

LOCATION DESCRIPTION

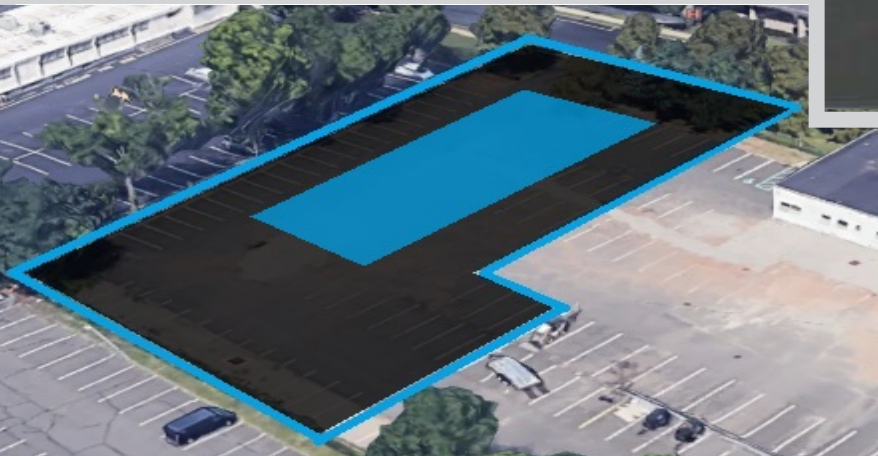
Medical Office: 7,800 SF
5 Zone HVAC
Electric Vehicle Charging Station

OFFERING SUMMARY

ZONING:	LIGHT INDUSTRIAL, MEDICAL OFFICE
ACREAGE:	.75
BLOCK/LOT:	1004/5
LEASE RATE:	\$30-50 NNN New Construction

30 EAST WILLOW STREET

30 East Willow Street, Millburn, NJ 07041



For more information, contact the exclusive broker

Kevin S. Ranski

Commercial Division Director

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t. 732.396.3995 | f. 732.396.0910 | c. 732.259.2343

Daunno Realty • 206 Westfield Avenue, Clark, NJ 07066

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**HISTORICAL LIGHT INDUSTRIAL
ZONING with OFFICE/MEDICAL
OVERLAY**

**WALKING DISTANCE TO
DOWNTOWN MILLBURN
AMMENITIES AND DINNING**

**CONVIENTLY LOCATED TO RT. 78,
RT. 24, NJ TRANSIT BUS LINE and
MILLBURN STATION**

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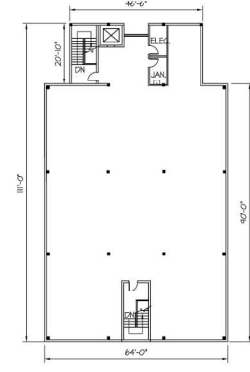
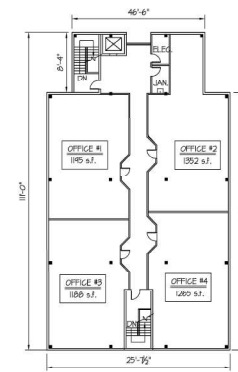
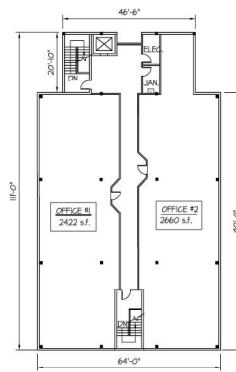
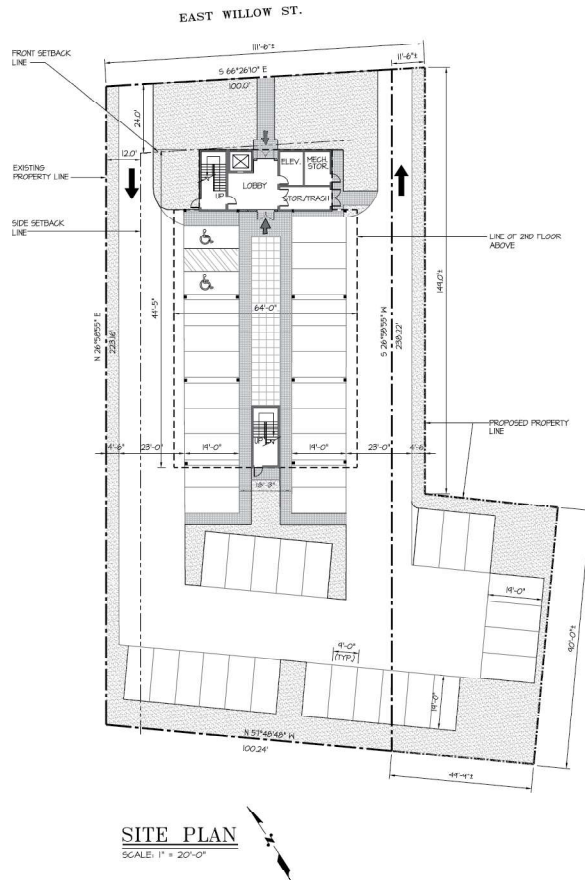
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	14,133	115,510	424,203
2010 Population	14,887	119,039	418,911
2018 Population	15,306	124,718	434,330
2023 Population	15,498	128,819	444,438
2000-2010 Annual Rate	0.52%	0.30%	-0.13%
2010-2018 Annual Rate	0.34%	0.57%	0.44%
2018-2023 Annual Rate	0.25%	0.65%	0.46%
2018 Male Population	48.5%	48.1%	47.5%
2018 Female Population	51.5%	51.9%	52.5%
2018 Median Age	41.7	41.4	39.7

In the identified area, the current year population is 434,330. In 2010, the Census count in the area was 418,911. The rate of change since 2010 was 0.44% annually. The five-year projection for the population in the area is 444,438 representing a change of 0.46% annually from 2018 to 2023. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 41.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	68.3%	60.1%	47.4%
2018 Black Alone	10.7%	22.3%	38.0%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	15.2%	10.8%	7.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	3.0%	3.5%	4.6%
2018 Two or More Races	2.6%	3.1%	2.8%
2018 Hispanic Origin (Any Race)	13.3%	14.0%	14.6%

Persons of Hispanic origin represent 14.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	5,613	42,787	152,028
2010 Households	5,644	42,815	150,303
2018 Total Households	5,714	44,293	154,356
2023 Total Households	5,763	45,592	157,440
2000-2010 Annual Rate	0.06%	0.01%	-0.11%
2010-2018 Annual Rate	0.15%	0.41%	0.32%
2018-2023 Annual Rate	0.17%	0.58%	0.40%
2018 Average Household Size	2.66	2.81	2.78

The household count in this area has changed from 150,303 in 2010 to 154,356 in the current year, a change of 0.32% annually. The five-year projection of households is 157,440, a change of 0.40% annually from the current year total. Average household size is currently 2.78, compared to 2.75 in the year 2010. The number of families in the current year is 109,095 in the specified area.

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