



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,893	40,905	98,908
Average HHI	\$123,877	\$139,164	\$147,144
Households	2,377	15,728	37,568

315 ROUTE 206

HILLSBOROUGH, NEW JERSEY

HILLSBOROUGH PROMENADE

FOR LEASE 3,500 SF & 2,000 SF

OWNED BY **KIMCO REALTY**
Just Around the Corner

SHANE WIERKS
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C: 908.581.7781



52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



TENANTS

1 PNC Bank	3,000
2 Applebee's	6,688
3 Dunkin' Donuts/Baskin-Robbins	3,000
4 Medical	17,100
5 AVAILABLE	3,500
6-7 Indian Restaurant	5,600
8 Mattress Firm	6,000
9 T-Mobile (LXD 2/29/28)	2,000
10 Affinity Federal Credit Union	5,697
11 ELITE Salons & Suites	5,904
13-14 Liquor Store	5,812
15 Promenade Smiles	3,000
16 Nail Spa & Beyond	4,683
17 European Wax Center	1,984
18 Xfinity	2,264
19 Weis Markets	55,389
20 HomeGoods	30,537
21 Lowe's Home Center	160,548
22 AVAILABLE	2,000

SF



315 ROUTE 206

HILLSBOROUGH PROMENADE

SITE INFORMATION

GLA: 328,306 SF

AVAILABLE: 3,500 SF - Unit 5
2,000 SF - Unit 22

PARKING: 2,761 SPACES

TRAFFIC: 31,150 VPD

RENT: CALL FOR QUOTE

NNN: \$8.49 PSF

TAX: \$2.65 PSF

INS: \$0.16 PSF

SNOW: \$0.88 PSF

NOTES:

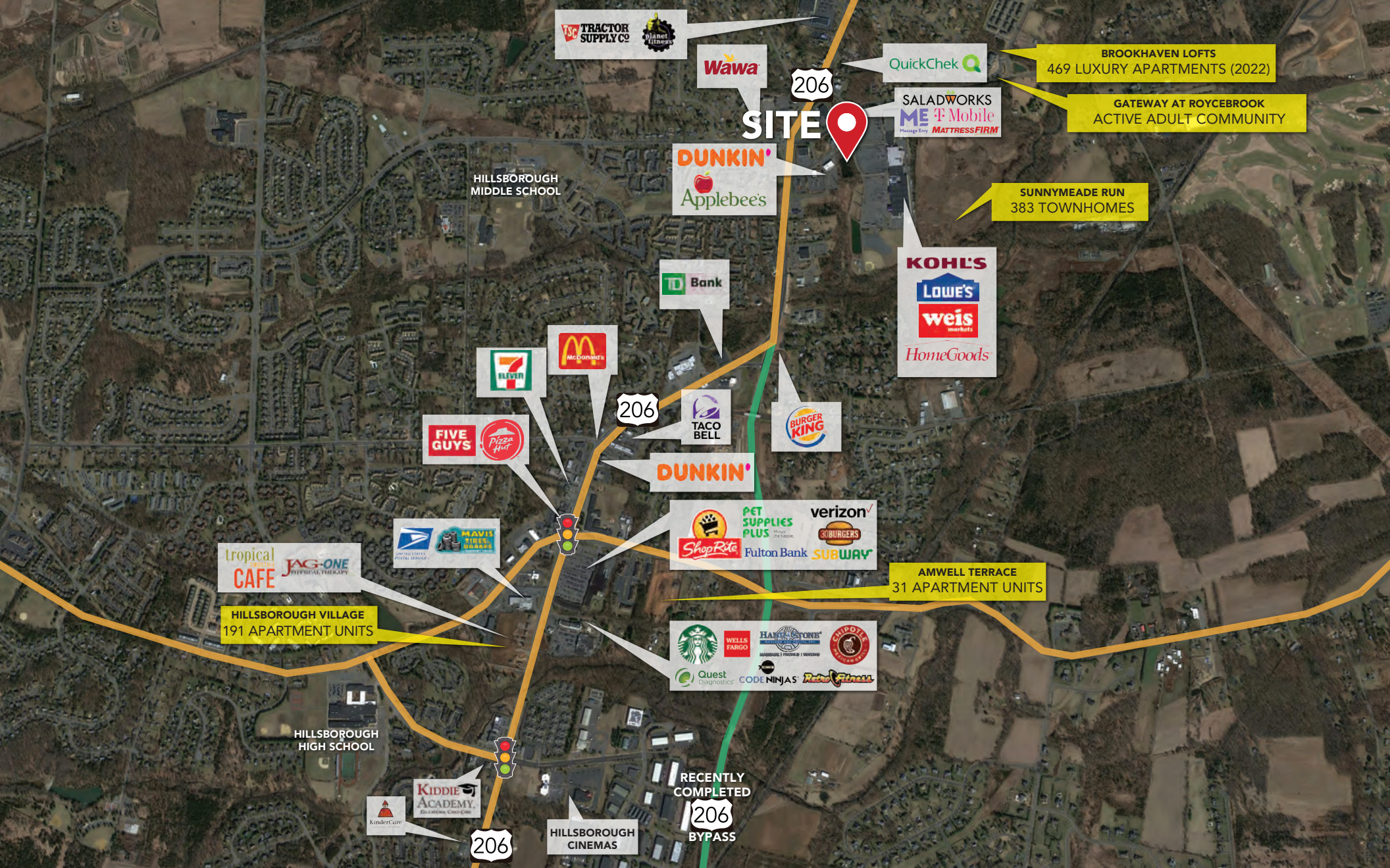
- Unit 5 can potentially be combined with Unit 9, currently T-Mobile
- Signalized Intersections
- 5 miles to I-287; 4 miles to Route 202 and Route 22



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MARKET AERIAL



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