



For Lease

# 28 US-46

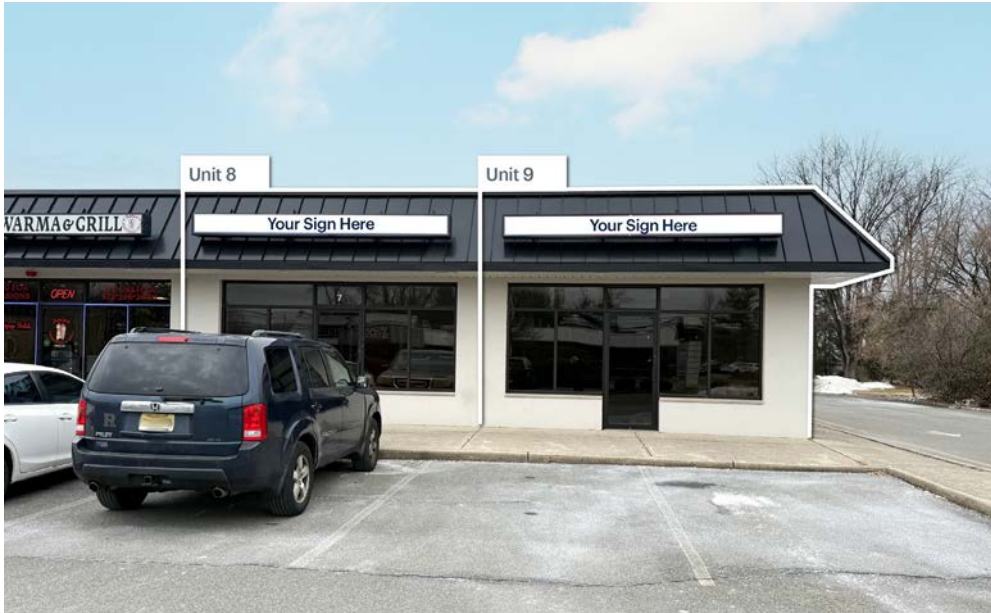
Morris County  
Pine Brook, NJ

1,047 SF - 2,134 SF

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

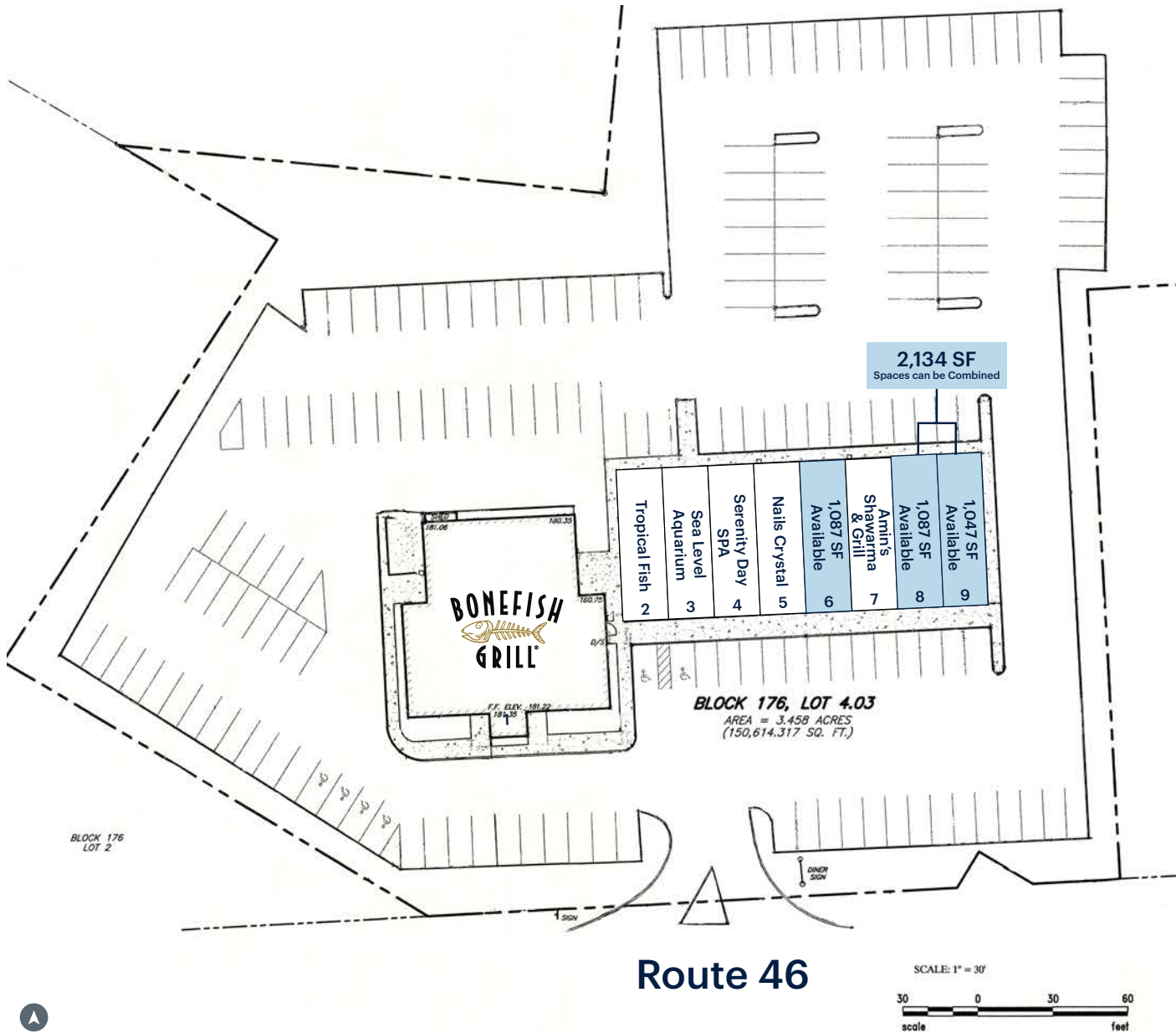
**RIPCO**  
RETAIL LEASING

# Space Details



<b>Location</b>	28 US-46, Pine Brook, NJ	
<b>Size</b>	Ground Floor	
	Unit 6	1,087 SF
	Unit 8	1,087 SF
	Unit 9	1,047 SF
	<b>Units 8&amp;9</b>	<b>*2,134 SF</b>
	<small>*Spaces can be combined as needed</small>	
<b>Possession</b>	Immediate	
<b>Rent</b>	Upon request	
<b>Co-Tenants</b>	Bone Fish Grill, Amin's Shawarma, Sea Level Aquarium	
<b>Neighbors</b>	Woodstack Pizza, Dunkin', Burlington, Wawa, Olivo Mediterranean, Tavern 73	
<b>Comments</b>	<p>Access from Route 46 and Old Bloomfield Ave</p> <p>Ample parking</p> <p>High traffic county, 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



Suite	Tenant	Size
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

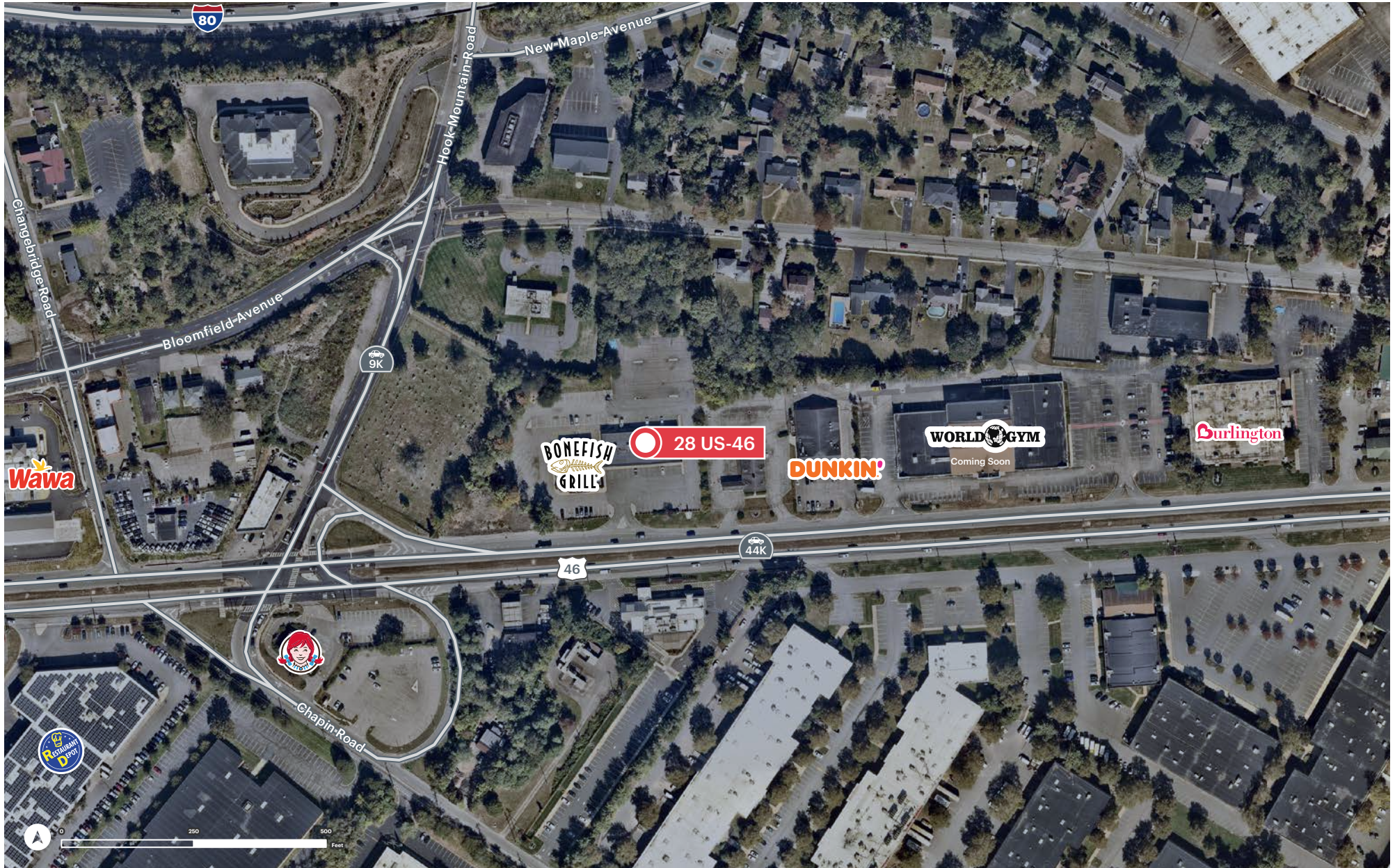
# Market Aerial



# Mid-Level Aerial



# Zoom Aerial



# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total 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