



TRADER JOE'S

PETSMART

MILLBURN GATEWAY CENTER

187 MILLBURN AVENUE, MILLBURN, NJ 07041



RETHINK. RECREATE. REDEVELOP.



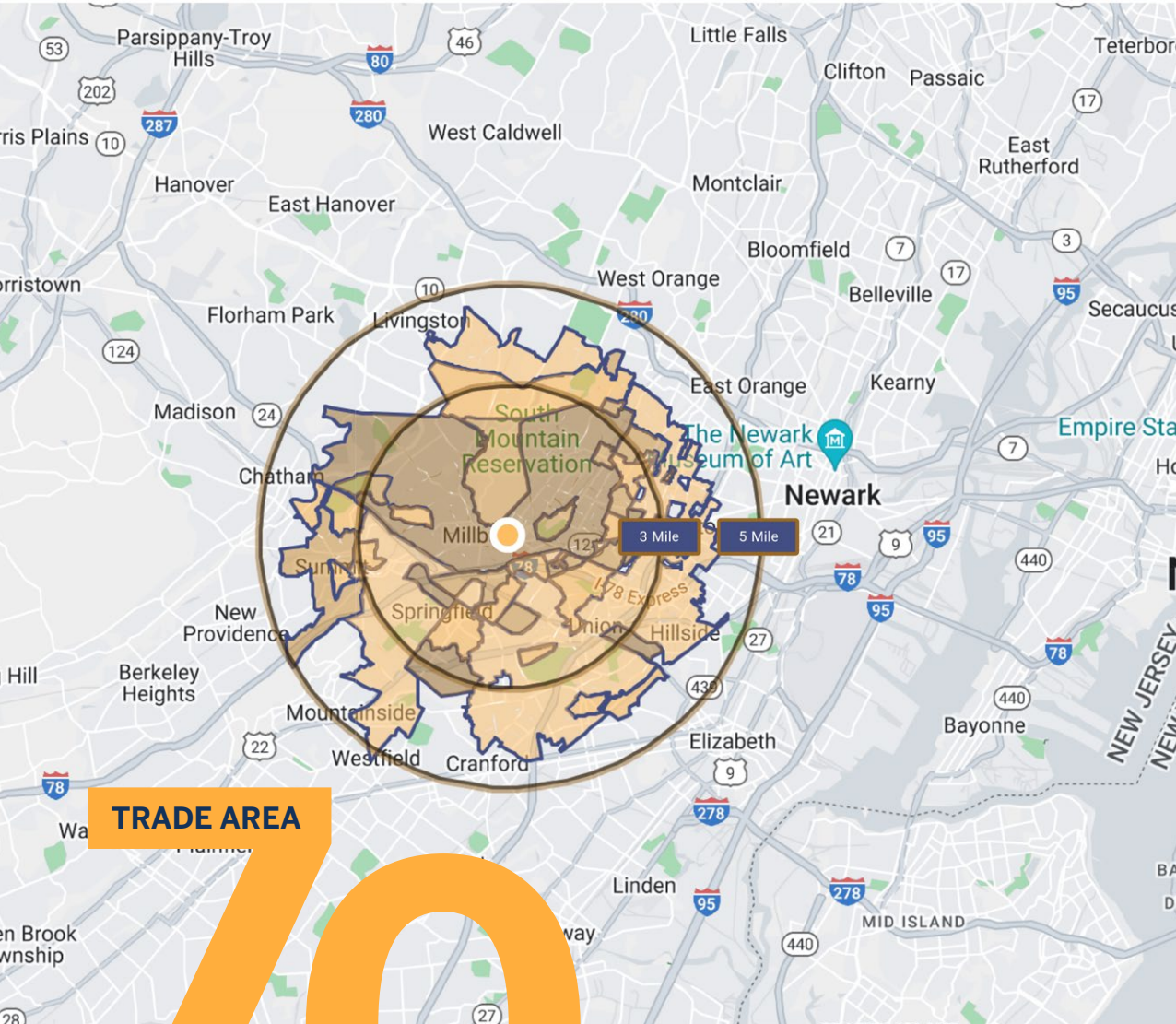
ESSEX COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Millburn Gateway Center is a multi-level property anchored by Trader Joe's, PetSmart and CVS and featuring 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. The property serves the affluent and densely populated communities of Millburn, Short Hills, Vauxhall, and Maplewood. Millburn Ave has 19,186 VPD (2022 Sites USA) providing great visibility.

Millburn Gateway Center

187 Millburn Avenue, Millburn, NJ 07041





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

MILLBURN GATEWAY CENTER | 187 MILLBURN AVENUE, MILLBURN, NJ 07041

POPULATION

269,706
Tru Trade*

153,355
3 Mile

508,841
5 Mile

FAMILY HOUSEHOLDS

97,109
Tru Trade*

59,973
3 Mile

180,756
5 Mile

AVERAGE HH INCOME

\$139,430
Tru Trade*

\$172,879
3 Mile

\$139,463
5 Mile

COLLEGE EDUCATION

44.3%
Tru Trade*

54.5%
3 Mile

43.9%
5 Mile

*Tru Trade Area; 4 Miles

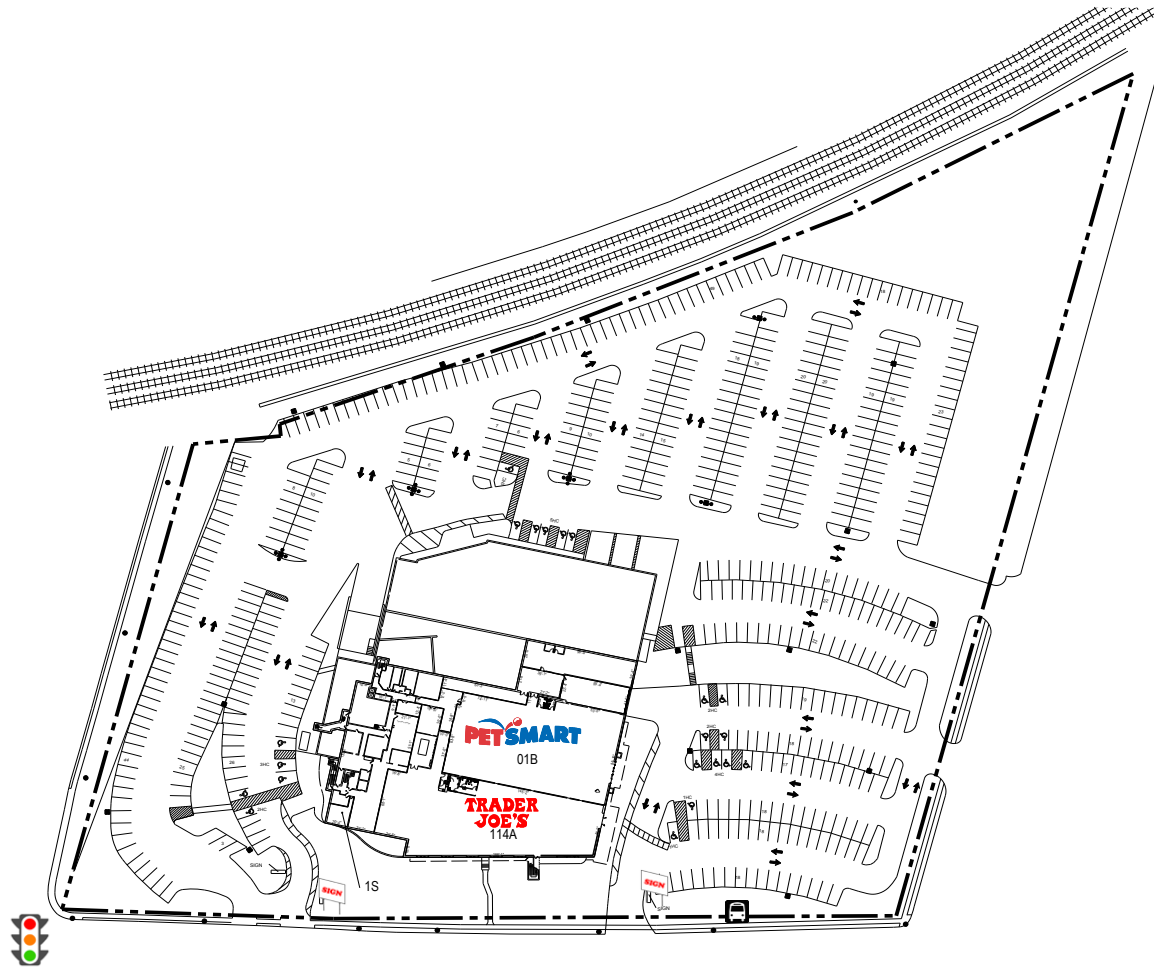
URBAN EDGE PROPERTIES

AERIAL



Millburn Gateway Center is easy to reach via the midtown direct line of NJ Transit, the Garden State Parkway, New Jersey Turnpike, and is also convenient to Routes 24 and 78. Millburn Township offers a unique mix of upscale, high-end retail in a quaint small town shopping environment. The Mall at Short Hills is located 5 miles to the west of Millburn Gateway Center.

SITE PLAN - LEVEL 1



TENANTS

01B PetSmart
114A Trader Joe's

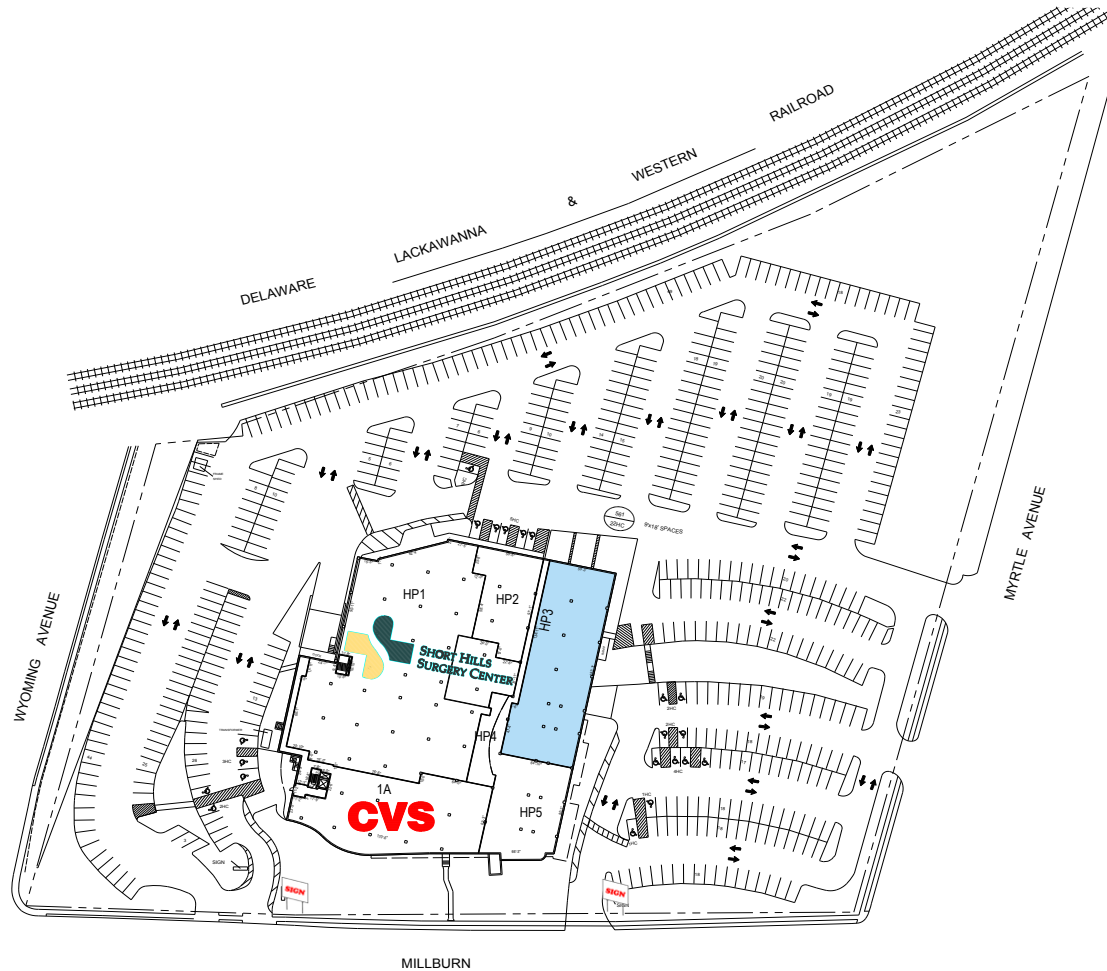
SQFT

15,351
12,401

HIGHLIGHTS

Total SF 15,351
Parking Spaces 289
Parking Ratio 5.6 : 1,000 SF

SITE PLAN - LEVEL 2



TENANTS

1A	CVS	10,233
HP1	Short Hills Surgery	29,551
HP2	Professional PT	4,506

TENANTS

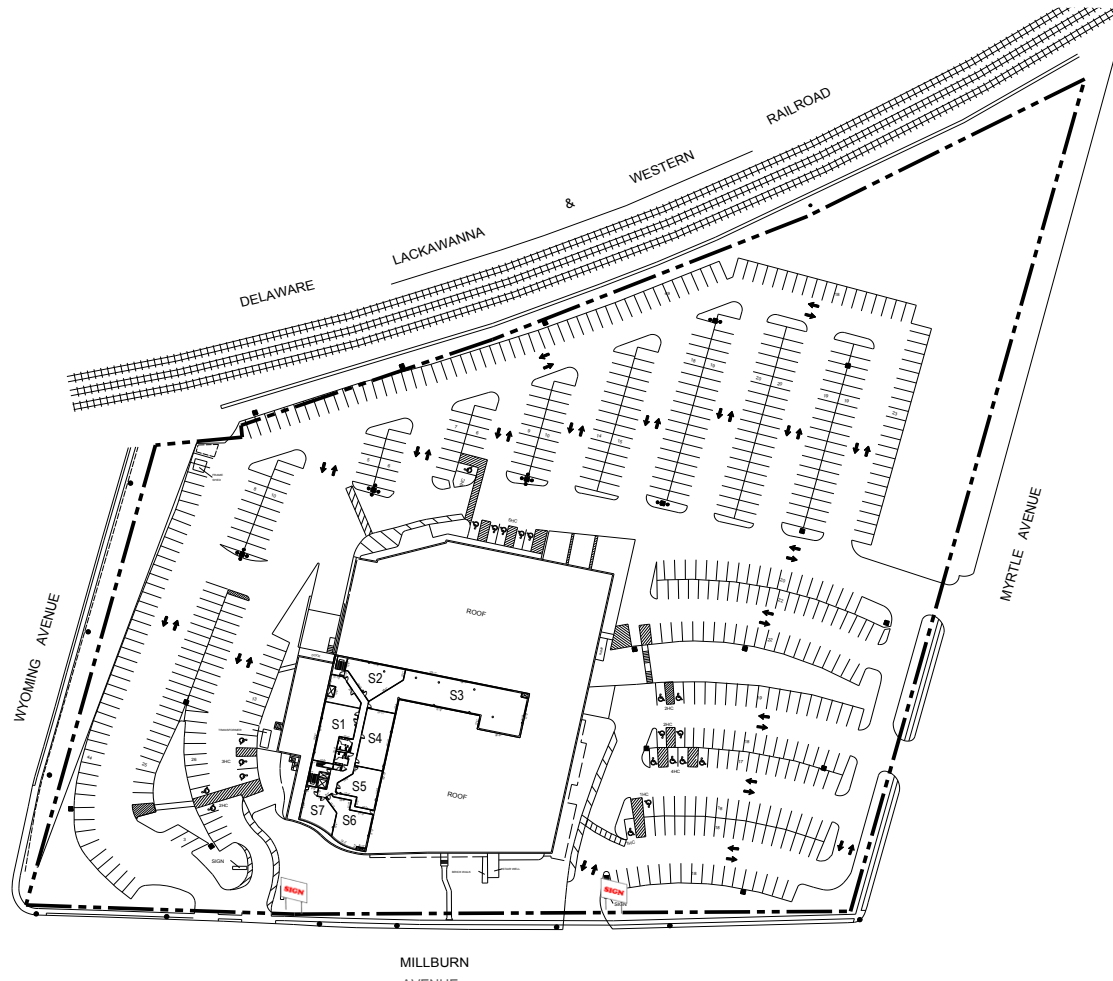
HP3	Available	11,064
HP4	Pain Medicine Physicians	1,200
HP5	Pain Medicine Physicians	6,508

SQFT

HIGHLIGHTS

Total SF	63,062
Parking Spaces	583
Parking Ratio	5.6 : 1,000 SF

SITE PLAN - LEVEL 3



TENANTS

S1	Peter Benisch	2,306
S2	Gary Rosenblatt D.M.D.	1,462
S3	Millburn Orthodontics PA.	4,100
S4	Hal E. Solomon D.D.S.	1,683

TENANTS

S5	Ross Karlin D.M.D.	1,230
S6	Sera Edgewood Incorporated	1,239
S7	Vivian Graham D.D.S.	1,045

SQFT

HIGHLIGHTS

Total SF	13,065
Parking Spaces	583
Parking Ratio	5.6 : 1,000 SF

CONTACT US



Leasing Agent
Leigh Lyons
201.571.3508
jbirns@uedge.com



Specialty Leasing
Patricia Zafferese
201.882.7506
pzafferese@uedge.com



Corporate

New York

888 Seventh Avenue, 6th Floor
New York, New York, 10019
General Inquiries:
212.956.2556
Leasing: 844.614.4114

Management

New Jersey

210 Route 4 East
Paramus, New Jersey, 07652
General Inquiries: 201.571.3500
Leasing: 844.614.4114