

RETAIL SPACE

1315 US-46

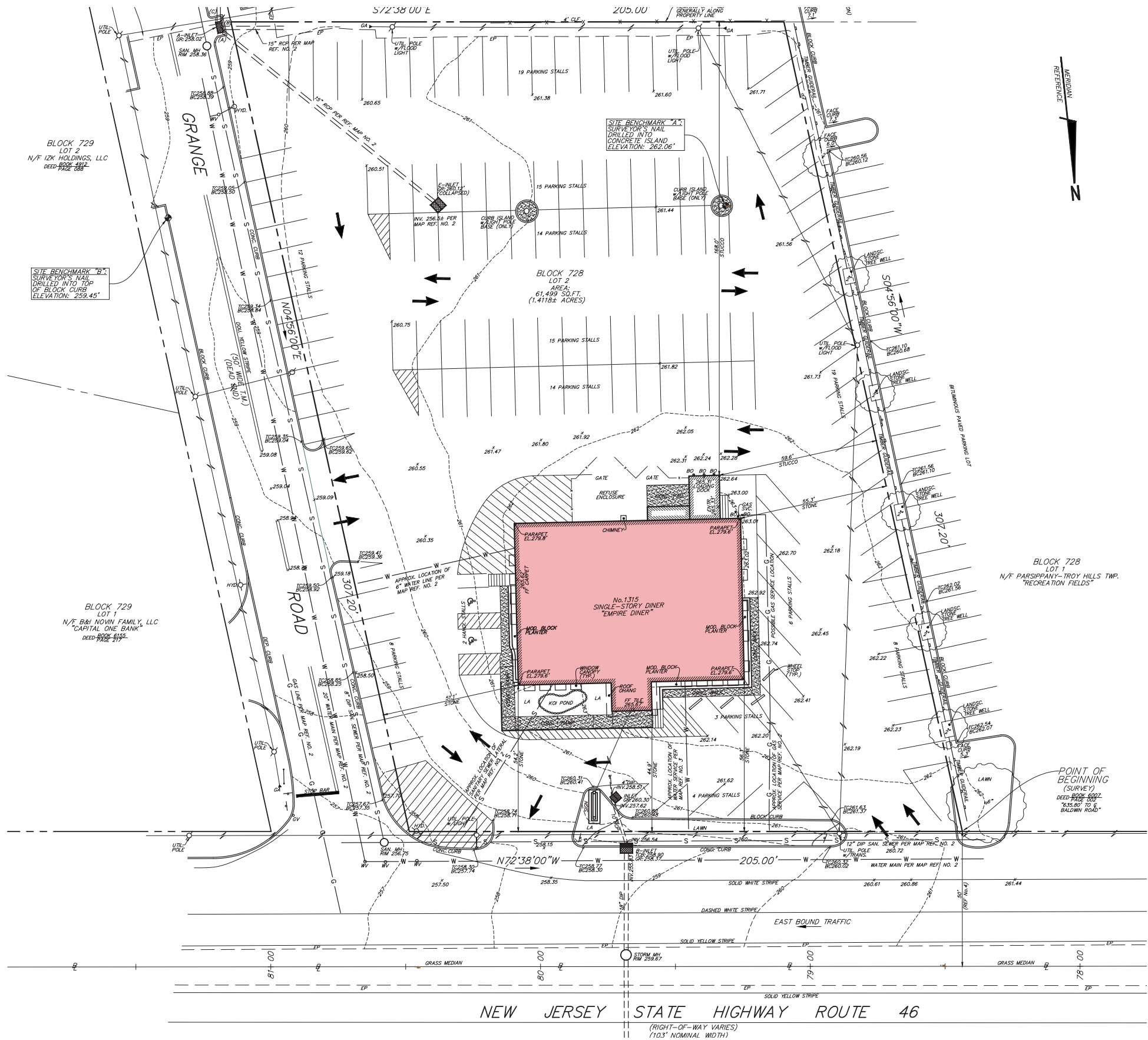
PARSIPANNY-TROY HILLS
NEW JERSEY

Former
Restaurant/Pad Site

1.41 Acre
Ground Lease
Opportunity
w/ Liquor License



SPACE DETAILS



SIZE
Ground Floor 4,800 SF

FRONTAGE
Over 200’ of highway frontage

STATUS OF PREMISES
Currently Empire Diner

TERM
Long Term

POSSESSION
Arranged

NEIGHBORS
Starbucks, Target, Walgreens, Outback Steakhouse, Panera Bread, ShopRite, Top Golf (under construction), Chick-fil-A (under construction), Wonder (coming soon)

COMMENTS
Prime location positioned on 1.41 acres

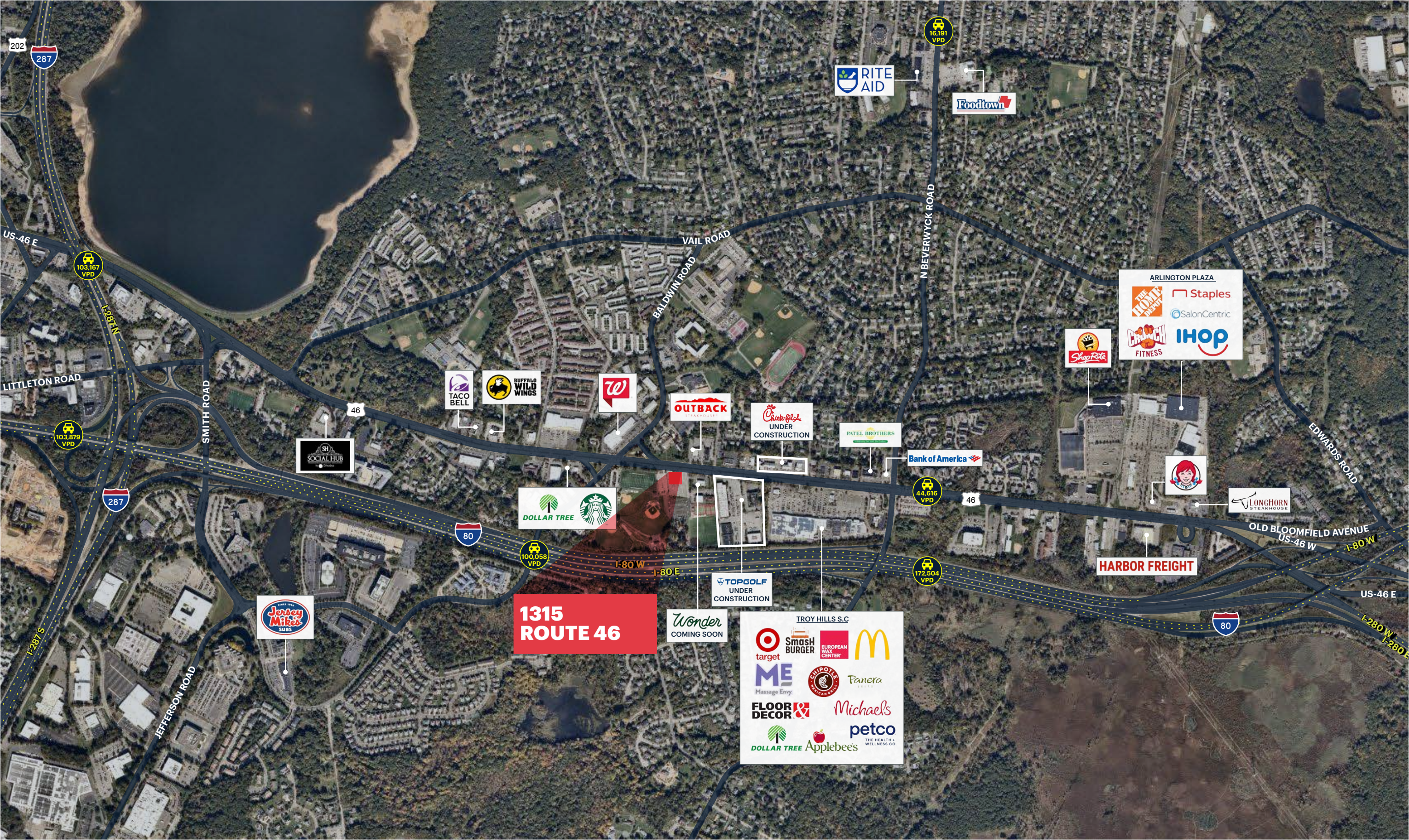
Excellent visibility and prominent frontage on heavily trafficked Route 46

Liquor license available

PROPERTY PHOTO



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
10,982	420
HOUSEHOLDS	TOTAL EMPLOYEES
4,504	5,136
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
39.6	\$160,211
COLLEGE GRADUATES (Bachelor's +)	
5,573 - 67.3%	

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
61,744	2,967
HOUSEHOLDS	TOTAL EMPLOYEES
23,553	42,789
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
42.0	\$171,534
COLLEGE GRADUATES (Bachelor's +)	
27,958 - 61.4%	

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
133,439	8,752
HOUSEHOLDS	TOTAL EMPLOYEES
51,012	126,040
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
43.3	\$184,551
COLLEGE GRADUATES (Bachelor's +)	
61,577 - 62.6%	

*2024 estimates

CONTACT EXCLUSIVE AGENTS

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