

**RETAIL SPACE**

# 1315 US-46

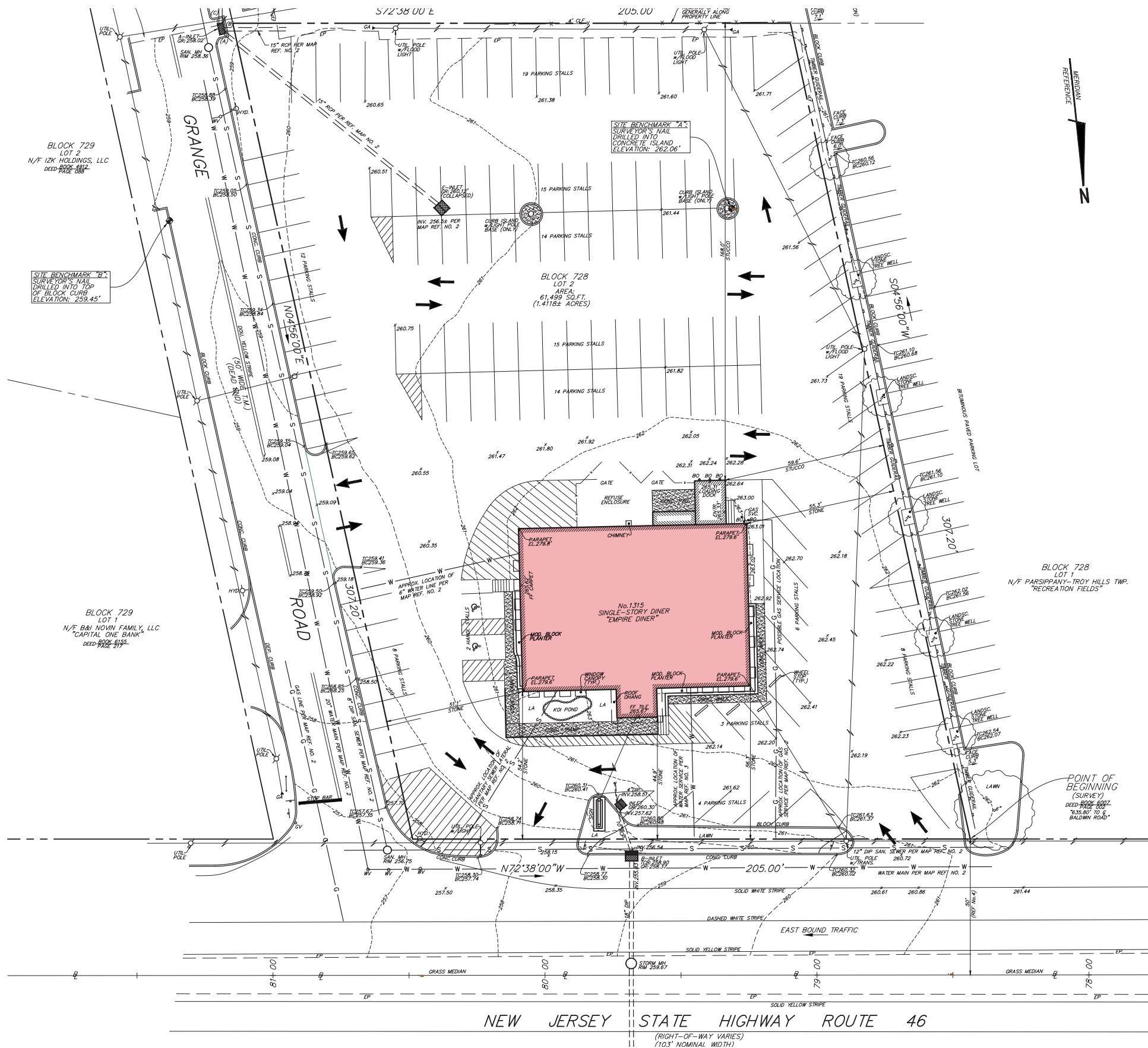
PARSIPANNY-TROY HILLS  
NEW JERSEY

**Former  
Restaurant/Pad Site**

**1.41 Acre  
Ground Lease  
Opportunity  
w/ Liquor License**



# SPACE DETAILS



## SIZE

Ground Floor 4,800 SF

## FRONTAGE

Over 200' of highway frontage

## STATUS OF PREMISES

Currently Empire Diner

## TERM

Long Term

## POSSESSION

Arranged

## NEIGHBORS

Starbucks, Target, Walgreens, Outback Steakhouse, Panera Bread, ShopRite, Top Golf (under construction), Chick-fil-A (under construction), Wonder (coming soon)

## COMMENTS

Prime location positioned on 1.41 acres

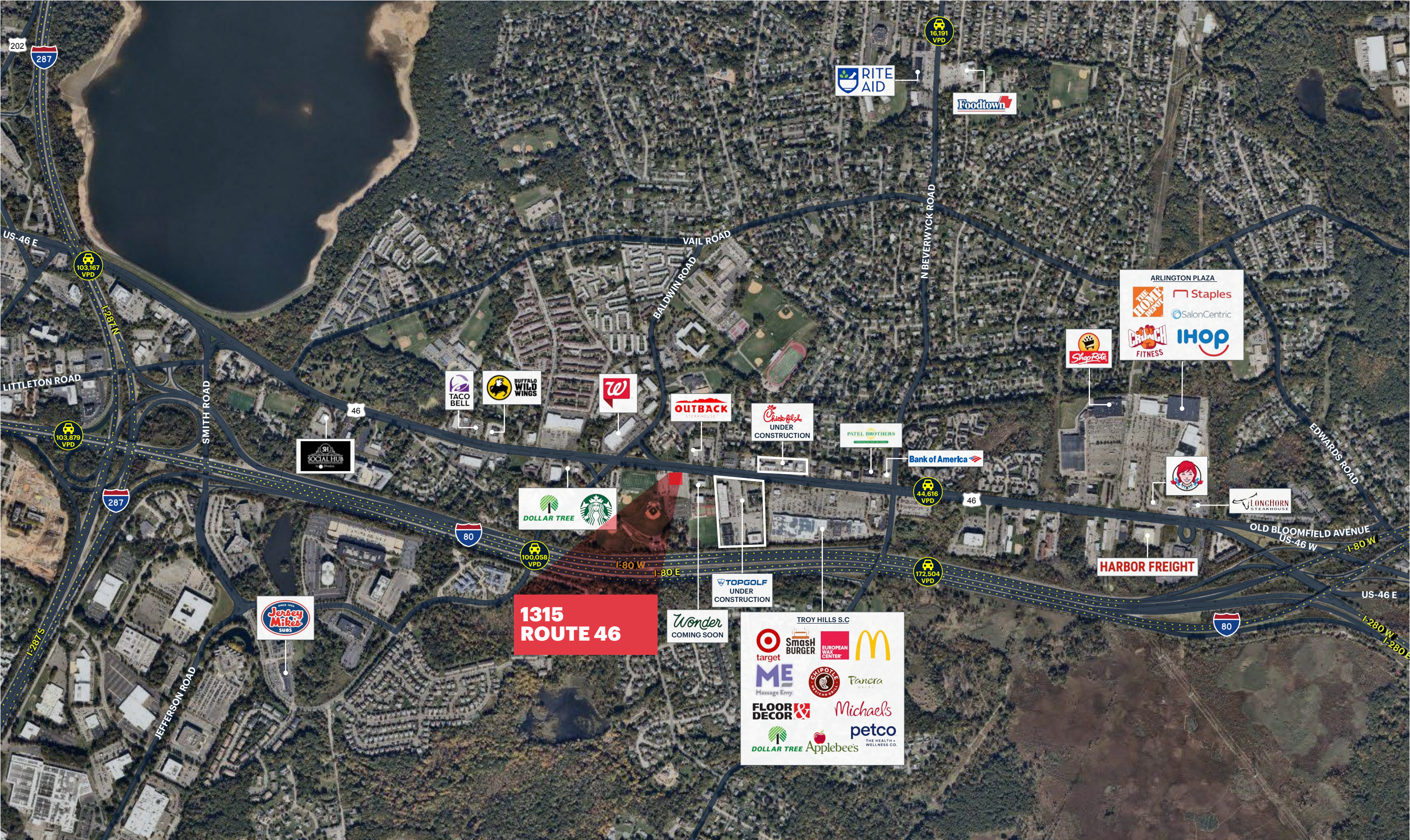
Excellent visibility and prominent frontage on heavily trafficked Route 46

Liquor license available

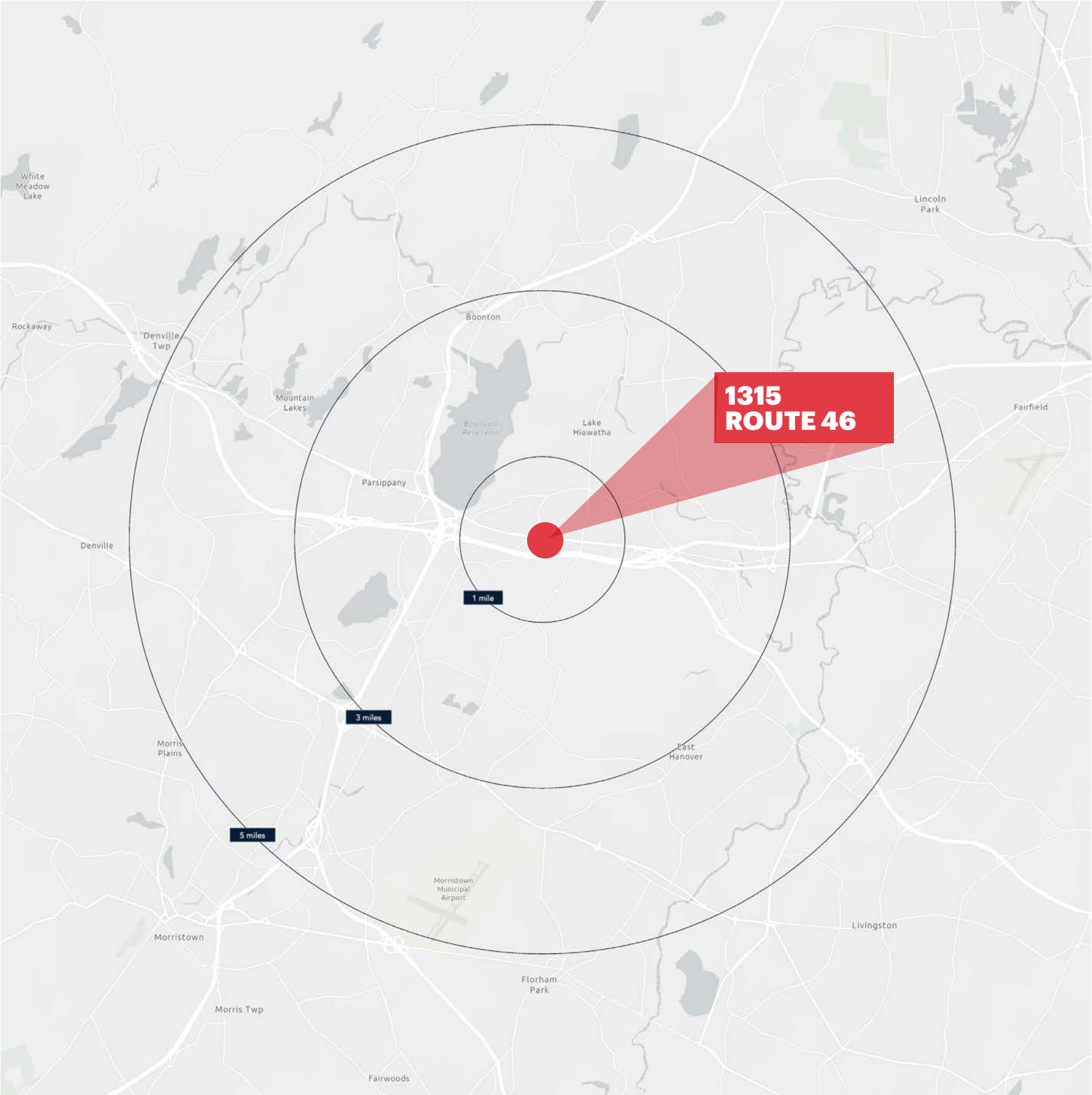
**PROPERTY PHOTO**



**MARKET AERIAL**



# DEMOGRAPHICS



### 1 MILE RADIUS

**POPULATION**  
10,771  
**HOUSEHOLDS**  
4,377  
**MEDIAN AGE**  
40.4  
**COLLEGE GRADUATES (Bachelor's +)**  
5,497 - 68.0%

**TOTAL BUSINESSES**  
410  
**TOTAL EMPLOYEES**  
6,207  
**AVERAGE HOUSEHOLD INCOME**  
\$150,306

### 3 MILE RADIUS

**POPULATION**  
60,724  
**HOUSEHOLDS**  
22,935  
**MEDIAN AGE**  
42.8  
**COLLEGE GRADUATES (Bachelor's +)**  
42,544 - 60.0%

**TOTAL BUSINESSES**  
2,936  
**TOTAL EMPLOYEES**  
42,870  
**AVERAGE HOUSEHOLD INCOME**  
\$160,424

### 5 MILE RADIUS

**POPULATION**  
131,729  
**HOUSEHOLDS**  
49,817  
**MEDIAN AGE**  
44.7  
**COLLEGE GRADUATES (Bachelor's +)**  
58,721 - 61.0%

**TOTAL BUSINESSES**  
8,325  
**TOTAL EMPLOYEES**  
113,675  
**AVERAGE HOUSEHOLD INCOME**  
\$176,621

\*2022 estimates

## CONTACT EXCLUSIVE AGENTS

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