



# 411 ROUTE 206

HILLSBOROUGH, NEW JERSEY

## TOWN CENTER

FOR LEASE **1,100 - 4,880 SF**

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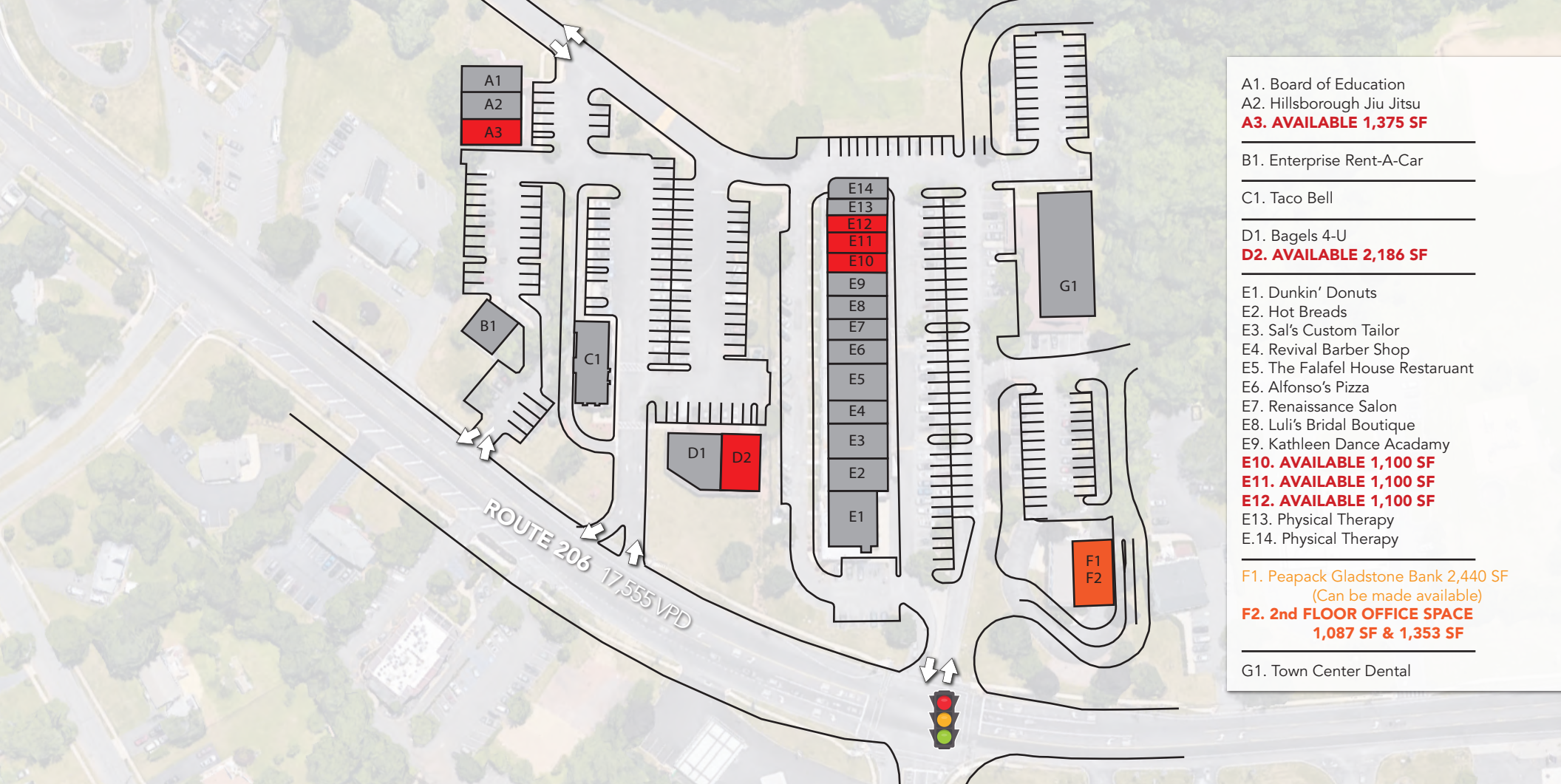
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 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





- A1. Board of Education
- A2. Hillsborough Jiu Jitsu
- A3. AVAILABLE 1,375 SF**

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- B1. Enterprise Rent-A-Car

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- C1. Taco Bell

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- D1. Bagels 4-U
- D2. AVAILABLE 2,186 SF**

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- E1. Dunkin' Donuts
- E2. Hot Breads
- E3. Sal's Custom Tailor
- E4. Revival Barber Shop
- E5. The Falafel House Restaruant
- E6. Alfonso's Pizza
- E7. Renaissance Salon
- E8. Luli's Bridal Boutique
- E9. Kathleen Dance Academy
- E10. AVAILABLE 1,100 SF**
- E11. AVAILABLE 1,100 SF**
- E12. AVAILABLE 1,100 SF**
- E13. Physical Therapy
- E14. Physical Therapy

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- F1. Peapack Gladstone Bank 2,440 SF  
(Can be made available)
- F2. 2nd FLOOR OFFICE SPACE  
1,087 SF & 1,353 SF**

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- G1. Town Center Dental

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# SITE INFORMATION

**GLA:** 39,459 SF  
**AVAILABLE:** 975 - 3,300 SF  
**PARKING:** 250+ SPACES  
**TRAFFIC:** 17,555 VPD

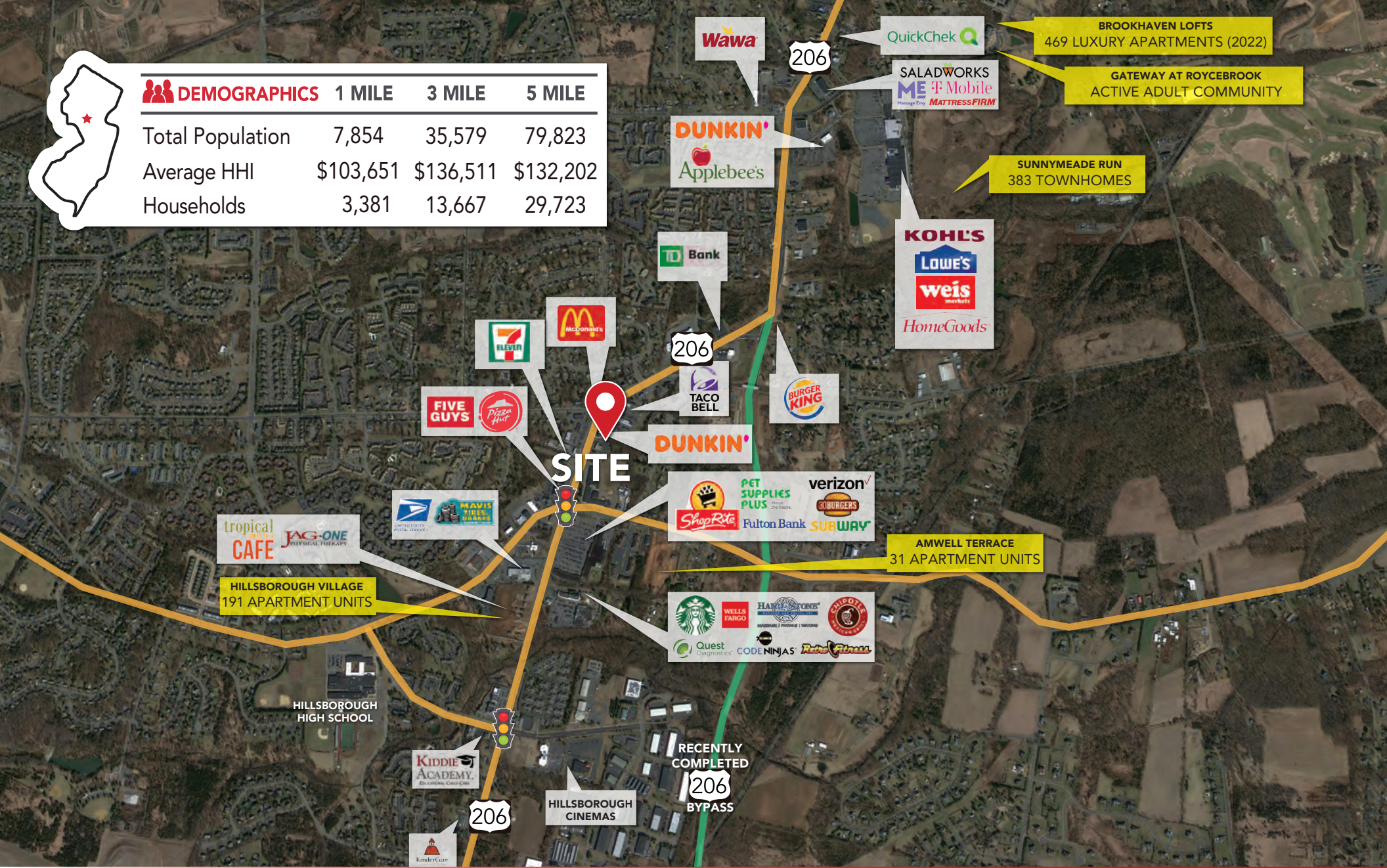
**RENT:** CALL FOR QUOTE  
**NNN:** \$10.00 PSF  
**FRONTAGE:** 1,500' ON RT. 206

**NOTES:**

- Located in the heart of Hillbrough's downtown business district at a traffic controlled intersection.
- Multiple access points.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,854	35,579	79,823
Average HHI	\$103,651	\$136,511	\$132,202
Households	3,381	13,667	29,723



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**MARKET AERIAL**