

Pine Brook Plaza

6 Route 46 West, Pine Brook, NJ 07058



LEASING AVAILABILITY:

- 900 SF available - LAST VACANCY REMAINING

PROPERTY HIGHLIGHTS:

- **GLA:** 7,941 SF
- **Layout:** Recently renovated one-story shopping center with 7 tenant spaces ranging from 900-2,100 SF.
- **Signage:** Two large dual-sided 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.*
- **Use:** Retail, restaurant, office.

TENANT MIX:

- F45 Training
- Taqueria La Unica
- Luxe Hair Salon
- Nail Connection
- Number One Chinese Restaurant
- Spa



Kevin Pelio

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



SITE PLAN:

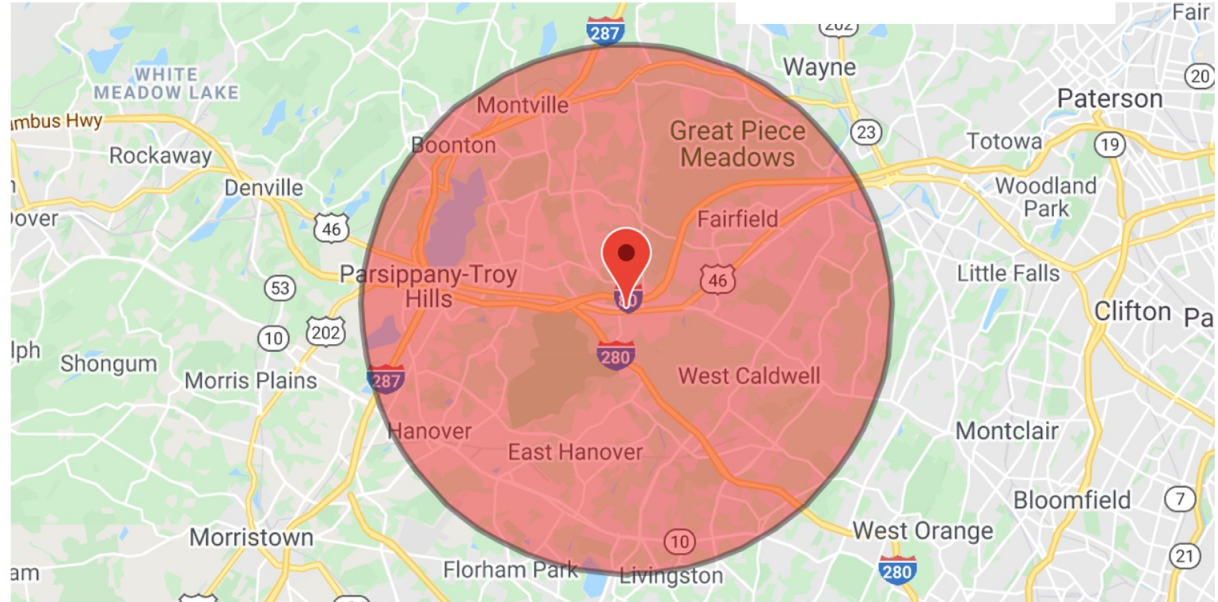


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DEMOGRAPHICS:



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

NEIGHBORING TENANTS:



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