

3,000 SF ENDCAP FOR LEASE
99 ROUTE 46 E, PARSIPPANY, NJ



- * **Lighted Intersection of New Road**
- * **Great Visibility**
- * **Dual Access**

CONTACT
Gregory Sobol
(732) 245-0933
gmsobol@verizon.net









Demographic and Income Comparison

US Highway 46 & New Rd, Parsippany, New Jersey, 07054 2

US Highway 46 & New Rd, Parsippany, New Jersey, 07054

Rings: 1, 3, 5 mile radii



Census 2020 Summary	1 mile	3 miles	5 miles
Population	5,186	47,106	149,210
Households	2,178	17,282	55,067
Average Household Size	2.38	2.71	2.67

2025 Summary	1 mile	3 miles	5 miles
Population	5,388	47,868	150,121
Households	2,297	17,866	56,338
Families	1,361	12,843	40,301
Average Household Size	2.35	2.66	2.62
Owner Occupied Housing Units	586	11,599	41,157
Renter Occupied Housing Units	1,711	6,267	15,181
Median Age	36.3	41.8	43.7
Median Household Income	\$107,214	\$129,658	\$147,492
Average Household Income	\$128,357	\$176,209	\$204,515

2030 Summary	1 mile	3 miles	5 miles
Population	6,083	49,080	154,126
Households	2,596	18,503	58,453
Families	1,571	13,321	41,779
Average Household Size	2.34	2.64	2.60
Owner Occupied Housing Units	607	11,693	41,570
Renter Occupied Housing Units	1,989	6,811	16,883
Median Age	36.8	42.3	44.2
Median Household Income	\$112,274	\$147,102	\$169,139
Average Household Income	\$137,857	\$192,055	\$225,006

Trends: 2025-2030 Annual Rate	1 mile	3 miles	5 miles
Population	2.46%	0.50%	0.53%
Households	2.48%	0.70%	0.74%
Families	2.91%	0.73%	0.72%
Owner Households	0.71%	0.16%	0.20%
Median Household Income	0.93%	2.56%	2.78%

2025 Households by Income	1 mile	3 miles	5 miles
<\$10,000	4.8%	3.2%	2.9%
\$10,000-14,999	0.2%	0.7%	0.9%
\$15,000-19,999	0.6%	1.2%	1.2%
\$20,000-24,999	0.9%	1.9%	1.5%
\$25,000-29,999	1.8%	2.1%	1.9%
\$30,000-34,999	2.3%	1.5%	1.7%
\$35,000-39,999	0.8%	1.0%	1.8%
\$40,000-44,999	0.5%	1.0%	1.2%
\$45,000-49,999	0.7%	1.1%	1.3%
\$50,000-59,999	2.7%	2.6%	3.1%
\$60,000-74,999	7.9%	4.9%	5.1%
\$75000-99999	17.4%	13.5%	10.3%
\$100,000-124,999	25.3%	13.6%	10.3%
\$125,000-149,999	8.1%	7.8%	7.7%
\$150000-199999	11.8%	13.9%	12.7%
\$200,000-249,999	4.7%	8.8%	10.1%
\$250,000-299,999	2.5%	5.1%	6.1%
\$300,000-399,999	3.9%	7.6%	8.5%
\$400,000-499,999	1.7%	4.1%	5.1%
\$500,000+	1.5%	4.4%	6.8%
Median Household Income	\$107,214	\$129,658	\$147,492
Average Household Income	\$128,357	\$176,209	\$204,515
Per Capita Income	\$54,104	\$66,166	\$76,637

2030 Households by Income	1 mile	3 miles	5 miles
<\$10,000	4.5%	2.9%	2.6%
\$10,000-14,999	0.2%	0.6%	0.8%
\$15,000-19,999	0.4%	0.9%	0.9%
\$20,000-24,999	0.7%	1.6%	1.2%
\$25,000-29,999	1.4%	1.6%	1.5%
\$30,000-34,999	2.0%	1.2%	1.3%
\$35,000-39,999	0.7%	0.8%	1.4%
\$40,000-44,999	0.4%	0.9%	1.0%
\$45,000-49,999	0.5%	1.0%	1.1%
\$50,000-59,999	2.3%	2.3%	2.6%
\$60,000-74,999	6.7%	4.3%	4.3%
\$75000-99999	15.2%	12.1%	9.0%
\$100,000-124,999	25.6%	13.0%	9.6%
\$125,000-149,999	8.9%	7.6%	7.0%
\$150000-199999	13.7%	14.1%	12.7%
\$200,000-249,999	5.4%	10.2%	11.8%
\$250,000-299,999	2.8%	5.9%	7.2%
\$300,000-399,999	4.6%	9.0%	10.2%
\$400,000-499,999	2.2%	5.3%	6.6%
\$500,000+	1.7%	4.7%	7.3%
Median Household Income	\$112,274	\$147,102	\$169,139
Average Household Income	\$137,857	\$192,055	\$225,006
Per Capita Income	\$58,131	\$72,848	\$85,211

2025 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	273	5.1%	2,379	5.0%	6,886	4.6%
5 - 9	312	5.8%	2,650	5.5%	8,195	5.5%
10 - 14	298	5.5%	2,715	5.7%	8,911	5.9%
15 - 24	480	8.9%	4,771	10.0%	16,241	10.8%
25 - 34	1,190	22.1%	6,910	14.4%	18,274	12.2%
35 - 44	899	16.7%	6,550	13.7%	19,079	12.7%
45 - 54	664	12.3%	6,194	12.9%	19,282	12.8%
55 - 64	587	10.9%	6,295	13.2%	21,118	14.1%
65 - 74	406	7.5%	4,911	10.3%	16,500	11.0%
75 - 84	232	4.3%	3,242	6.8%	10,743	7.2%
85 +	50	0.9%	1,360	2.8%	4,581	3.0%

2030 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	318	5.2%	2,412	4.9%	7,045	4.6%
5 - 9	338	5.6%	2,495	5.1%	7,687	5.0%
10 - 14	329	5.4%	2,723	5.5%	8,920	5.8%
15 - 24	480	8.9%	4,771	10.0%	16,241	10.8%
25 - 34	1,303	21.4%	6,974	14.2%	18,611	12.1%
35 - 44	1,069	17.6%	6,898	14.1%	20,128	13.1%
45 - 54	749	12.3%	6,361	13.0%	19,991	13.0%
55 - 64	602	9.9%	5,832	11.9%	19,872	12.9%
65 - 74	489	8.0%	5,328	10.8%	17,937	11.6%
75 - 84	289	4.8%	3,765	7.7%	12,320	8.0%
85 +	74	1.2%	1,592	3.2%	5,479	3.5%

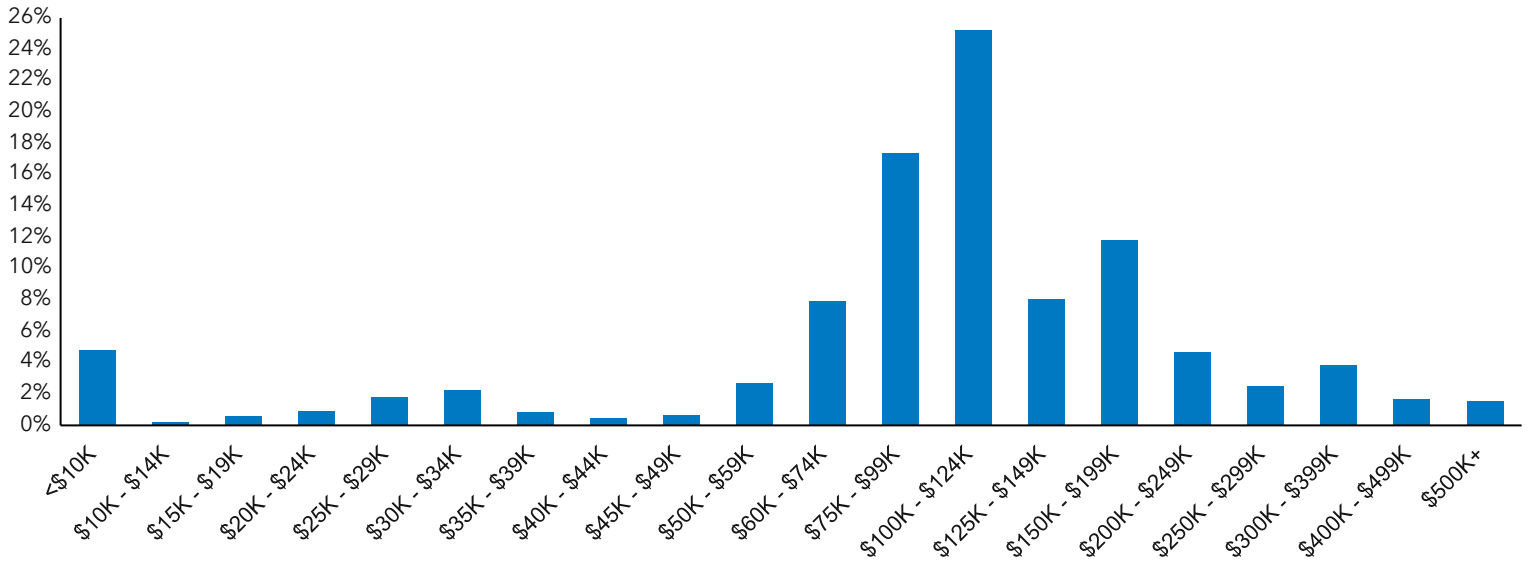
2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,622	50.6%	27,467	58.3%	97,729	65.5%
Black Alone	291	5.6%	1,221	2.6%	3,912	2.6%
American Indian Alone	12	0.2%	86	0.2%	262	0.2%
Asian Alone	1,619	31.2%	13,510	28.7%	32,570	21.8%
Pacific Islander Alone	2	0.0%	11	0.0%	33	0.0%
Some Other Race Alone	244	4.7%	1,559	3.3%	4,615	3.1%
Two or More Races	396	7.6%	3,253	6.9%	10,089	6.8%
Hispanic Origin (Any Race)	625	12.1%	4,386	9.3%	13,226	8.9%

2025 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,593	48.1%	26,765	55.9%	94,682	63.1%
Black Alone	324	6.0%	1,376	2.9%	4,166	2.8%
American Indian Alone	13	0.2%	93	0.2%	282	0.2%
Asian Alone	1,753	32.5%	14,421	30.1%	35,223	23.5%
Pacific Islander Alone	3	0.1%	15	0.0%	41	0.0%
Some Other Race Alone	270	5.0%	1,695	3.5%	4,969	3.3%
Two or More Races	432	8.0%	3,503	7.3%	10,757	7.2%
Hispanic Origin (Any Race)	695	12.9%	4,833	10.1%	14,352	9.6%

2030 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,765	45.5%	26,538	54.1%	93,430	60.6%
Black Alone	368	6.0%	1,432	2.9%	4,366	2.8%
American Indian Alone	16	0.3%	96	0.2%	301	0.2%
Asian Alone	2,111	34.7%	15,388	31.4%	38,815	25.2%
Pacific Islander Alone	4	0.1%	18	0.0%	46	0.0%
Some Other Race Alone	321	5.3%	1,830	3.7%	5,469	3.5%
Two or More Races	497	8.2%	3,778	7.7%	11,698	7.6%
Hispanic Origin (Any Race)	819	13.5%	5,258	10.7%	15,780	10.2%

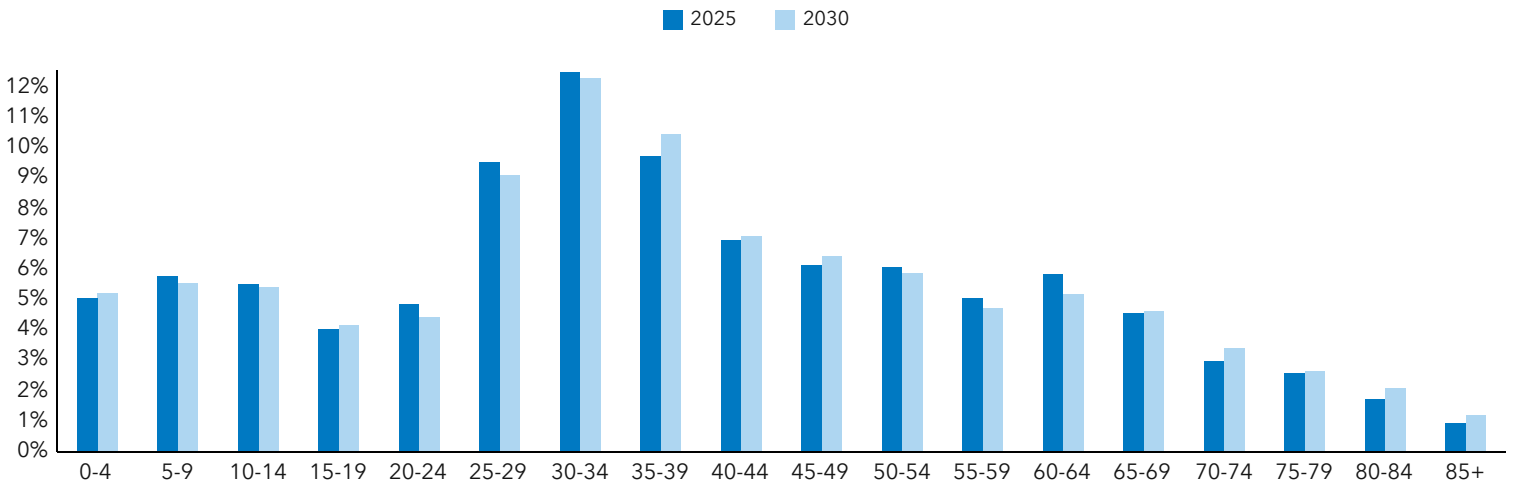
2025 Households by Income

1 mile



Population by Age

1 mile



2025 Population by Race

1 mile

