

BLOOMFIELD AVE | 12,965 VPD

FOR SALE
OR LAND LEASE

ROUTE 46 | 43,613 VPD

4 ROUTE 46

PINE BROOK, NEW JERSEY

FOR SALE
OR LAND LEASE **1.22 ACRES**

ADAM KUSHINS

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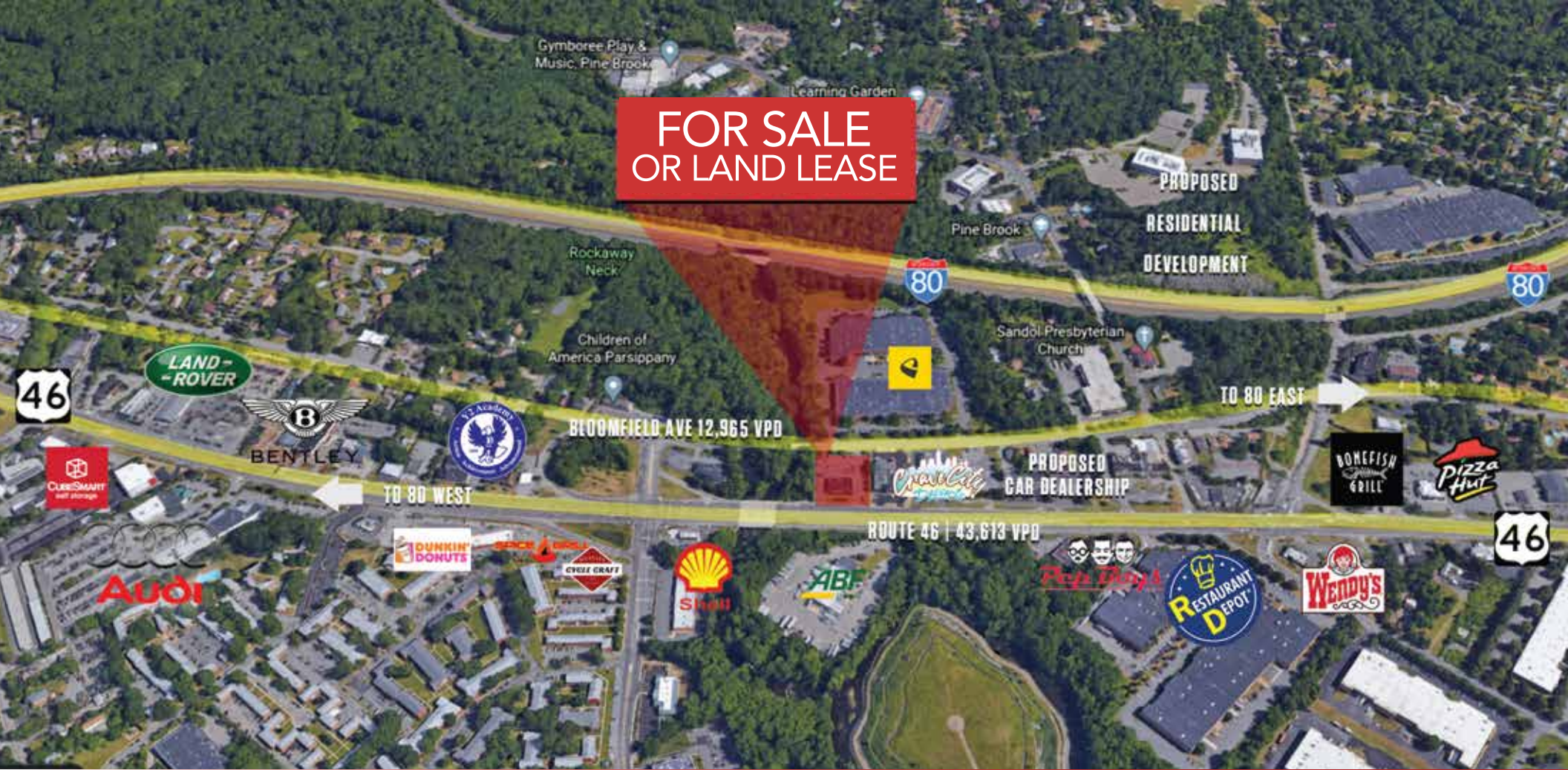


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4 ROUTE 46

PINE BROOK NEW JERSEY

SITE INFORMATION

GLA: 5,000 SF

LOT: 1.22 ACRES

LEASE: CALL FOR QUOTE

TAXES: \$42,520

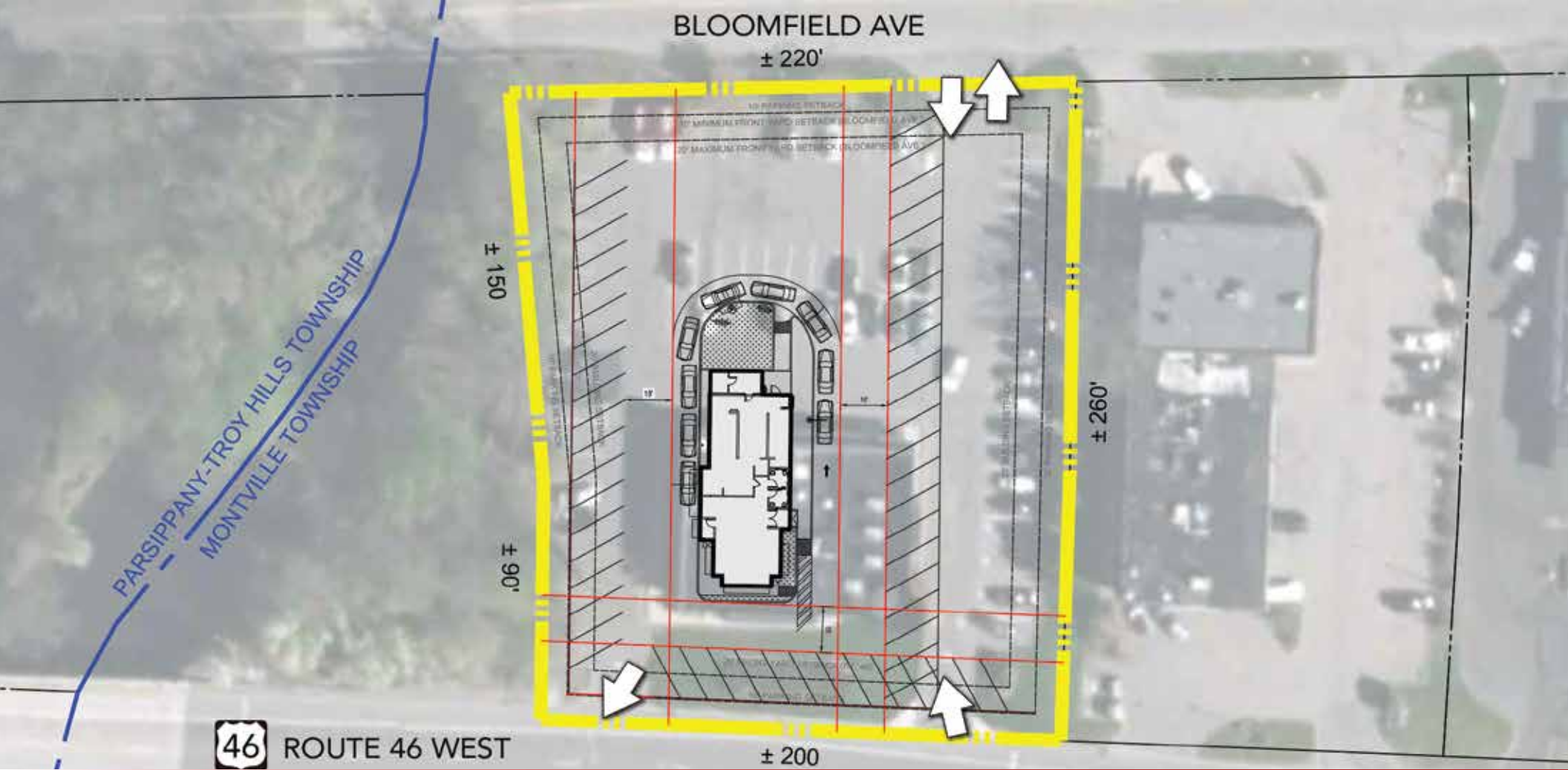
FRONTAGE: 211' RT. 46

217' BLOOMFIELD

TRAFFIC: 46,613 VPD RT. 46

12,965 VPD BLOOMFIELD

NOTES: • FIRST TIME AVAILABLE



4 ROUTE 46 PINE BROOK NEW JERSEY

SITE INFORMATION

GLA: 5,000 SF	FRONTAGE: 211' RT. 46	NOTES: • FIRST TIME AVAILABLE • LIQUOR LICENSE AVAILABLE
LOT: 1.22 ACRES	217' BLOOMFIELD	
PRICE: CALL FOR QUOTE	TRAFFIC: 46,613 VPD RT. 46	
TAXES: \$42,520	12,965 VPD BLOOMFIELD	



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,150	45,016	139,692
AVERAGE HH	\$121,186	\$156,037	\$172,071
ESTIMATED HOUSEHOLDS	2,129	17,398	53,973

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