

# Pine Brook Plaza

6 Route 46 West, Pine Brook, NJ 07058



## 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:

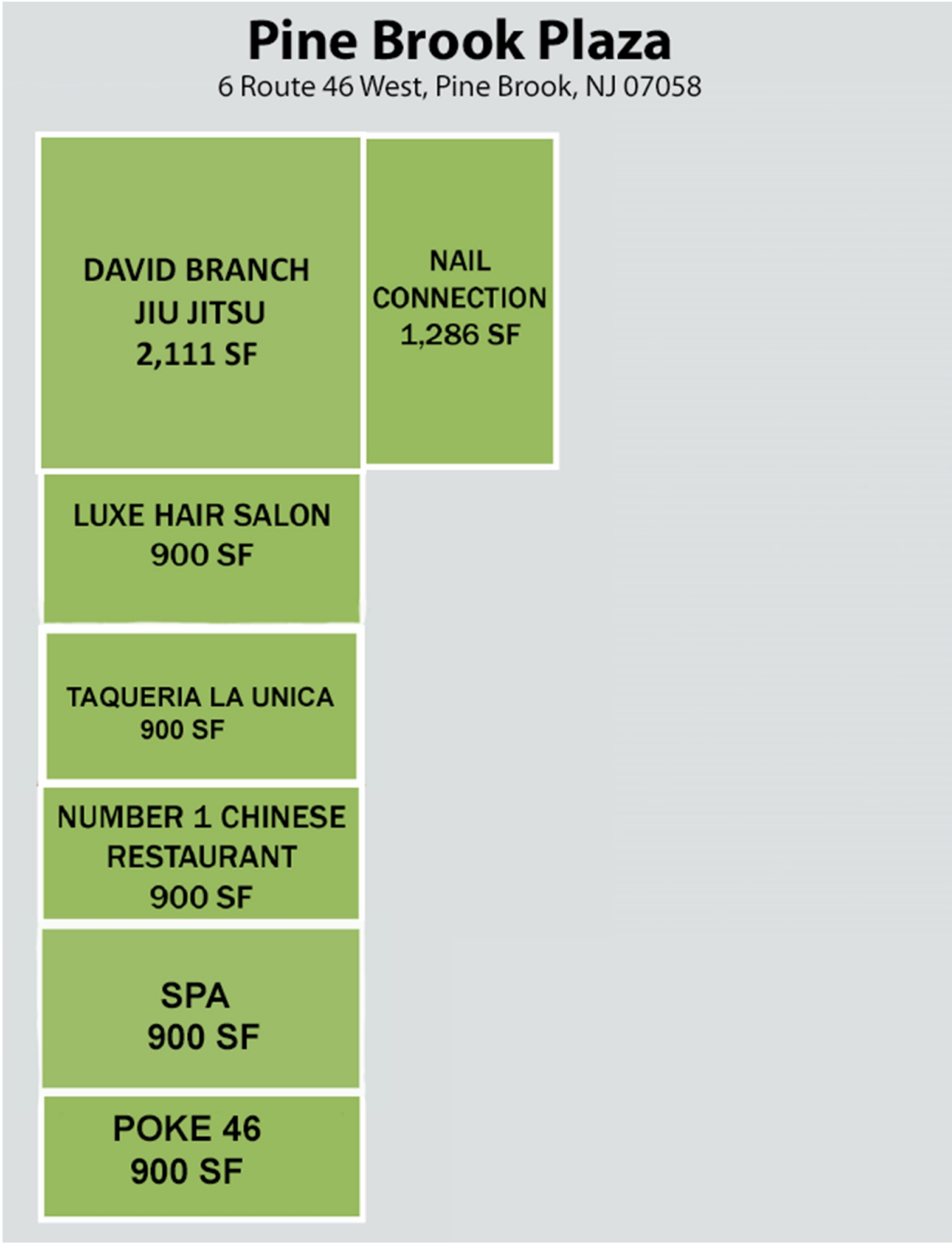
- Taqueria La Unica
- Luxe Hair Salon
- Nail Connection
- Number One Chinese Restaurant
- Spa
- David Branch Jiu Jitsu
- Poke 46



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SITE PLAN:

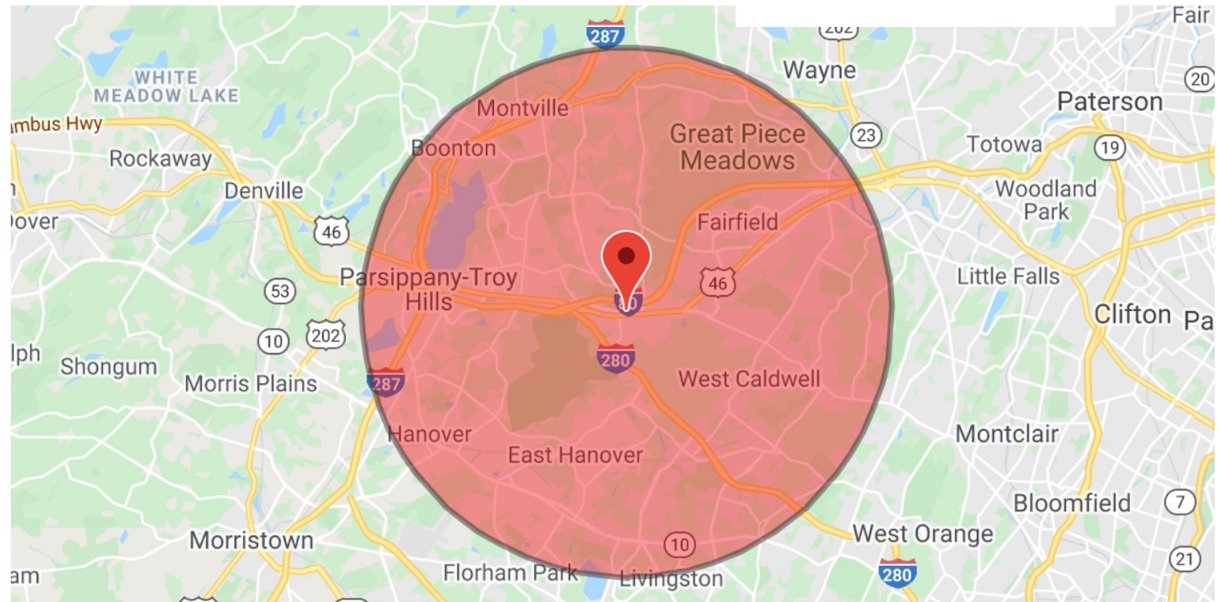


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## DEMOGRAPHICS:



| 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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