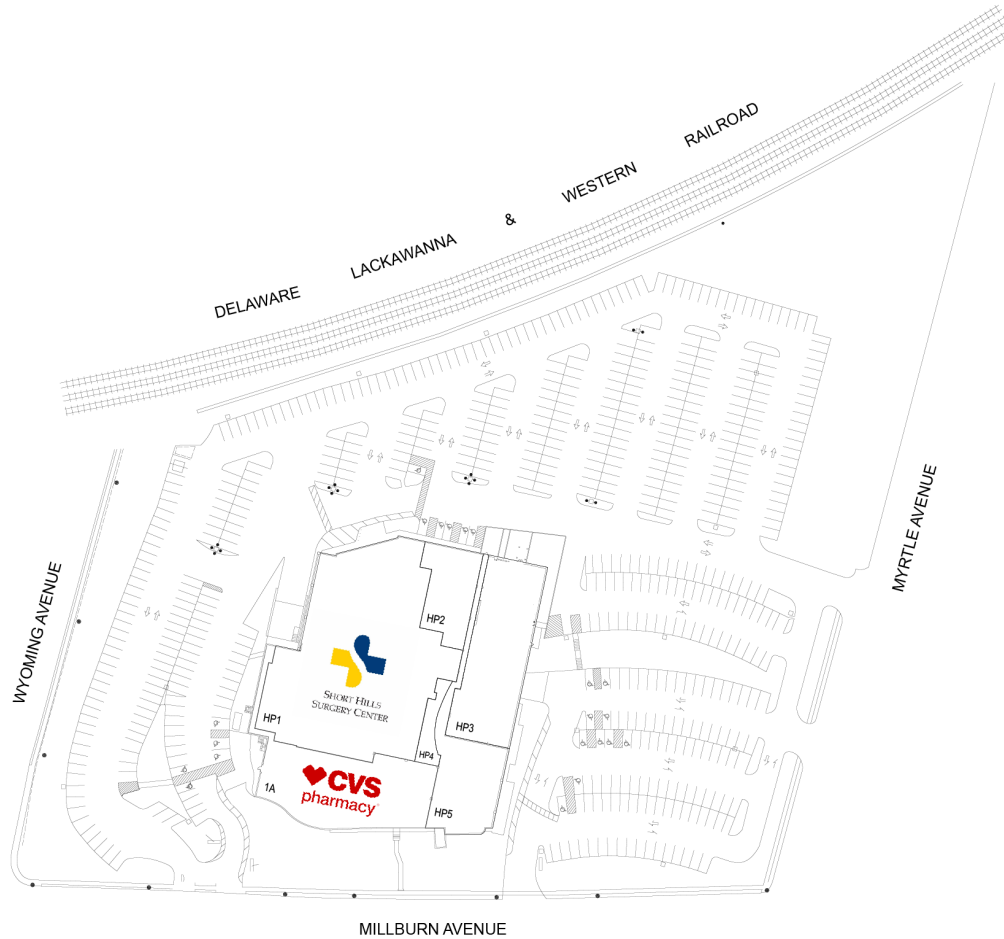
THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

# MILLBURN GATEWAY CENTER

187 MILLBURN AVENUE, MILLBURN, NJ 07041

## FLOOR 02



#	TENANTS	SQFT
1A	CVS Pharmacy	10,233
HP1	Short Hills Surgery	29,551
HP2	PPT Management, LLC	4,506
HP3	Available	10,853
HP4	Pain Medicine Physicians	1,200
HP5	Pain Medicine Physicians	6,508

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

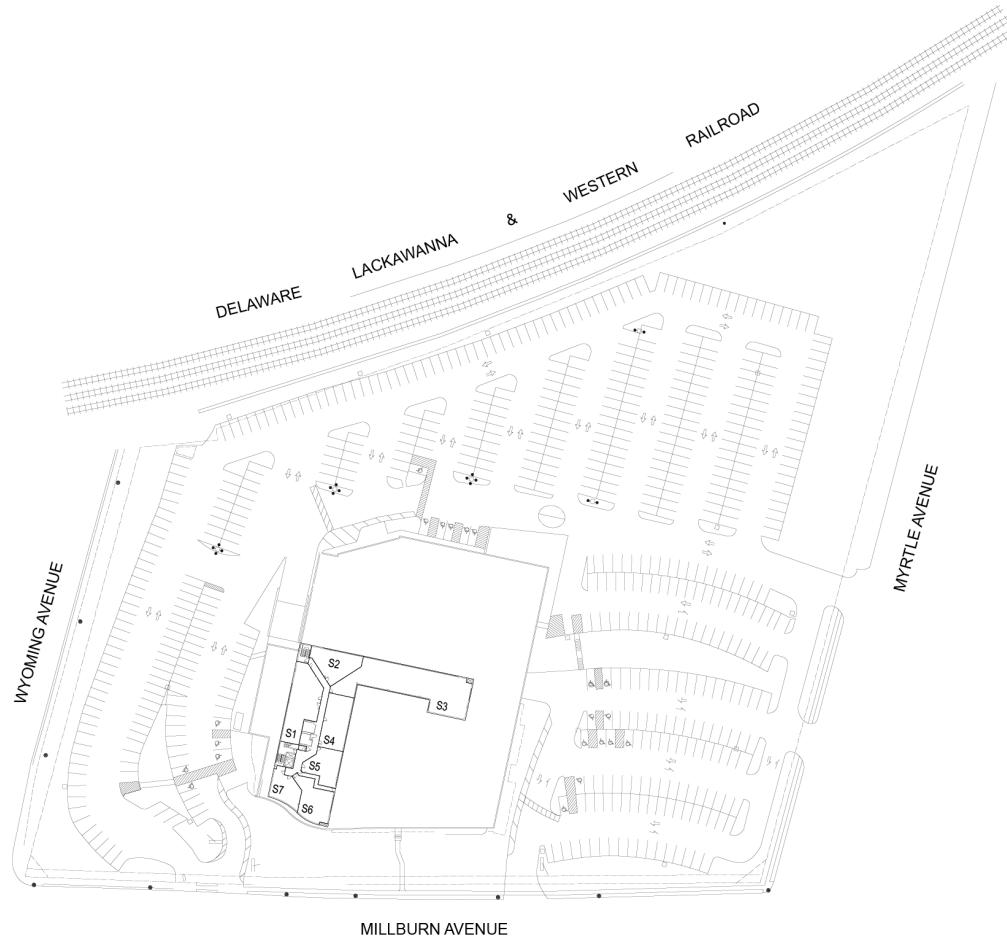
LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

# MILLBURN GATEWAY CENTER

187 MILLBURN AVENUE, MILLBURN, NJ 07041



## FLOOR 03



#	TENANTS	SQFT
S1	Peter Benisch	2,306
S2	Alpine Periodontics & Dental Implants at Millburn	1,462
S3	Millburn Orthodontics PA.	4,100
S4	Hal E. Solomon D.D.S.	1,683
S5	Ross Karlin D.M.D.	1,230
S6	Sera Edgewood Incorporated	1,239
S7	Millburn Endodontic Associates	1,045

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.