Pine Brook Plaza

6 Route 46 West, Pine Brook, NJ 07058



LEASING AVAILABILITY:

- 900 SF available LAST VACANCY REMAINING
 - 2nd gen. restaurant space in vanilla shell condition.

PROPERTY HIGHLIGHTS:

- GLA: 7,942 SF
- **Layout:** Recently renovated one-story shopping center with 7 tenant spaces ranging from 900-2,100 SF.
- Signage: Two large pylon signs located at both entrances.
- Parking: 45 spaces
- **Neighborhood:** High density housing, townhouses, single-family residences, and commercial.
- Location: High traffic location on busy Route 46. Easy access on Route 46 West and rear access on Bloomfield Avenue with jughandle access. 46,600 daily vehicle count.
- Use: Retail, restaurant, office.



TENANT MIX:

National Tenant:

• F45 Training

Other Tenants:

- Hair salon
- Nail Salon
- Spa
- Chinese Restaurant

DEMOGRAPHICS:

Radius	Population	Me	edian HH Income	Median Age
3 mile	47,000	\$	102,000.00	42
5 mile	144,000	\$	112,000.00	43
8 mile	424,000	\$	111,000.00	42



Kevin Pelio

Director of Leasing Broker Associate kpelio@azariangroup.com 201-444-9888 x 103

James Azarian

Assistant Director of Leasing Licensed Salesperson jaazarian@azariangroup.com 201-444-9888 x 113



Azarian Realty Co.

6 Prospect Street, Suite 2A Midland Park, NJ 07432 201-444-9888 azariangroup.com



Guerriero Gelato

(Opening Soon)

Pine Brook Plaza

6 Route 46 West, Pine Brook, NJ 07058

AZARIAN REALTY CO.

SITE PLAN:

Pine Brook Plaza

6 Route 46 West, Pine Brook, NJ 07058

F45 TRAINING 2,111 SF

LUXE HAIR SALON 900 SF

> AVAILABLE 900 SF

NUMBER 1 CHINESE RESTAURANT 900 SF

SWAN LAKE SALON & SPA 900 SF

GUERRIERO GELATO 900 SF

NAIL CONNECTION 1.286 SF

Anchor / Junior Anchor Tenant National / Regional Tenant

Local Tenant

Vacant

For tenant and square foot reference only. Actual proportions and site details may vary.

2ND GEN. **RESTAURANT:**







Kevin Pelio

Director of Leasing **Broker Associate** 201-444-9888 x 103

James Azarian

Assistant Director of Leasing Licensed Salesperson kpelio@azariangroup.com jaazarian@azariangroup.com 201-444-9888 x 113



Azarian Realty Co.

6 Prospect Street, Suite 2A Midland Park, NJ 07432 201-444-9888 azariangroup.com

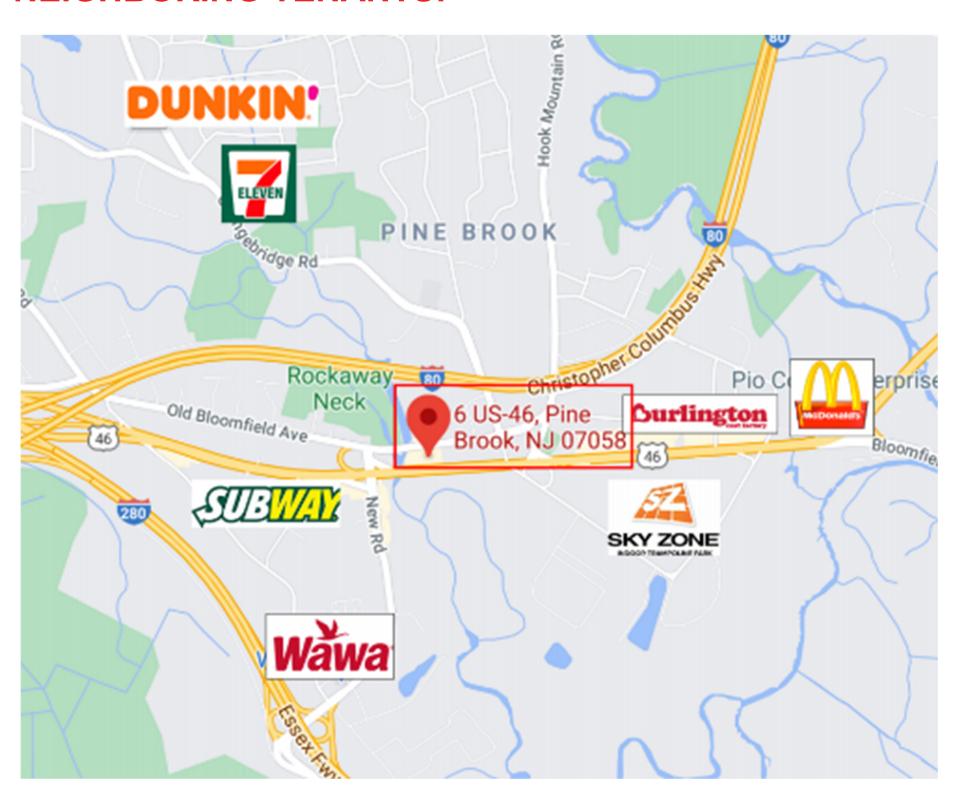


Pine Brook Plaza

6 Route 46 West, Pine Brook, NJ 07058



NEIGHBORING TENANTS:



Kevin Pelio

Director of Leasing Broker Associate kpelio@azariangroup.com 201-444-9888 x 103

James Azarian

Assistant Director of Leasing
Licensed Salesperson
jaazarian@azariangroup.com
201-444-9888 x 113



Azarian Realty Co.

6 Prospect Street, Suite 2A Midland Park, NJ 07432 201-444-9888 azariangroup.com

