



411 ROUTE 206

HILLSBOROUGH, NEW JERSEY

TOWN CENTER

FOR LEASE **975 - 4,880 SF**

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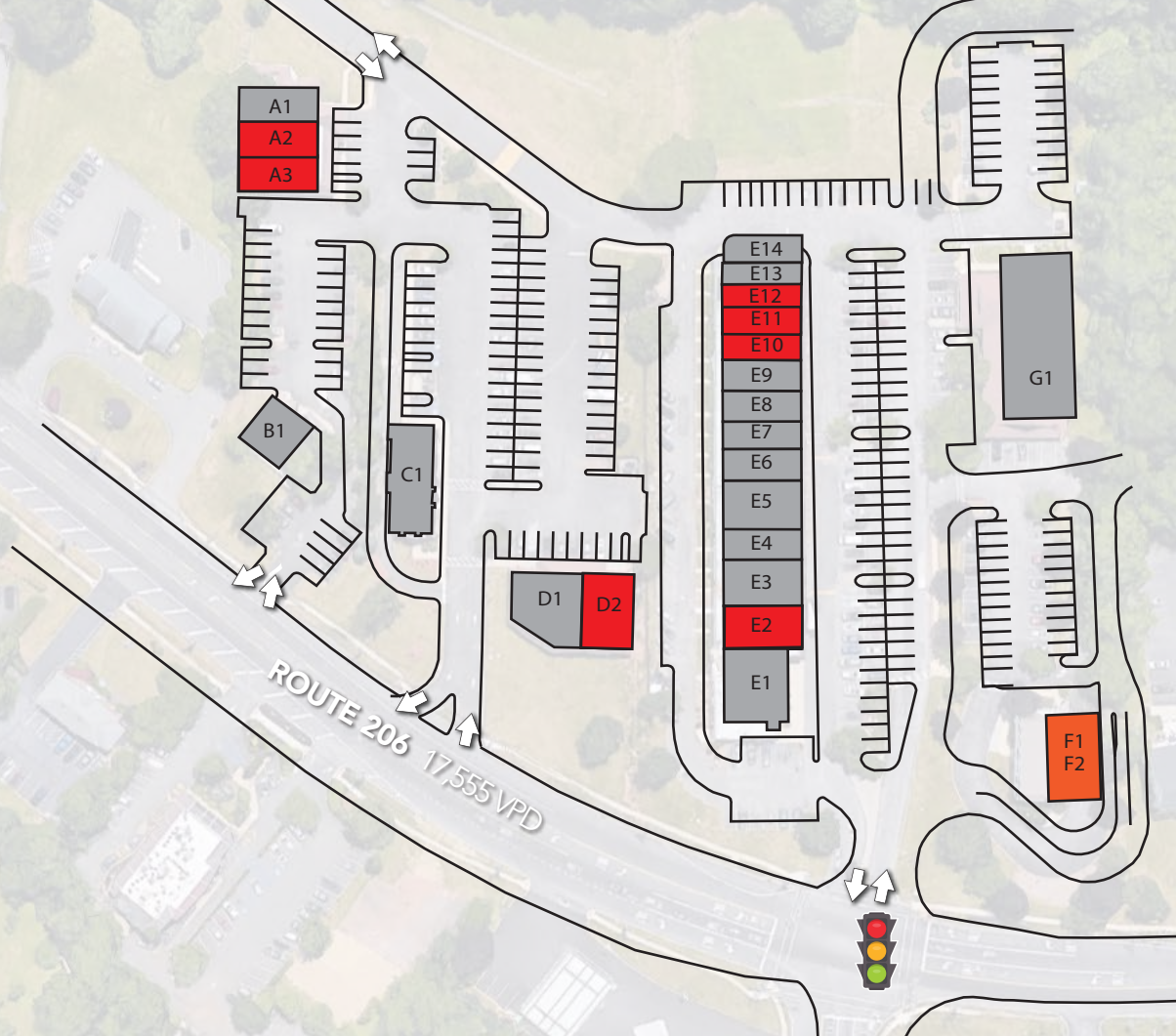


JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ • 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.





- A1. Board of Education
A2. AVAILABLE 1,375 SF
A3. AVAILABLE 1,375 SF
-
- B1. Enterprise Rent-A-Car
-
- C1. Taco Bell
-
- D1. Bagels 4-U
D2. AVAILABLE 2,186 SF
-
- E1. Dunkin' Donuts
E2.. AVAILABLE 1,315 SF (2nd Gen Restaurant)
 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
-
- F1. Peapack Gladstone Bank 2,440 SF
 (Can be made available)
F2. 2nd FLOOR OFFICE SPACE
1,087 SF & 1,353 SF
-
- 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.




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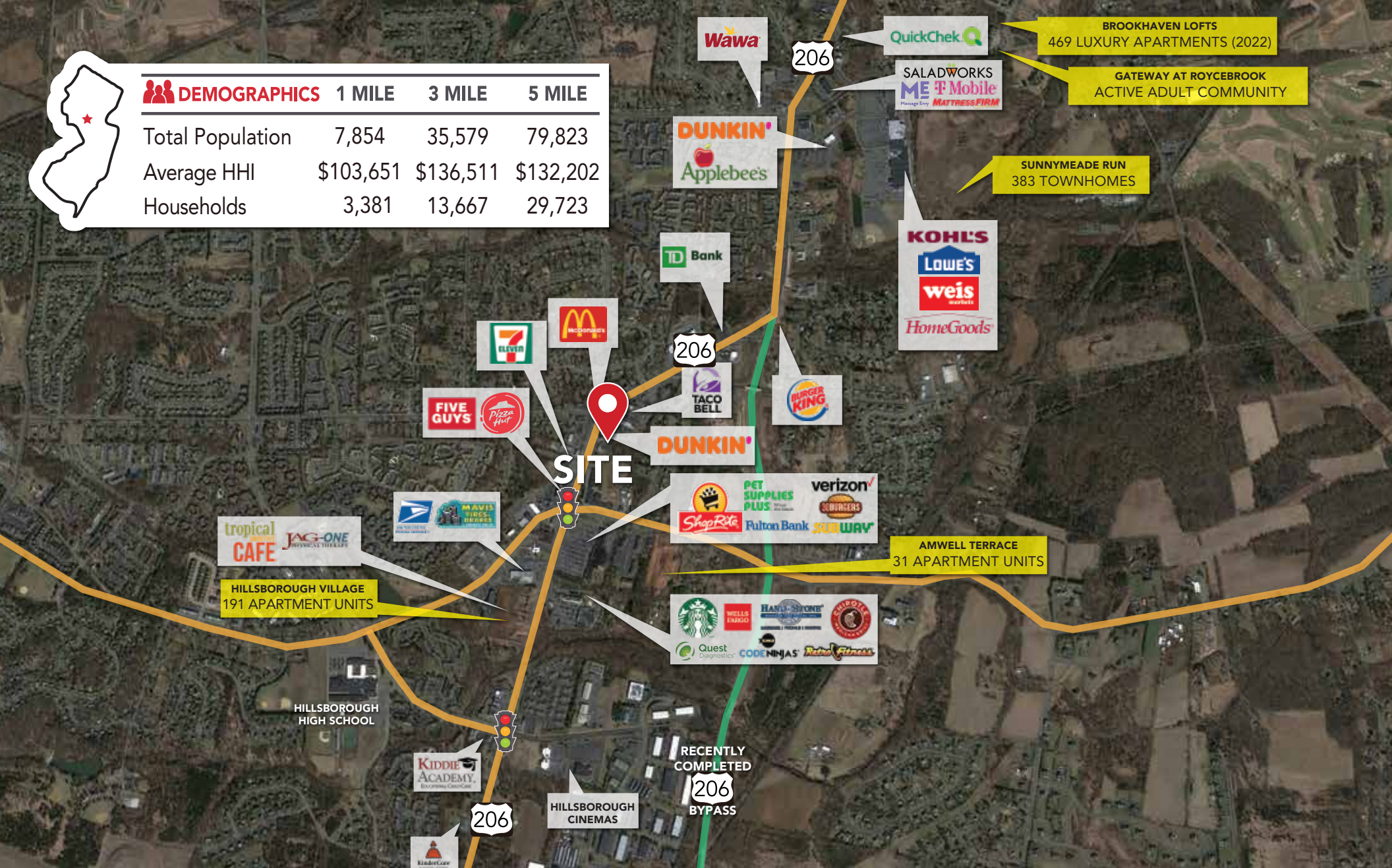
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 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,854	35,579	79,823
Average HHI	\$103,651	\$136,511	\$132,202
Households	3,381	13,667	29,723



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MARKET AERIAL