

Hillsborough Centre • Hillsborough NJ

649 Route 206 N



Gary's
Wine & Marketplace

Retro Fitness
WE GET YOU

HAND & STONE
MASSAGE AND FACIAL SPA

GYMBOREE
PLAY & MUSIC
TO THE LEARNING TERMINI

Ricky's Thai

verizon **WESTERN UNION**



SUBWAY



6,000 SF Available

1,200 SF Available

1,015 SF Available

24,580 SF AVAILABLE



24,580 Anchor Space-Divisible 1,015 SF, 1,200 SF, 6,000 SF AVAILABLE FOR LEASE

| DEMOGRAPHICS | 2 miles | 3 mile | 5 mile |
|------------------|-----------|-----------|-----------|
| Total Population | 19,725 | 32,679 | 77,167 |
| Average HHI | \$115,831 | \$129,568 | \$127,965 |
| Households | 7,637 | 12,083 | 31,532 |

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Available Size

Anchored 24,580 SF (divisible)

Unit 1B - 1,015 SF

Unit 9 - 1,200 SF

Unit 13 - 6,000 SF

(free-standing)

Rental Rate

Upon request

Parking

500 surface spaces

NNN Charges

\$6.80/SF

Traffic Count

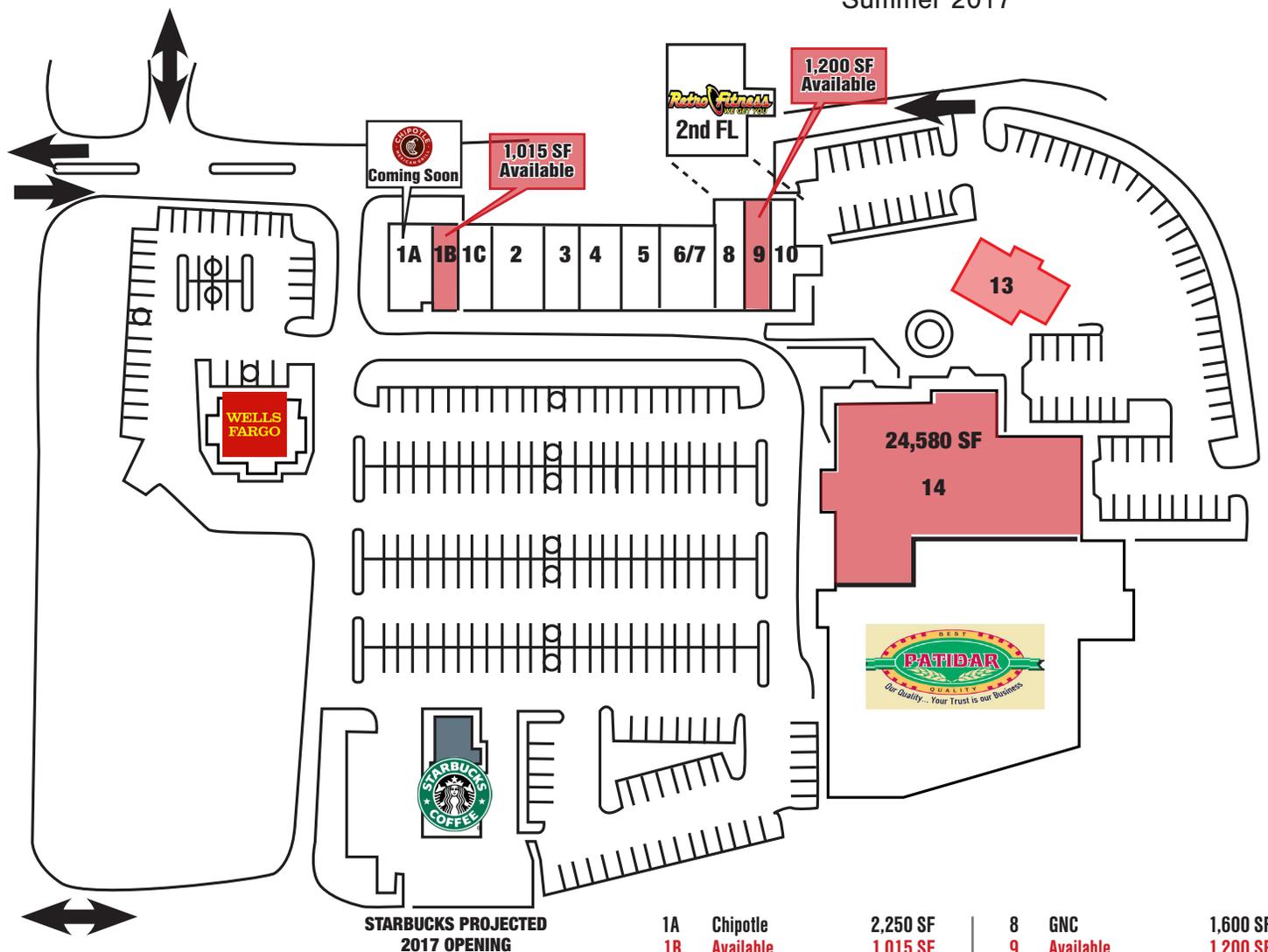
29,192 ADT State Highway 206

Neighboring Retailers

Starbucks, Subway, Day Spa at Hair Plus, China Moon Chinese, Wells Fargo Bank, Gymboree Play & Music, Ricky's Thai

Notes

- Contiguous 161,000 SF ShopRite anchored shopping center with reciprocal cross access to Hillsborough Centre
- Hillsborough among fastest growing communities in affluent Somerset County with a 33% increase in population since 1990
- Newest addition include: Starbucks pad projected opening Summer 2017



| | | | | | |
|-----|-----------------|----------|-------|------------------|-----------|
| 1A | Chipotle | 2,250 SF | 8 | GNC | 1,600 SF |
| 1B | Available | 1,015 SF | 9 | Available | 1,200 SF |
| 1C | Gymboree | 2,327 SF | 10 | Tai Restaurant | 2,000 SF |
| 2 | Cafe Piazza | 2,083 SF | 11/12 | Hand & Stone | 2,769 SF |
| 3 | Verzon Wireless | 893 SF | 13 | Available | 6,000 SF |
| 4 | Tutoring Center | 1,200 SF | 14 | Available | 24,580 SF |
| 5 | Dry Cleaners | 1,344 SF | 15 | Wells Fargo Bank | 3,585 SF |
| 6/7 | Legends Hair | 2,399 SF | 20 | Retro Fitness | 10,729 SF |

