

For Lease

RIPCO
RETAIL LEASING

28 Route 46

Pine Brook, NJ
Morris County

1,047 - 5,644 SF

5,644 SF - Fully Built Out Restaurant
High-visibility location on Route 46 with 44,000 VPD

Space Details

Units 6, 8, & 9 | 1,087 SF, 1,087 SF, & 1,047 SF



Units 8 & 9 | Can be combined for 2,134 SF



Location	28 Route 46, Pine Brook, NJ	
Size	Ground Floor	
	Unit 1 - Fully built out restaurant	5,644 SF
	Unit 6	1,087 SF
	Unit 8*	1,087 SF
	Unit 9*	1,047 SF
	Units 8 & 9 *Spaces can be combined	2,134 SF
Possession	Immediate	
Rent	Upon request	
Co-Tenants	Amin's Shawarma, Sea Level Aquarium	
Neighbors	Woodstack Pizza, Dunkin', Burlington, Wawa, Olivo Mediterranean, Tavern 73, World Gym (coming soon)	
Comments	Access from Route 46 and Old Bloomfield Ave 165 car parking High traffic count, over 44,000 VPD Easy U-turn access Tremendous road network, easy access from Route 46, 280, and 287	

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Contact Exclusive Agents

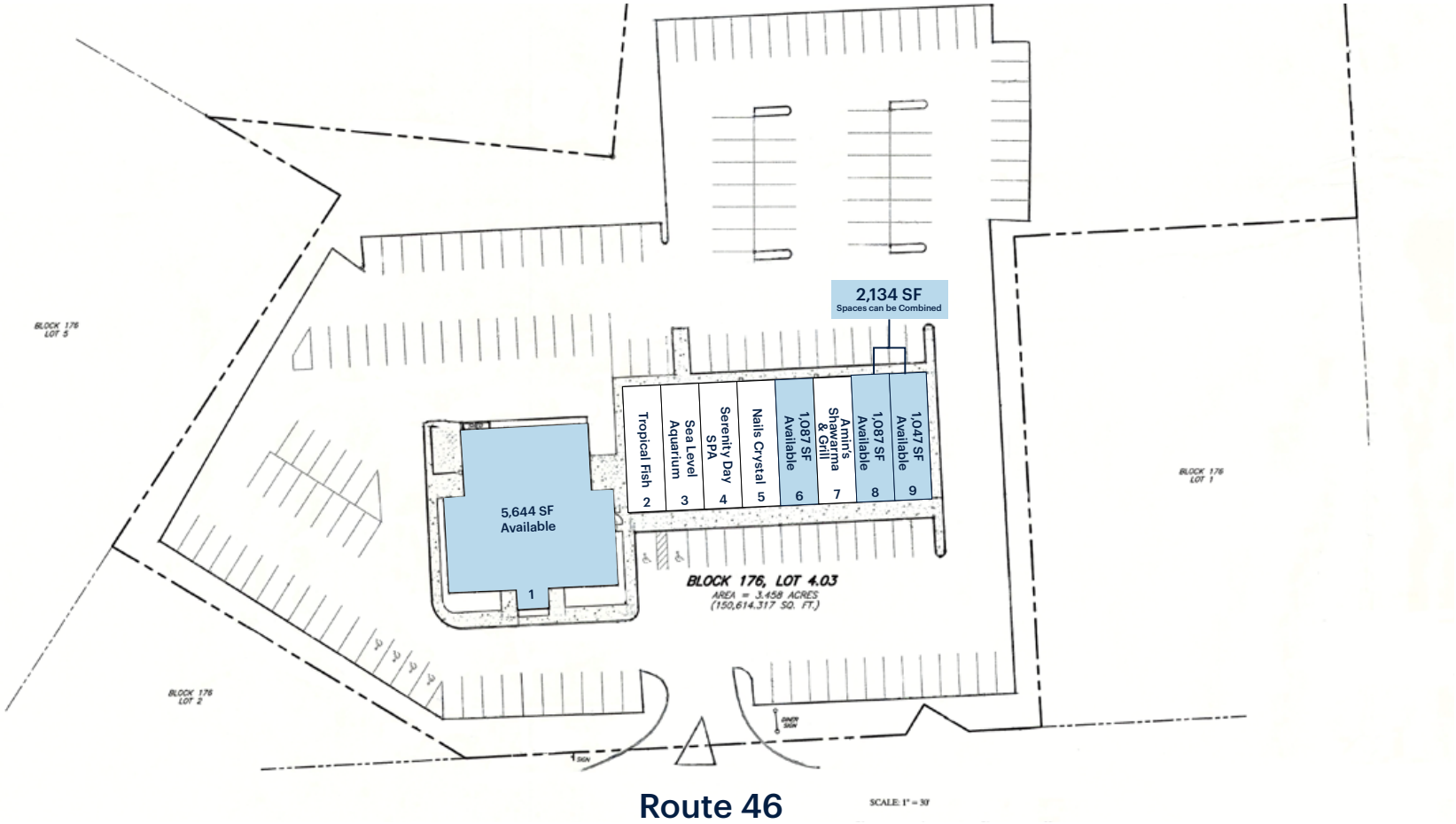
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Site Plan



Unit	Tenant	Size
1	**Built-Out Restaurant** *Available*	**5,644**
2	Tropical Fish	1,087
3	Sea Level Aquarium	1,087

Unit	Tenant	Size
4	Serenity Day Spa	1,087
5	Nails Crystal	1,087
6	**Available**	**1,087**

Unit	Tenant	Size
7	Amin's Shawarma & Grill	1,087
8	**Available**	**1,087**
9	**Available**	**1,047**

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Market Retail



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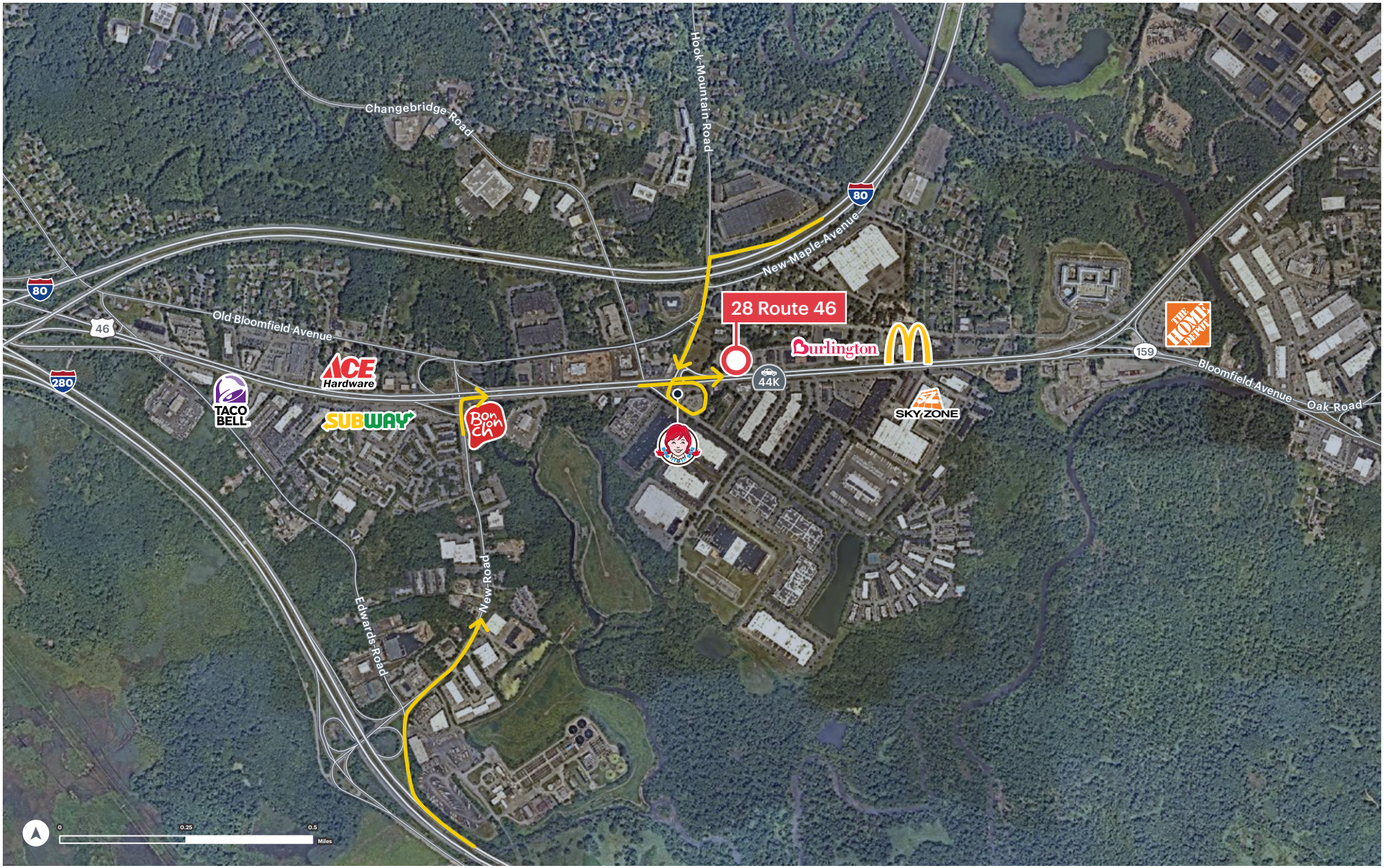
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Local Retail



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Abundant Parking

159 parking spaces, and 6 handicap spaces



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Center Photos







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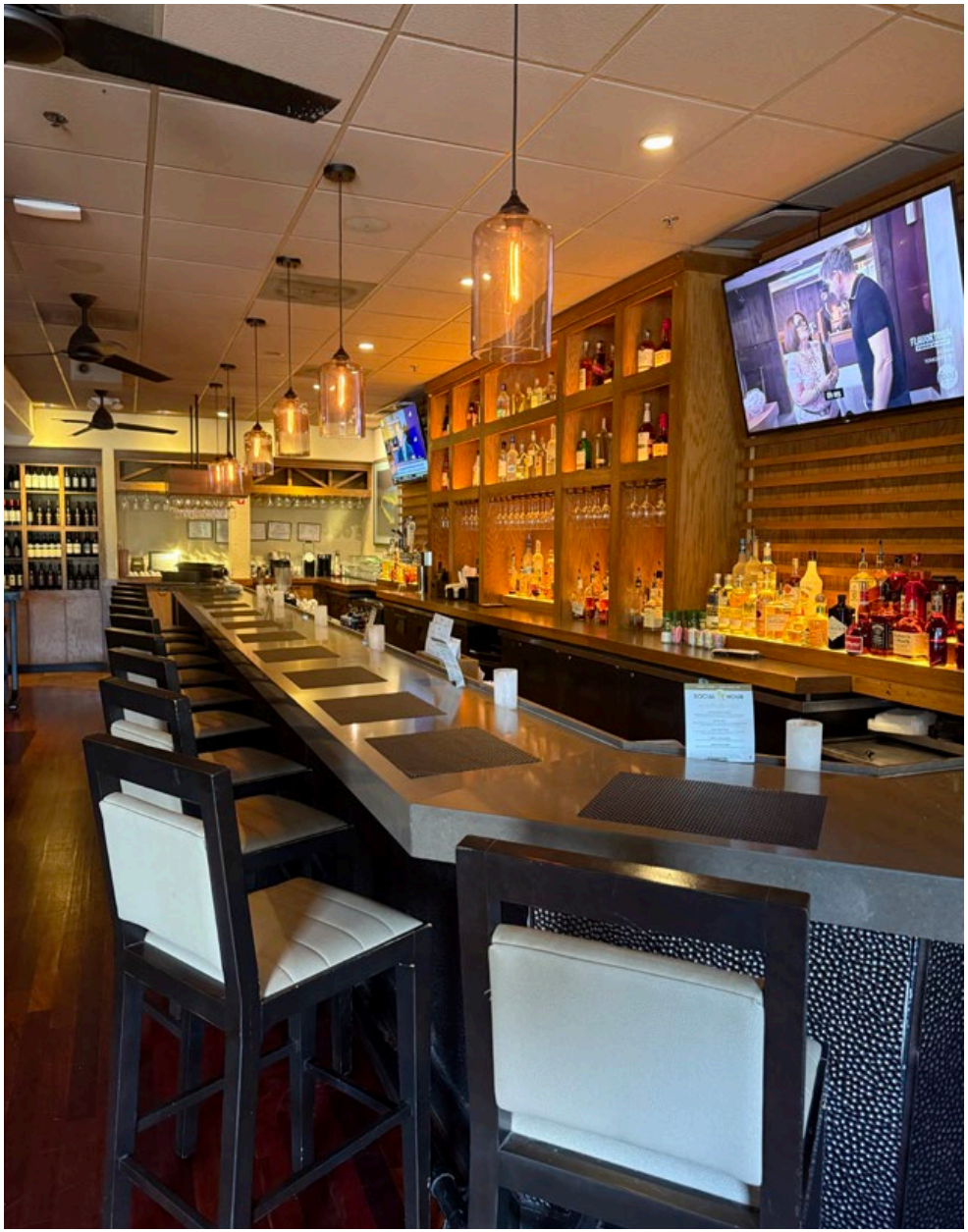
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Interior Photos







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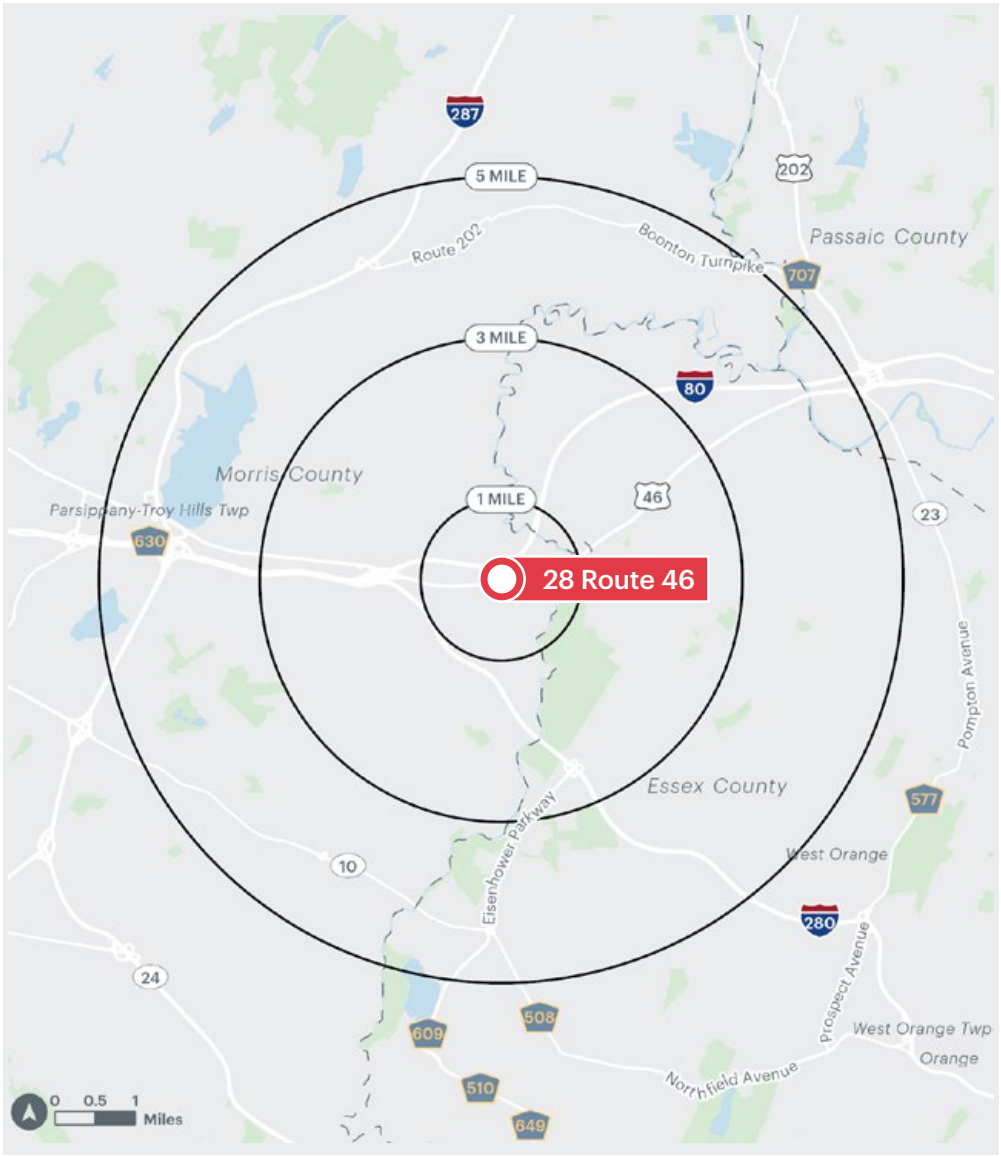
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Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	6,495	44,252	152,586
Total Households	2,720	16,543	57,480
Average Household Income	$143,638	$206,905	$216,753
Median Household Income	$107,318	$144,781	$150,079
% Population with Bachelors +	64.79%	59.43%	63.89%
Daytime Population	9,718	60,503	199,464
Total Daytime Employees	6,692	38,295	124,775
Total Businesses	532	3,338	9,294

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