



For Lease

28 Route 46

Pine Brook, NJ
Morris County

1,047 - 5,644 SF

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

RIPCO
RETAIL LEASING

Space Details

Units 6,8,& 9 | 1,087 SF, 1,087 SF, & 1,047 SF



Units 8 & 9 | Can be combined for 2,134 SF

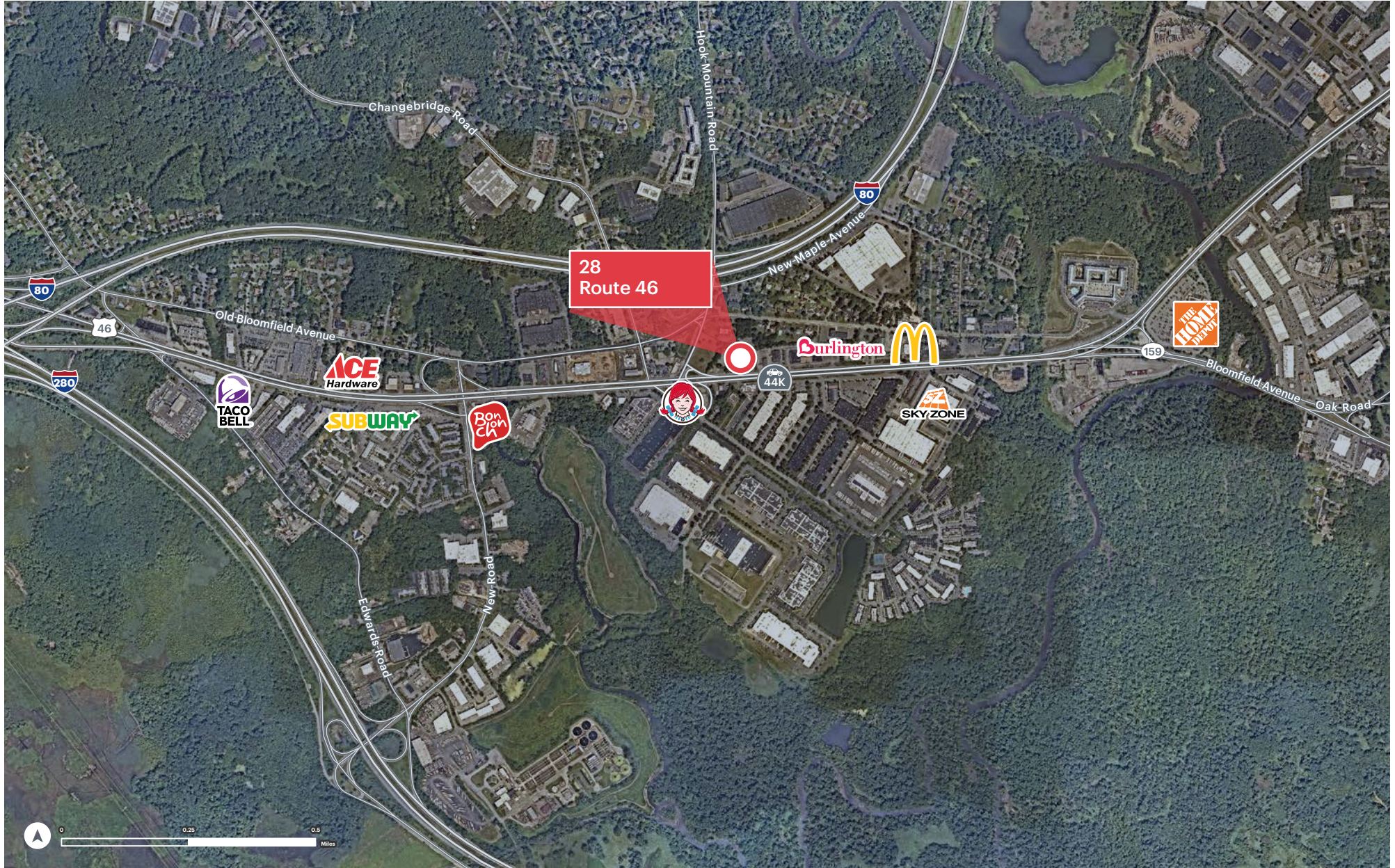


Location	28 Route 46, Pine Brook, NJ	
Size	Ground Floor	
	Unit 1	5,644 SF
	Unit 6	1,087 SF
	Unit 8*	1,087 SF
	Unit 9*	1,047 SF
	Units 8 & 9	2,134 SF
	*Spaces can be combined	
Possession	Immediate	
Rent	Upon request	
Co-Tenants	Amin's Shawarma, Sea Level Aquarium	
Neighbors	Woodstack Pizza, Dunkin', Burlington, Wawa, Olivo Mediterranean, Tavern 73, World Gym (coming soon)	
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 Route 46, 280, and 287</p>	

Market Retail



Local Retail



Abundant Parking

159 parking spaces, and 6 handicap spaces



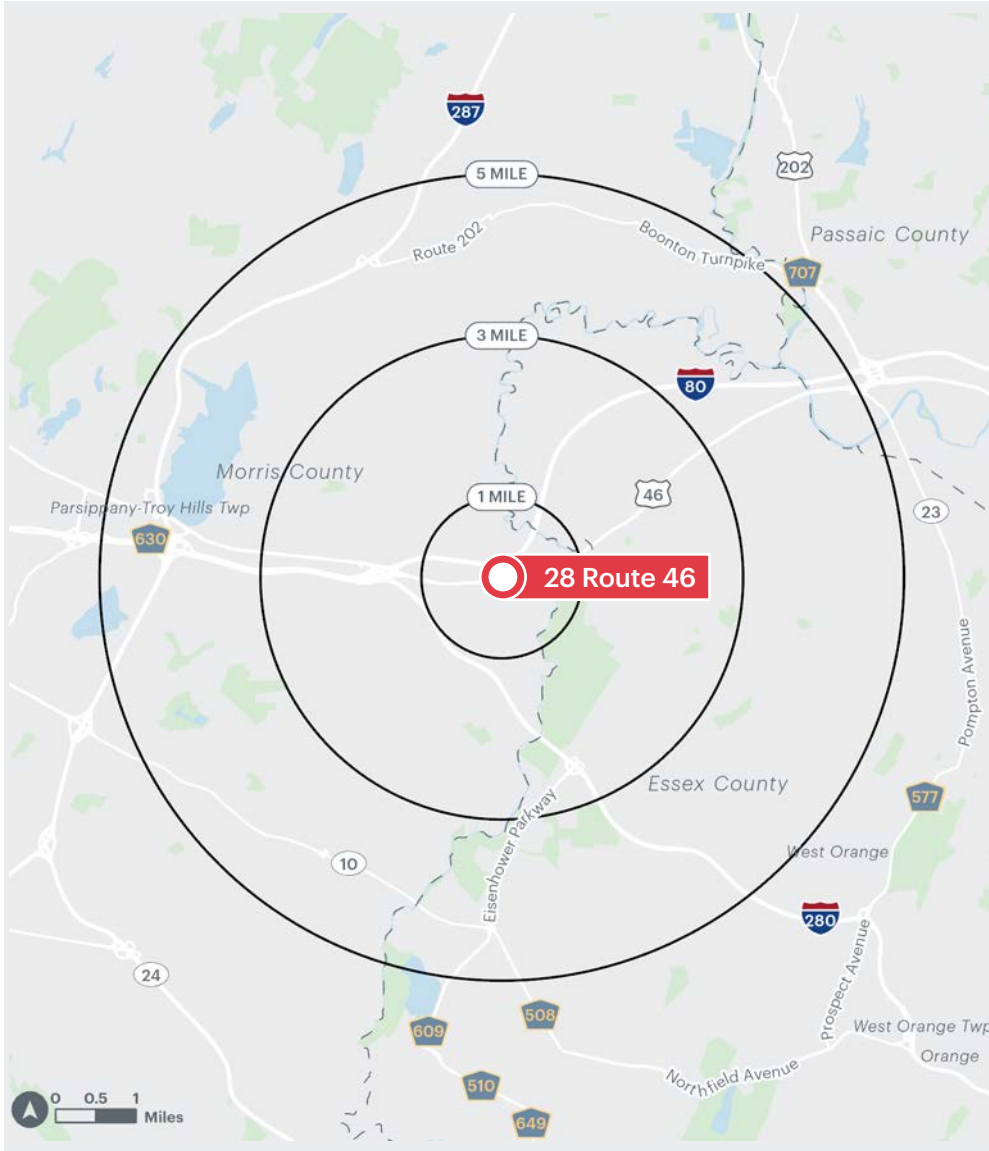
Property Imagery

Center photos



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total 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