

# pine brook, nj

## 48 route 46

space available | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,542	41,258	145,887
Median HHI	\$97,794	\$102,599	\$104,390
Daytime Population	9,386	51,498	148,719

Available	2,625 square feet
Rent	Upon Request
Extras	TBD
Area Retail	McDonald's, Valley National Bank, Burlington Coat Factory, Pizza Hut, Bonefish Grill, Wendy's, Shell, Jiffy Lube, Home Depot, Sherwin-Williams Paint Store, and many more
Comments	<ul style="list-style-type: none"><li>• first and second floors available</li><li>• Route 46 has a traffic count of 51,301 vehicles per day</li><li>• close proximity to Christopher Columbus Highway and Essex Freeway</li><li>• drive up window capability</li></ul>

### For More Information:

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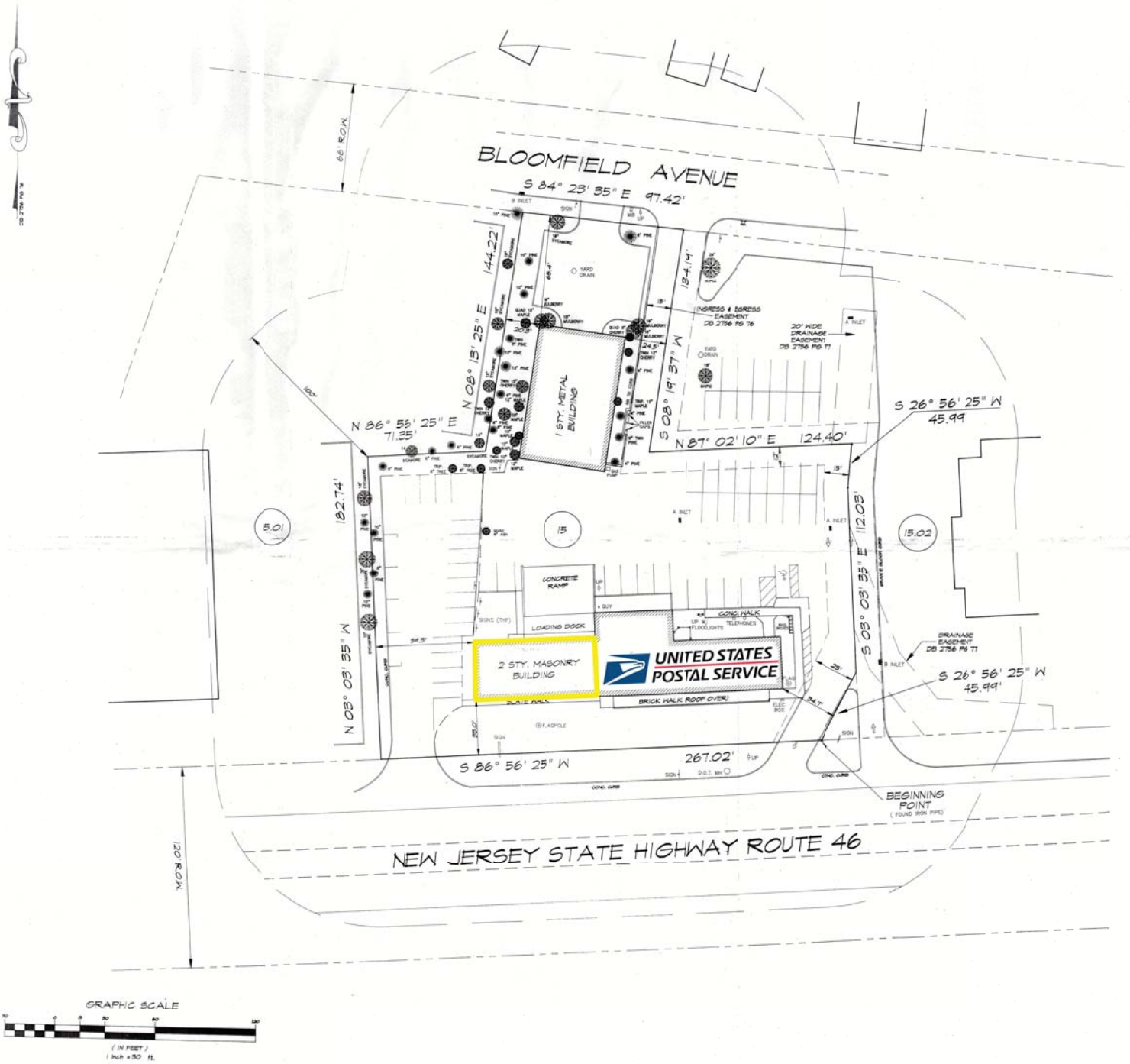
**Larry Anderson** | Executive Vice President | [larry@sabrenj.com](mailto:larry@sabrenj.com) | T 201 249 8911 x1531

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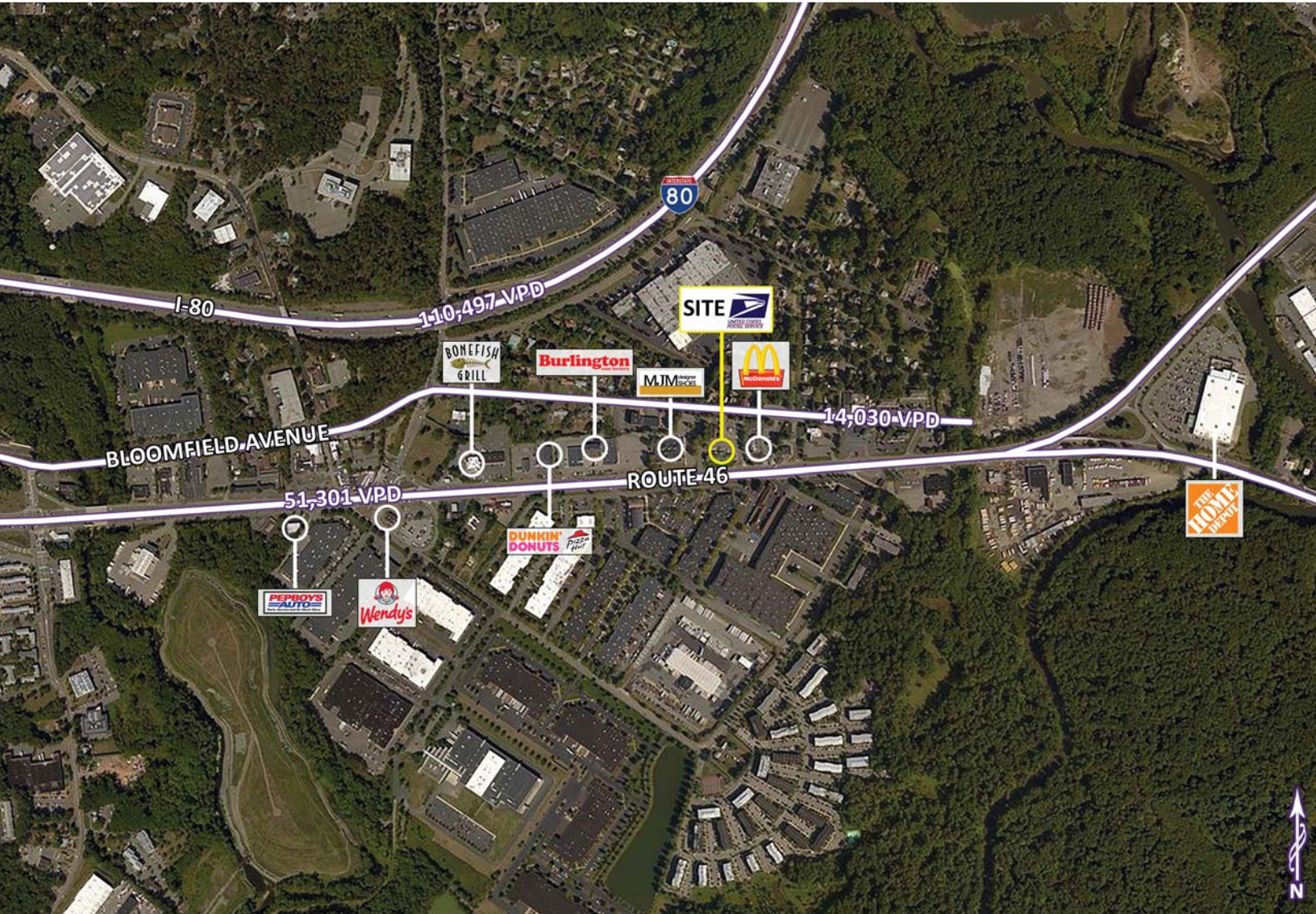
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**sabre**  
real estate

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