



For Lease

28 US 46

Morris County
Pine Brook, NJ

RIPCO
RETAIL LEASING

1,047 - 2,134 SF

High-visibility location on US-46 with 44,000 VPD

Contact
Exclusive Agents

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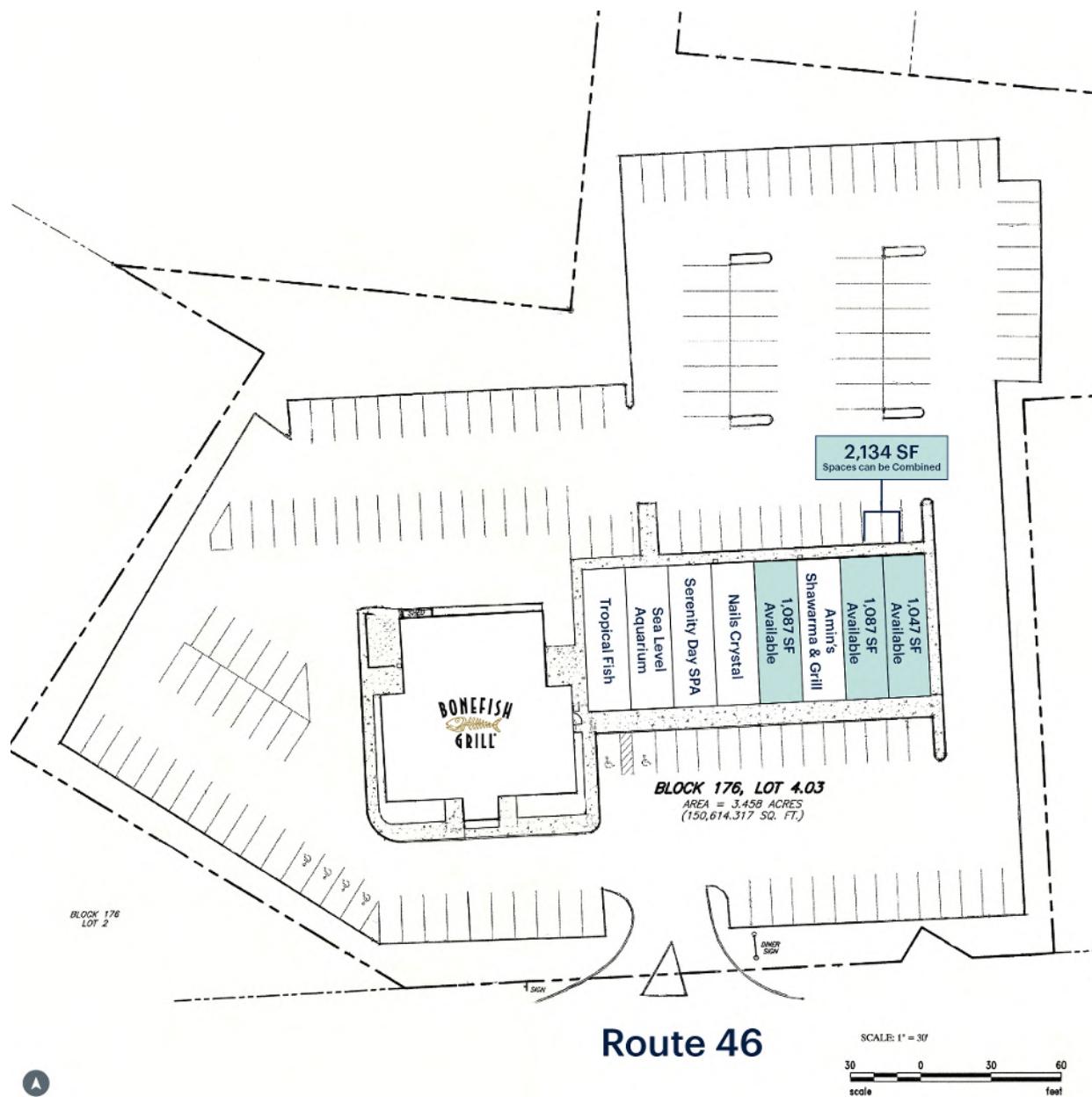
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Space Details



Location	28 US 46, Pine Brook, NJ
Size	Ground Floor
Unit 6	1,087 SF
Unit 8	1,087 SF
Unit 9	1,047 SF
Units 8 & 9	*2,134 SF
*Spaces can be combined	
Possession	Immediate
Rent	Upon request
Co-Tenants	Bone Fish Grill, Amin's Shawarma, Sea Level Aquarium
Neighbors	Woodstack Pizza, Dunkin Donuts, Burlington, Wawa, Olivo Mediterranean, Tavern 73
Comments	<p>Access from Route 46 and Old Bloomfield Ave</p> <p>Ample parking</p> <p>High traffic count, over 44,000 VPD</p> <p>Easy U-turn access</p> <p>Tremendous Road Network - Easy access from Routes 46, 280, and 287</p>

Site Plan



Unit	Tenant	Size SF
1	Bone Fish Grill	-
2	Tropical Fish	-
3	Sea Level Aquarium	-
4	Serenity Day SPA	-
5	Nails Crystal	-
6	● Available	1,087 SF
7	Amin's Shawarma & Grill	-
8	● Available	1,087 SF
9	● Available	1,047 SF

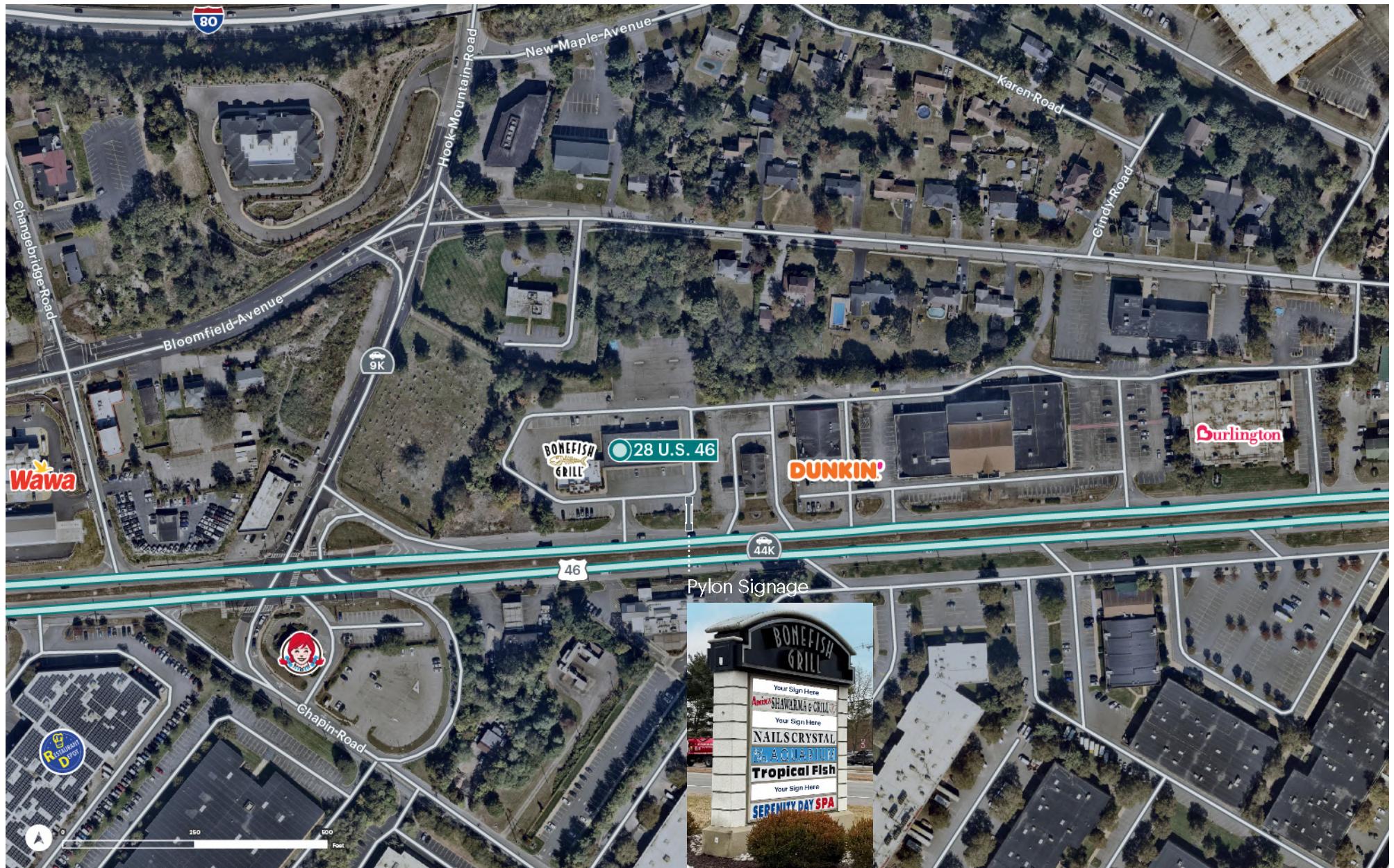
Market Aerial

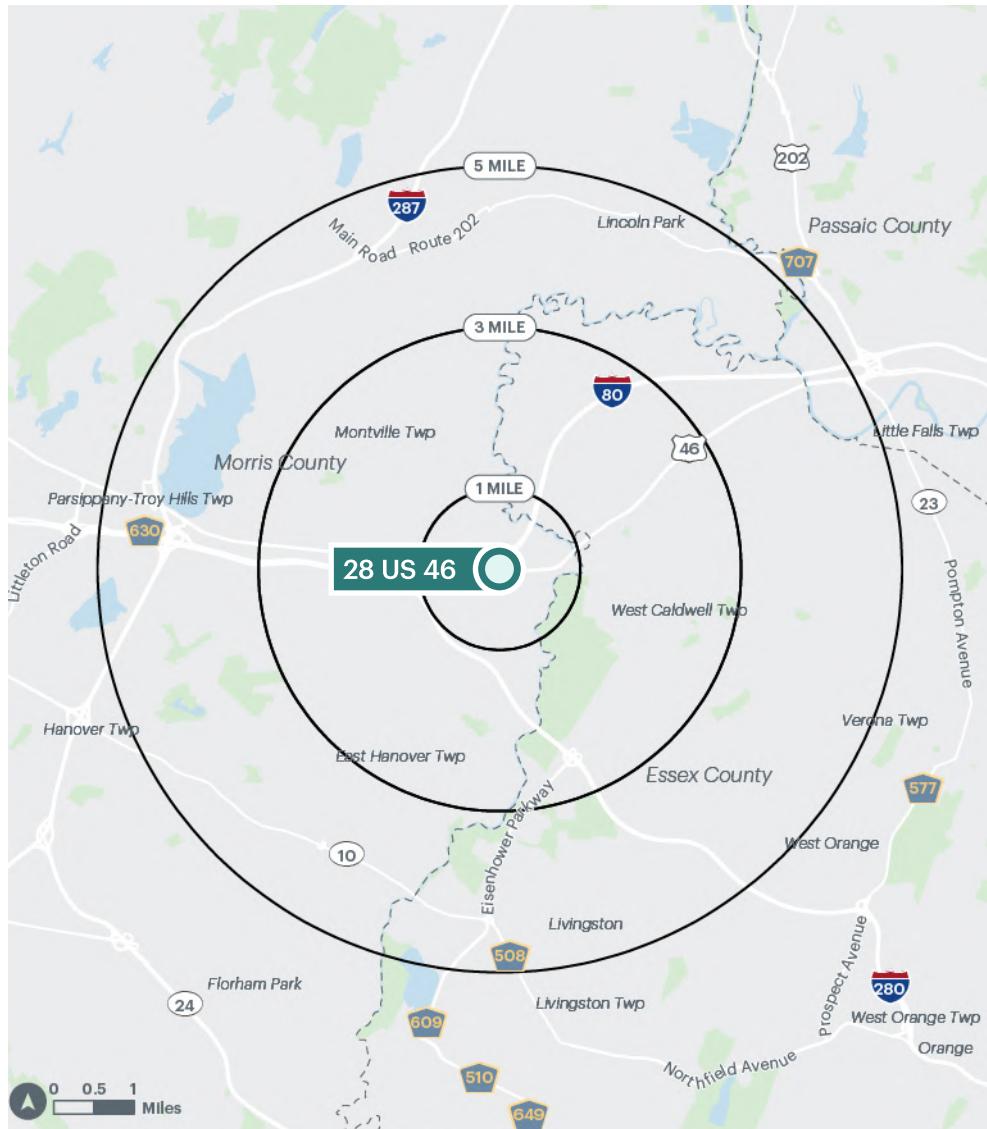


Mid Level Aerial



Zoom Aerial





Area Demographics

	1 mile	3 miles	5 miles
Population	5,266	42,582	149,746
Total Households	2,250	15,817	55,938
Average Household Income	\$124,507	\$192,982	\$207,937
Median Household Income	\$106,438	\$142,704	\$149,730
% Population with Bachelors +	64%	59%	62%
Daytime Population	8,901	58,099	193,098
Total Daytime Employees	6,522	37,821	121,829
Total Businesses	543	3,364	9,311