



For Lease

# 28 US 46

Morris County  
Pine Brook, NJ

1,047 - 2,134 SF

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

**RIPCO**  
RETAIL LEASING

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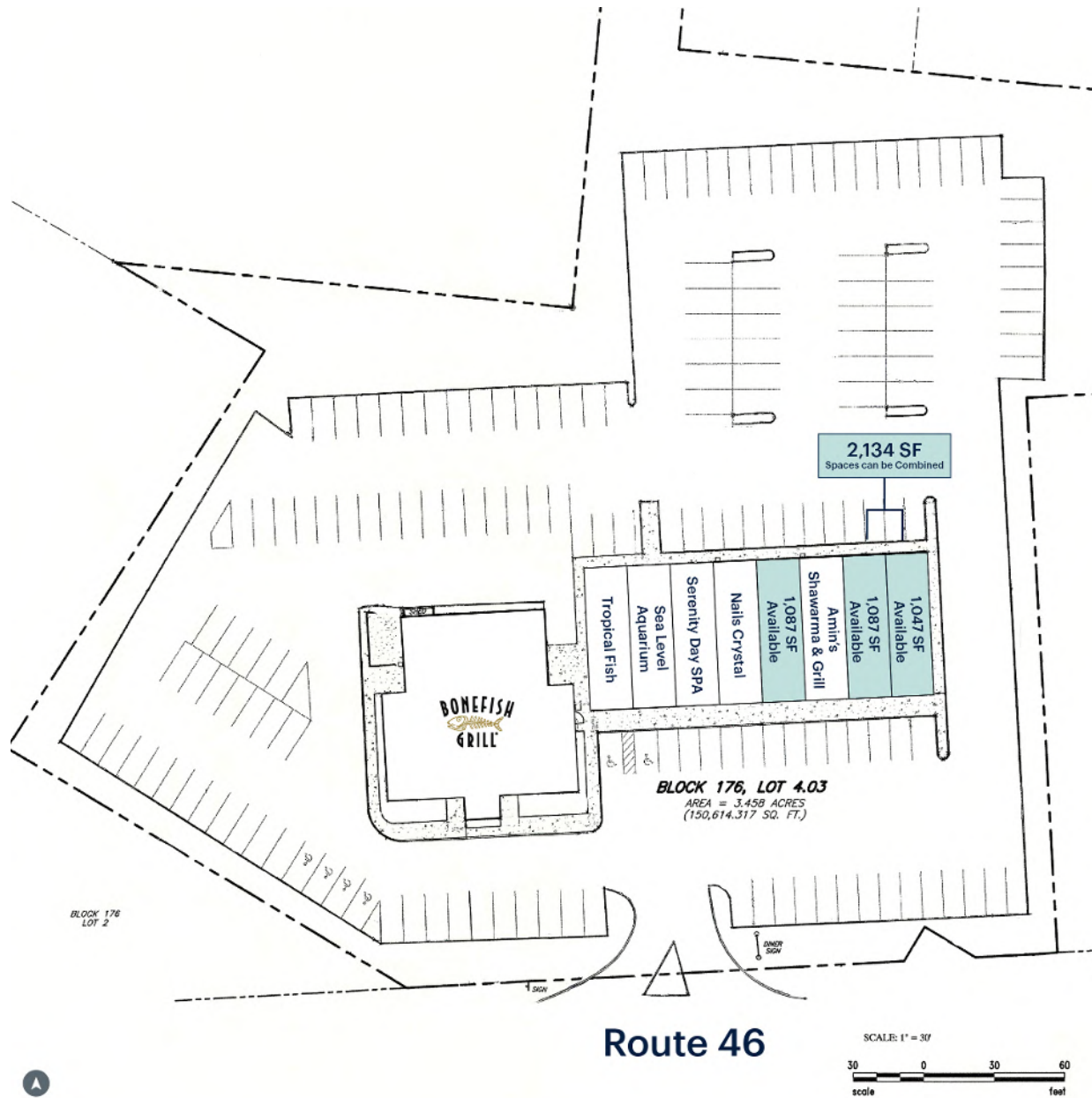
# Space Details



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	Access from Route 46 and Old Bloomfield Ave	
	Ample parking	
	High traffic count, over 44,000 VPD	
	Easy U-turn access	
	Tremendous Road Network - Easy access from Routes 46, 280, and 287	



# 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



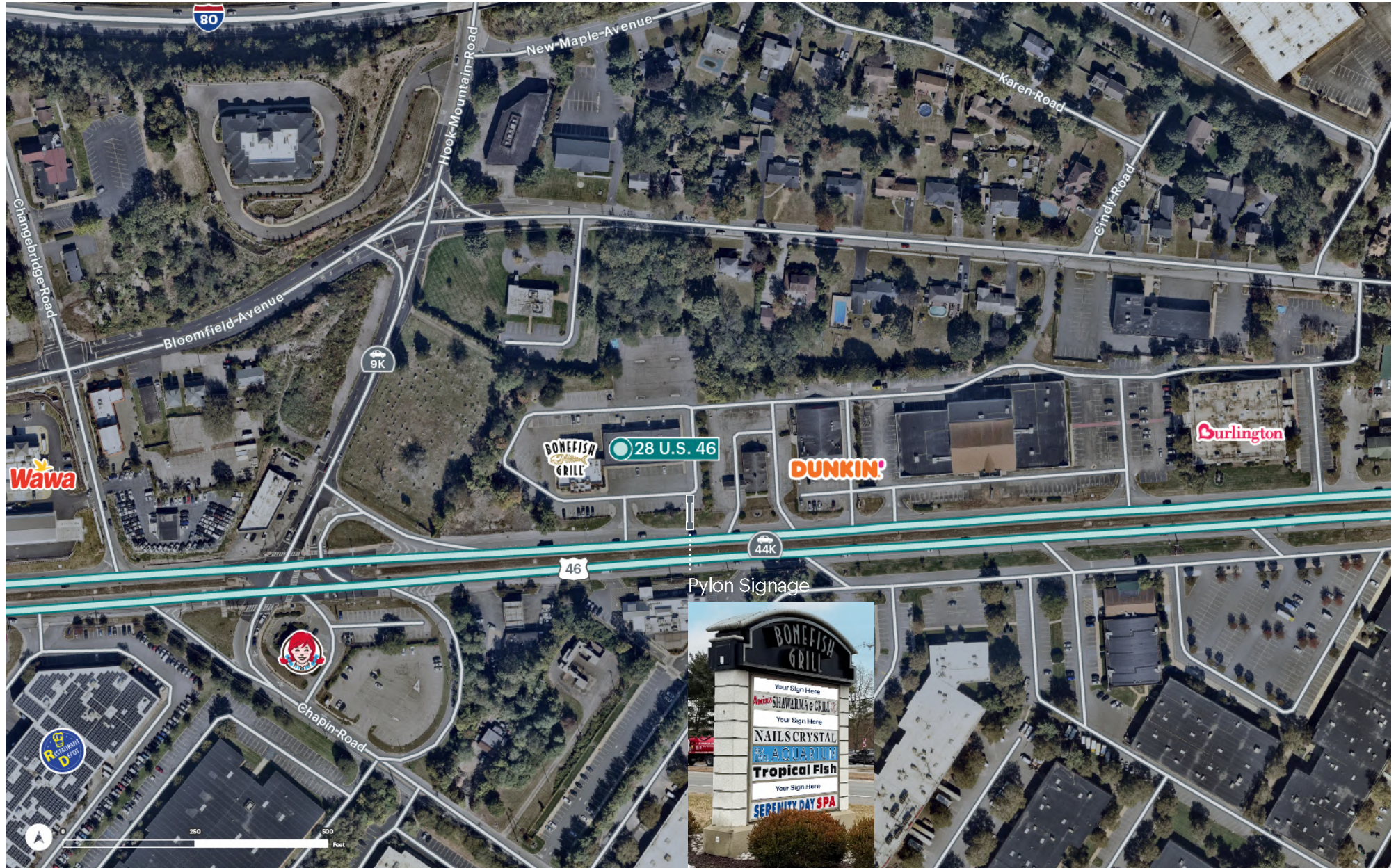


# Mid Level Aerial



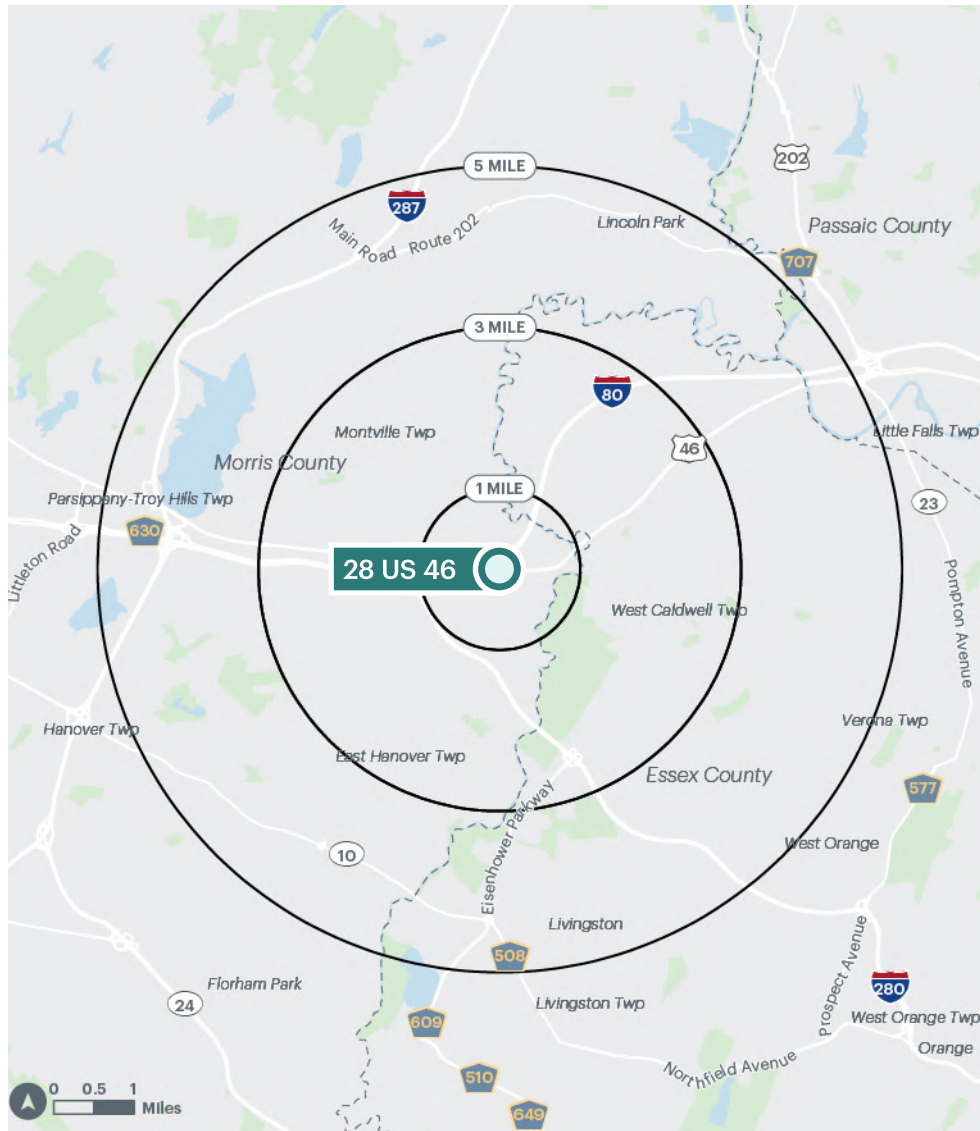


# Zoom Aerial





# Area Demographics



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