



**Space Available
For Lease
4,537 SF**



**LEASED TO
DOLLAR TREE®
Coming Soon!**
**11,445 SF End Cap
(Former Retro Fitness)**

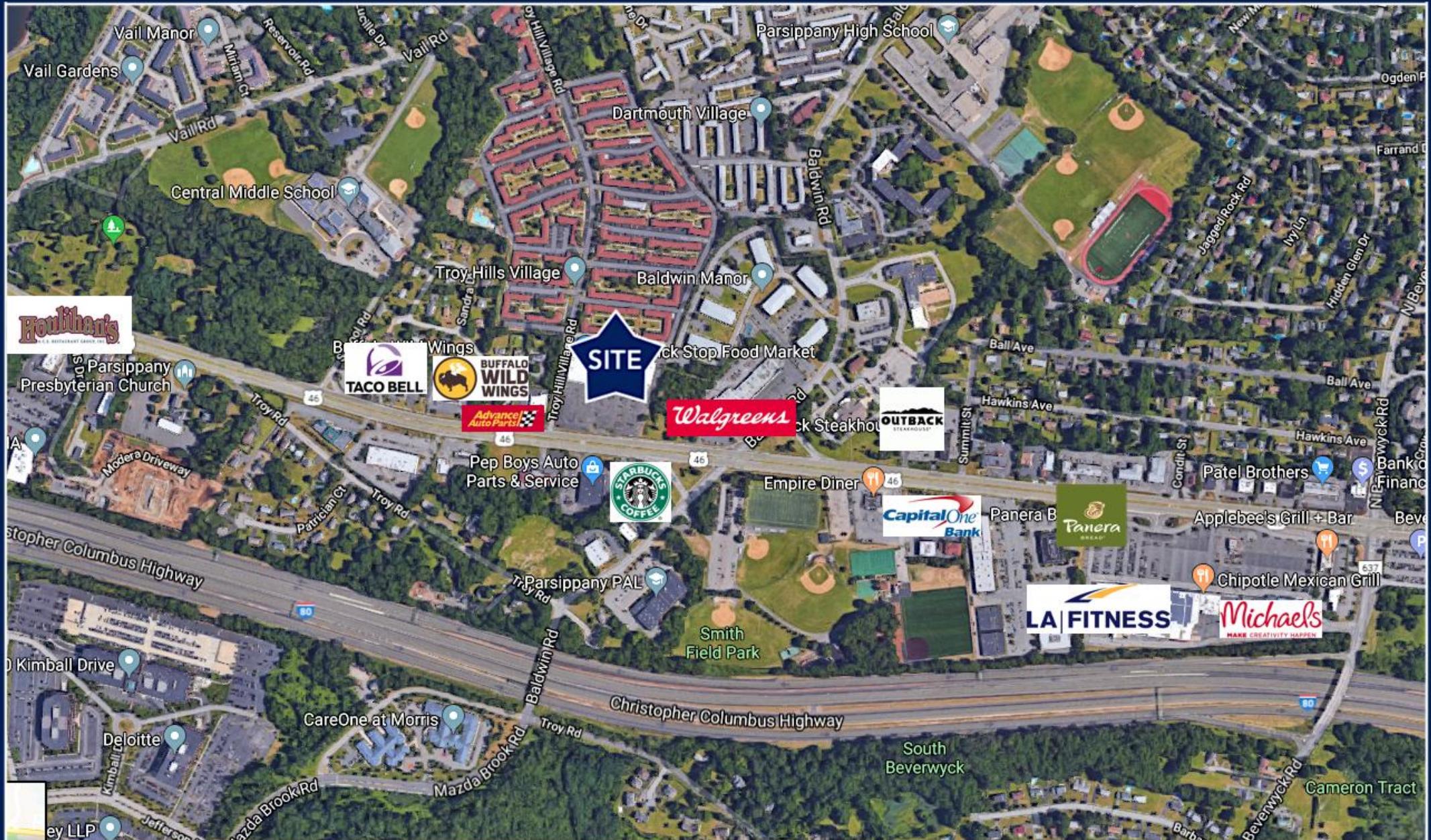


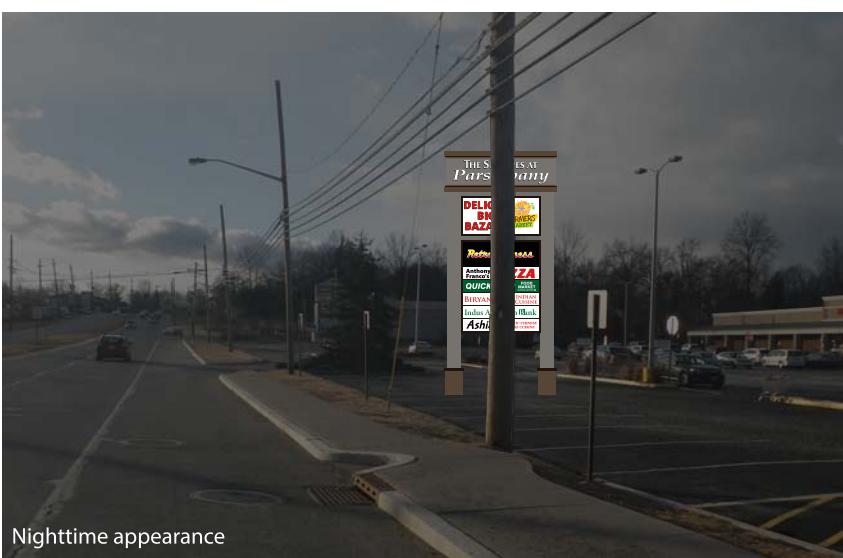
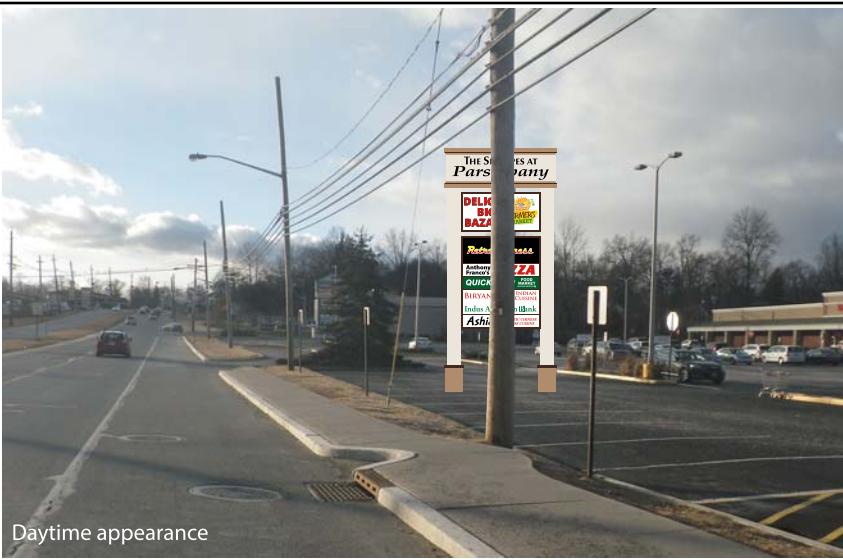
**PLEASE CONTACT
EXCLUSIVE AGENTS:**

**Darrin S. Hiban
(908) 501-5305
njretailbroker@aol.com**

**Danielle V. Sobol
(732) 778-1634
dsobol.tristate@gmail.com**







PROPOSED PYLON SIGN

155.8 sq.ft

- Double sided
- Internally illuminated sign cabinets w/ white LEDs
- 3/16" seamless white acrylic faces
- Premium grade vinyl copy & graphics
- Internally illuminated channel letters
- Stucco finish

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Our products are listed to UL Standards for Safety by Underwriters Laboratories Inc. (UL)

Butler Sign Company Listing Number: E125815



File Name:
Shoppes at
Parsippany PYL

Start Date: 02/05/18

Drawn by: AS

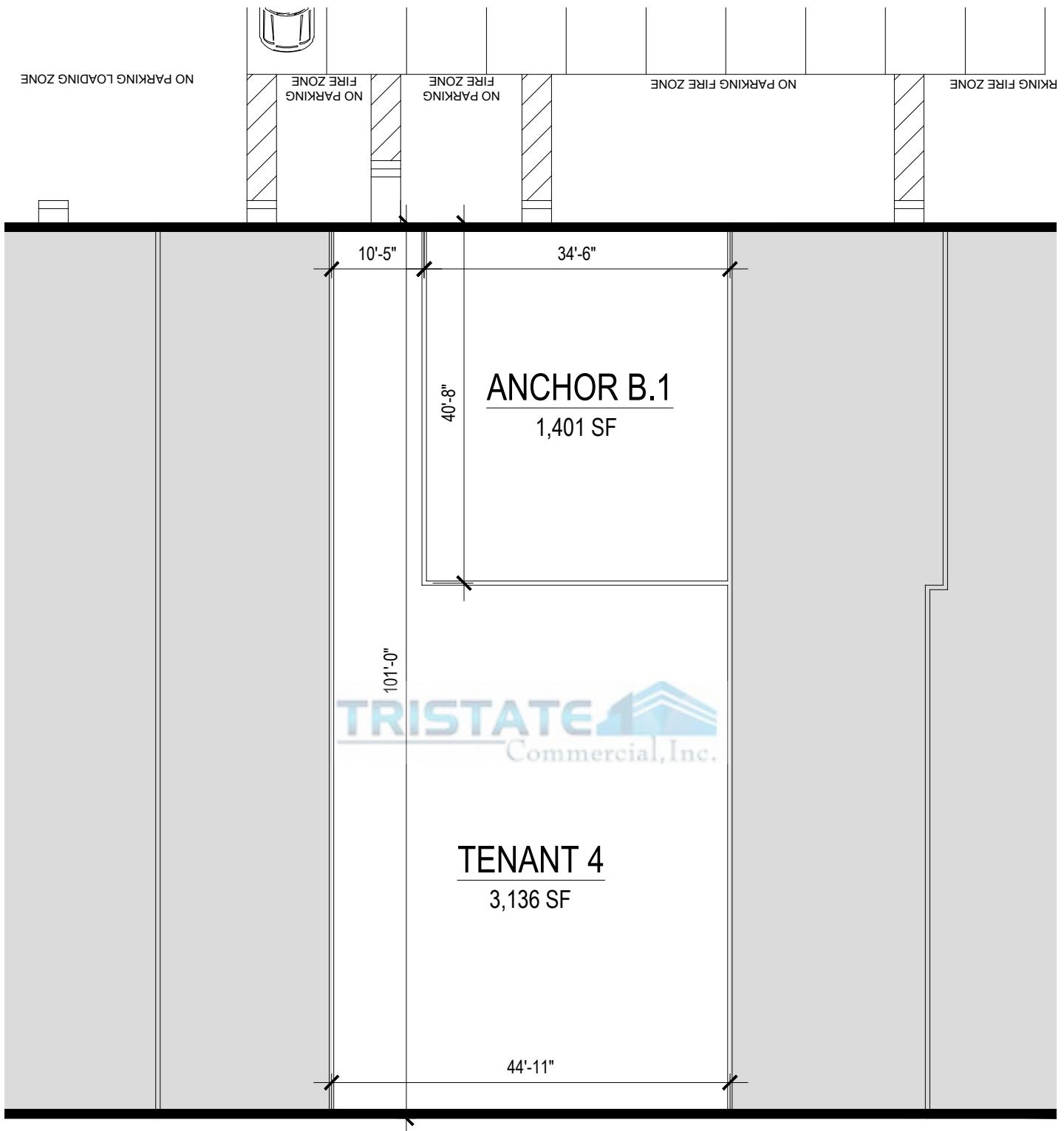
Acct. Rep: Brian Travers

Scale: as noted

Revision:

Revision date	by	Notes
1		
2		
3		
4		
5		
6		

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1470 ROUTE 46 WEST

Former Quick Stop



B u c h h o l z A r c h i t e c t s
123 Columbia Turnpike Suite 204A
Florham Park, NJ 07932
973.746.0100 Phone
Info@buchholzgroup.com

1. Drawing a LEASE PLAN

1470 US HIGHWAY 46
PARSIPPANY, NJ 07054

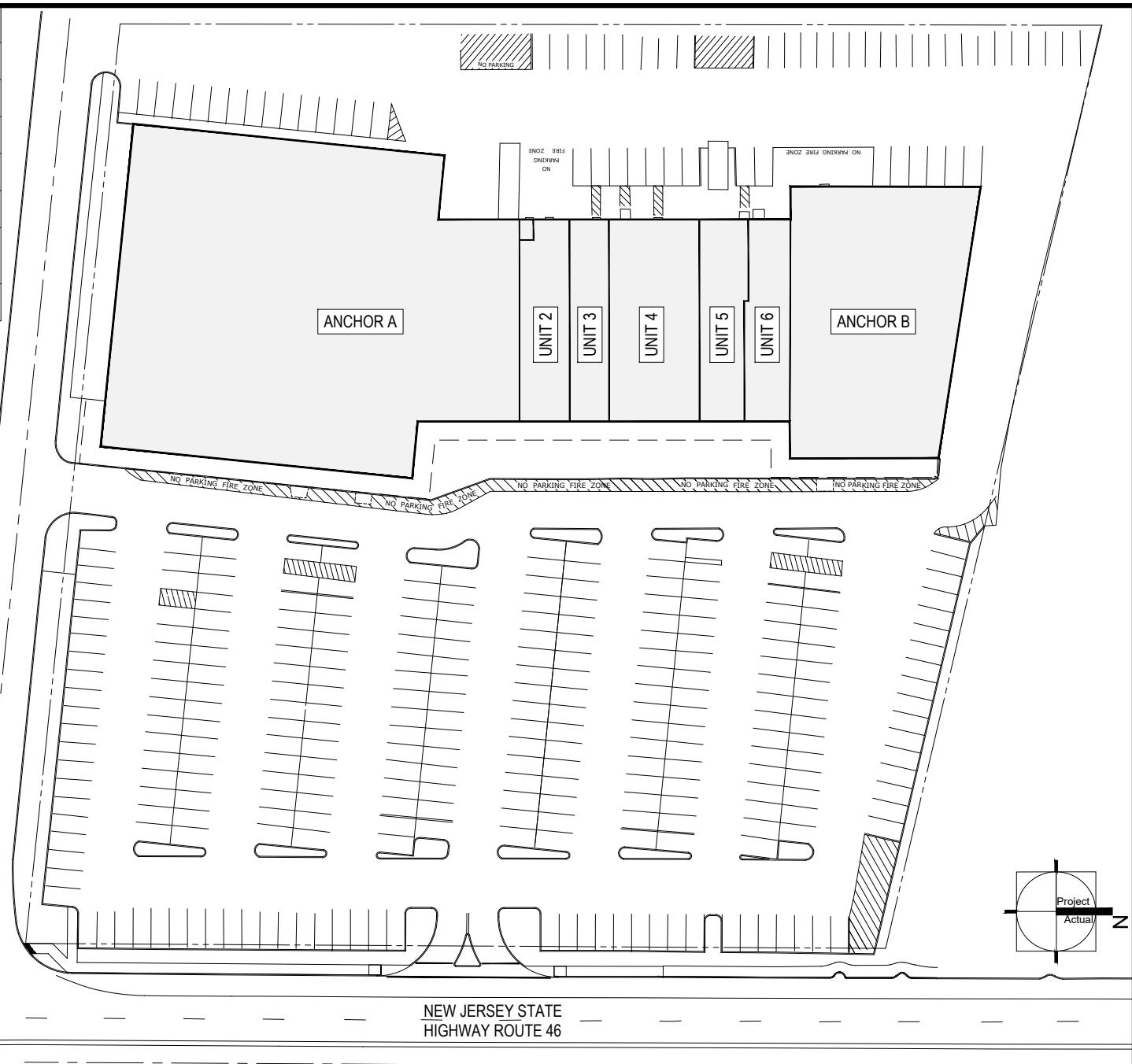
PARTS/PANLY, NJ 07054
Date: Revision #: Scale: Drawn By: Project Number:
30 Nov 2015 1/16" = 1'-0" COREYB 1010-1198

Client Approval

Drawing: _____

LP-2

UNIT	TENANT	AREA
ANCHOR A	FOOD MARKET	29,667 SF
UNIT 2	ASIAN CUISINE	2,441 SF
UNIT 3	BCB BANK	1,978 SF
UNIT 4	VACANT	4,537 SF
UNIT 5	INDIAN CUISINE	2,333 SF
UNIT 6	ANTHONY FRANCO'S PIZZARIA	2,191 SF
ANCHOR B	DOLLAR TREE	11,242 SF



B u c h h o l z A r c h i t e c t s
123 Columbia Turnpike Suite 204A
Florham Park, NJ 07932
973.746.0100 Phone
Info@buchholzgroup.com

Drawing: LEASE PLAN

1470 US HIGHWAY 46
PARSIPPANY, NJ 07054

Date: 08 DEC 2021 Revision #: NTS Scale: Drawn By: COREYB Project Number: 1010-1198

Client Approval

Drawing:

LP-1

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8634/-74.3988

RF1

1440 US-46		1 mi radius	3 mi radius	5 mi radius
Parsippany-Troy Hills, NJ 07054				
POPULATION	2018 Estimated Population	9,310	58,458	128,454
	2023 Projected Population	9,402	58,757	129,380
	2010 Census Population	9,111	57,664	126,425
	2000 Census Population	8,179	55,770	123,571
	Projected Annual Growth 2018 to 2023	0.2%	0.1%	0.1%
	Historical Annual Growth 2000 to 2018	0.8%	0.3%	0.2%
HOUSEHOLDS	2018 Estimated Households	3,994	22,436	49,625
	2023 Projected Households	4,116	22,905	50,674
	2010 Census Households	3,793	21,569	47,597
	2000 Census Households	3,568	21,084	46,178
	Projected Annual Growth 2018 to 2023	0.6%	0.4%	0.4%
	Historical Annual Growth 2000 to 2018	0.7%	0.4%	0.4%
AGE	2018 Est. Population Under 10 Years	9.6%	9.8%	9.7%
	2018 Est. Population 10 to 19 Years	9.1%	11.6%	12.1%
	2018 Est. Population 20 to 29 Years	14.4%	12.6%	11.3%
	2018 Est. Population 30 to 44 Years	20.1%	18.8%	17.6%
	2018 Est. Population 45 to 59 Years	20.1%	22.2%	22.7%
	2018 Est. Population 60 to 74 Years	17.2%	17.1%	17.9%
	2018 Est. Population 75 Years or Over	9.5%	8.0%	8.6%
	2018 Est. Median Age	42.2	42.1	43.5
MARITAL STATUS & GENDER	2018 Est. Male Population	49.0%	49.4%	48.9%
	2018 Est. Female Population	51.0%	50.6%	51.1%
	2018 Est. Never Married	28.6%	27.5%	26.4%
	2018 Est. Now Married	54.0%	57.2%	57.8%
	2018 Est. Separated or Divorced	11.0%	9.8%	10.0%
	2018 Est. Widowed	6.4%	5.5%	5.9%
INCOME	2018 Est. HH Income \$200,000 or More	15.6%	20.1%	23.2%
	2018 Est. HH Income \$150,000 to \$199,999	10.5%	12.6%	13.7%
	2018 Est. HH Income \$100,000 to \$149,999	16.5%	20.0%	19.5%
	2018 Est. HH Income \$75,000 to \$99,999	11.3%	13.1%	11.6%
	2018 Est. HH Income \$50,000 to \$74,999	17.5%	13.8%	12.1%
	2018 Est. HH Income \$35,000 to \$49,999	7.1%	7.2%	6.9%
	2018 Est. HH Income \$25,000 to \$34,999	6.6%	4.4%	4.2%
	2018 Est. HH Income \$15,000 to \$24,999	5.1%	4.1%	4.2%
	2018 Est. HH Income Under \$15,000	9.8%	4.8%	4.7%
	2018 Est. Average Household Income	\$112,319	\$138,534	\$153,740
	2018 Est. Median Household Income	\$94,883	\$114,158	\$122,638
	2018 Est. Per Capita Income	\$48,257	\$53,218	\$59,437
	2018 Est. Total Businesses	538	3,668	9,302
	2018 Est. Total Employees	7,020	56,049	136,271

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1440 US-46		1 mi radius	3 mi radius	5 mi radius
Parsippany-Troy Hills, NJ 07054				
RACE	2018 Est. White	53.6%	62.9%	72.0%
	2018 Est. Black	5.2%	3.4%	3.0%
	2018 Est. Asian or Pacific Islander	36.2%	28.6%	20.9%
	2018 Est. American Indian or Alaska Native	0.2%	0.2%	0.1%
	2018 Est. Other Races	4.8%	4.9%	4.0%
HISPANIC	2018 Est. Hispanic Population	906	5,303	10,398
	2018 Est. Hispanic Population	9.7%	9.1%	8.1%
	2023 Proj. Hispanic Population	9.4%	8.9%	8.1%
	2010 Hispanic Population	8.5%	7.7%	6.5%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	6,994	42,380	93,070
	2018 Est. Elementary (Grade Level 0 to 8)	4.0%	2.8%	2.5%
	2018 Est. Some High School (Grade Level 9 to 11)	4.6%	3.7%	2.9%
	2018 Est. High School Graduate	14.5%	19.6%	20.0%
	2018 Est. Some College	8.8%	11.5%	12.4%
	2018 Est. Associate Degree Only	7.4%	5.6%	6.2%
	2018 Est. Bachelor Degree Only	34.8%	33.6%	32.7%
	2018 Est. Graduate Degree	26.0%	23.1%	23.2%
HOUSING	2018 Est. Total Housing Units	4,084	22,874	50,705
	2018 Est. Owner-Occupied	36.8%	63.6%	72.0%
	2018 Est. Renter-Occupied	61.0%	34.5%	25.9%
	2018 Est. Vacant Housing	2.2%	1.9%	2.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.7%	0.9%	0.8%
	2010 Homes Built 2000 to 2004	9.9%	6.5%	6.4%
	2010 Homes Built 1990 to 1999	9.4%	10.3%	14.2%
	2010 Homes Built 1980 to 1989	12.2%	9.1%	10.8%
	2010 Homes Built 1970 to 1979	23.6%	17.4%	14.6%
	2010 Homes Built 1960 to 1969	30.3%	24.3%	20.2%
	2010 Homes Built 1950 to 1959	9.7%	17.4%	19.1%
	2010 Homes Built Before 1949	9.3%	17.1%	17.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.8%	2.2%	2.9%
	2010 Home Value \$500,000 to \$999,999	46.4%	33.7%	38.5%
	2010 Home Value \$400,000 to \$499,999	38.7%	28.4%	24.6%
	2010 Home Value \$300,000 to \$399,999	10.2%	23.3%	21.5%
	2010 Home Value \$200,000 to \$299,999	2.8%	10.3%	9.3%
	2010 Home Value \$150,000 to \$199,999	1.2%	1.9%	2.6%
	2010 Home Value \$100,000 to \$149,999	-	0.6%	1.1%
	2010 Home Value \$50,000 to \$99,999	0.9%	0.7%	0.9%
	2010 Home Value \$25,000 to \$49,999	0.3%	0.4%	0.4%
	2010 Home Value Under \$25,000	0.4%	0.5%	0.6%
	2010 Median Home Value	\$495,078	\$464,408	\$481,463
	2010 Median Rent	\$1,219	\$1,287	\$1,389

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	Parsippany-Troy Hills, NJ 07054			
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	7,894	48,555	106,408
	2018 Est. Civilian Employed	62.9%	65.3%	65.1%
	2018 Est. Civilian Unemployed	1.9%	2.5%	2.5%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	35.2%	32.1%	32.4%
	2018 Labor Force Males	48.9%	49.0%	48.3%
	2018 Labor Force Females	51.1%	51.0%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,954	31,690	69,301
	2010 Mgmt, Business, & Financial Operations	22.6%	22.0%	23.0%
	2010 Professional, Related	38.0%	29.3%	28.9%
	2010 Service	8.7%	12.7%	12.2%
	2010 Sales, Office	22.7%	25.3%	25.5%
	2010 Farming, Fishing, Forestry	-	0.1%	0.2%
	2010 Construction, Extraction, Maintenance	2.2%	3.1%	3.6%
	2010 Production, Transport, Material Moving	5.8%	7.5%	6.7%
	2010 White Collar Workers	83.2%	76.6%	77.4%
	2010 Blue Collar Workers	16.8%	23.4%	22.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.5%	81.6%	82.3%
	2010 Drive to Work in Carpool	5.9%	6.0%	5.7%
	2010 Travel to Work by Public Transportation	6.6%	5.7%	5.3%
	2010 Drive to Work on Motorcycle	-	0.1%	-
	2010 Walk or Bicycle to Work	1.8%	1.9%	1.7%
	2010 Other Means	0.8%	0.7%	0.5%
	2010 Work at Home	3.4%	4.1%	4.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	23.2%	25.4%	25.4%
	2010 Travel to Work in 15 to 29 Minutes	35.8%	37.5%	36.4%
	2010 Travel to Work in 30 to 59 Minutes	26.1%	26.1%	27.4%
	2010 Travel to Work in 60 Minutes or More	13.9%	11.6%	11.6%
	2010 Average Travel Time to Work	24.8	23.0	23.4
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$306 M	\$2.00 B	\$4.80 B
	2018 Est. Apparel	\$10.9 M	\$71.2 M	\$171 M
	2018 Est. Contributions, Gifts	\$24.2 M	\$166 M	\$407 M
	2018 Est. Education, Reading	\$14.0 M	\$94.7 M	\$231 M
	2018 Est. Entertainment	\$17.4 M	\$114 M	\$275 M
	2018 Est. Food, Beverages, Tobacco	\$44.9 M	\$289 M	\$686 M
	2018 Est. Furnishings, Equipment	\$10.9 M	\$72.7 M	\$175 M
	2018 Est. Health Care, Insurance	\$25.5 M	\$164 M	\$390 M
	2018 Est. Household Operations, Shelter, Utilities	\$94.8 M	\$619 M	\$1.48 B
	2018 Est. Miscellaneous Expenses	\$4.35 M	\$28.0 M	\$66.6 M
	2018 Est. Personal Care	\$3.95 M	\$25.6 M	\$61.2 M
	2018 Est. Transportation	\$55.5 M	\$360 M	\$854 M

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