



Your Name Here

11 ROUTE 46

PINE BROOK, NEW JERSEY

9,000 SF FOR SALE

**CURRENT ESTABLISHED
RESTAURANT EQUIPMENT STORE**

ADAM KUSHINS

akushins@jefferyrealty.com

C: 973.698.4493

O: 908.668.9600



JEFFERY REALTY
Retail Specialist

116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





11 ROUTE 46 PINE BROOK, NEW JERSEY

SITE INFORMATION

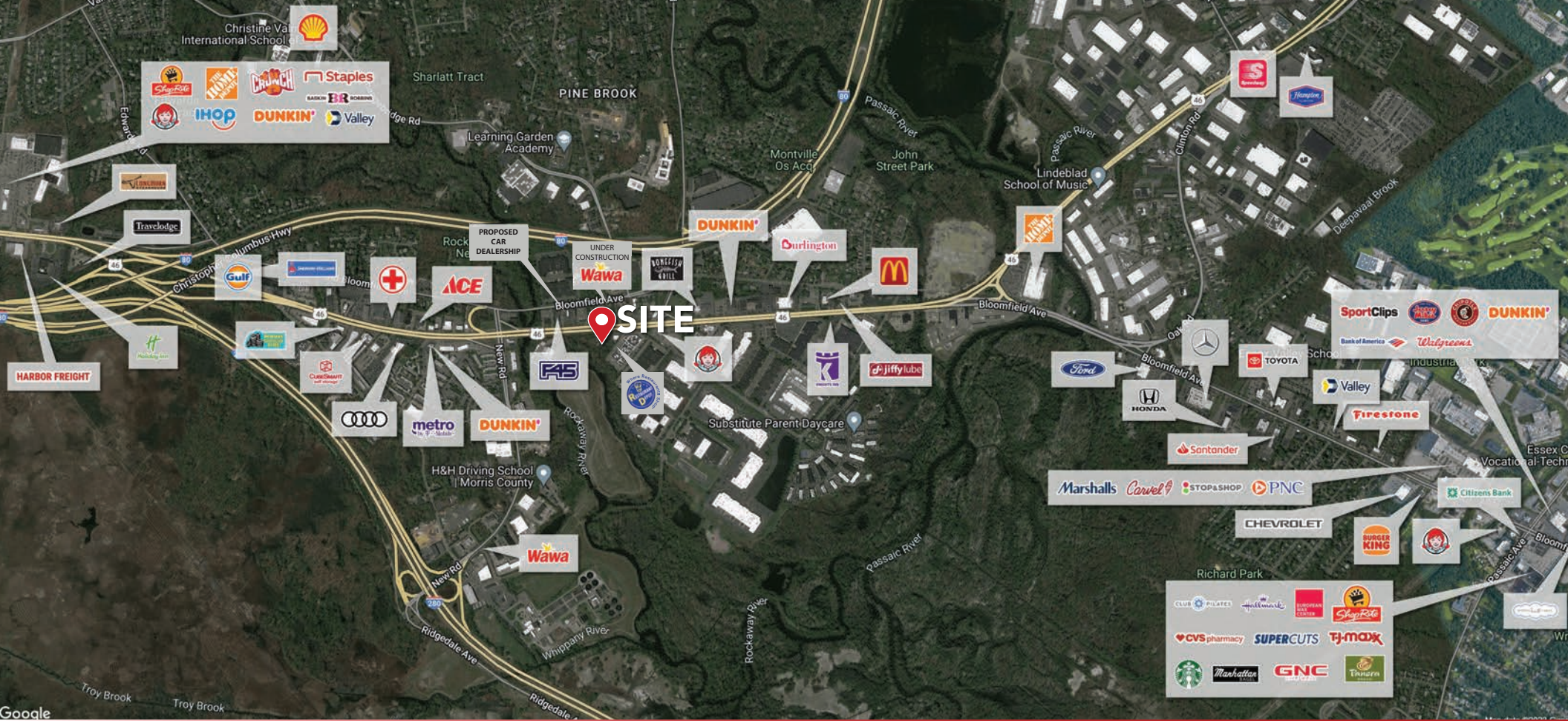
GLA: 9,000 SF
LOT SIZE: 3.27 ACRES
PRICE: CALL FOR QUOTE
TAXES: \$28,876.80 (2022)

TRAFFIC: 43,500 VPD
SIGNAGE: PYLON+BUILDING
PARKING: 16+ SPACES
FRONTAGE: 368' ON RT. 46

NOTES:

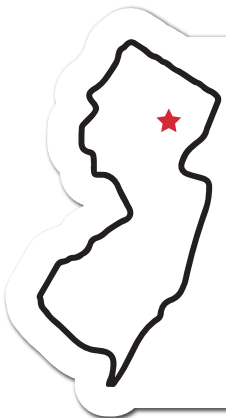
- Freestanding building
- Route 46 is a who's who of regional and national retailers





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MARKET AERIAL



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	4,746	43,249	151,456
Average HHI	\$127,537	\$162,253	\$161,449
Households	1,935	15,733	55,875