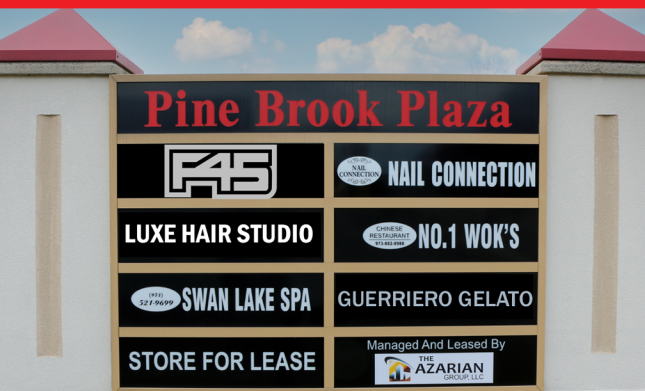


Pine Brook Plaza

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:

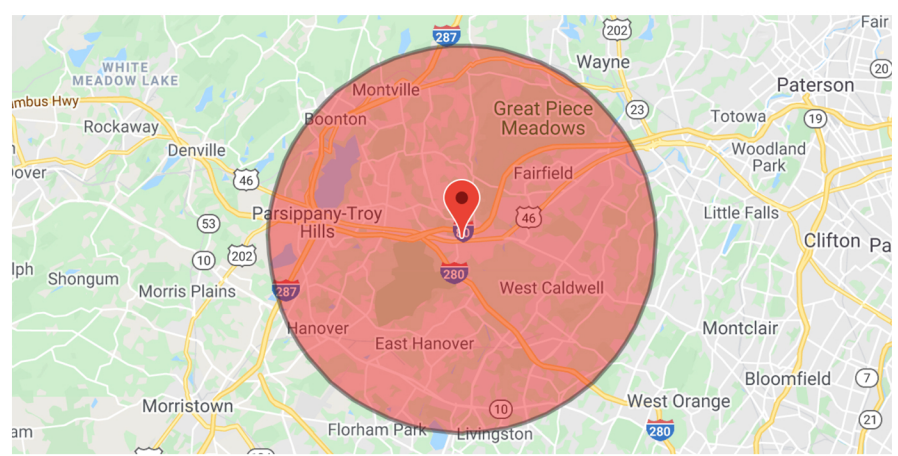
- National Tenant:**
- F45 Training

Other Tenants:

- Hair salon
- Nail Salon
- Spa
- Chinese Restaurant
- Guerriero Gelato (Opening Soon)

DEMOGRAPHICS:

Radius	Population	Median 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



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SITE PLAN:

Pine Brook Plaza

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2ND GEN. RESTAURANT:



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