

# Town Center Hillsborough, NJ 411 Route 206

**For Lease  
1,100 SF & 2,186 SF**



## CONTACT

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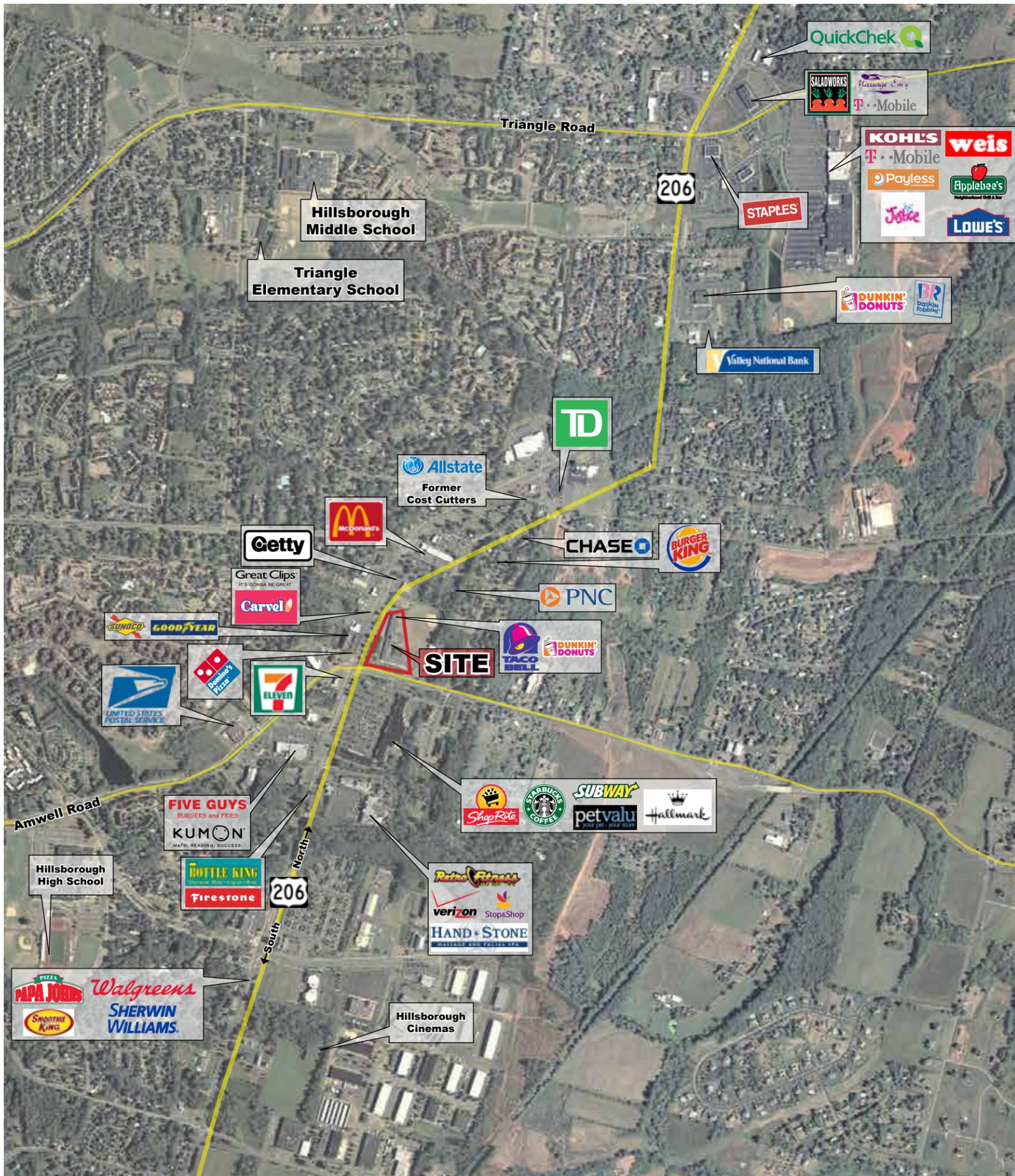
## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	8,974	31,696	87,207
Households (est):	3,705	11,634	31,604
Household Income:	\$98,848	\$117,921	\$115,673



**JEFFERY REALTY**  
Retail Specialist





**GLA**  
34,000 SF

**Available Space**  
1,100 SF & 2,186 SF

**Rental Rate**  
Call for quote

**NNN**  
\$9.40/SF

**Parking**  
250+ parking spaces

**Traffic Count**  
28,000+ cars pass the site daily

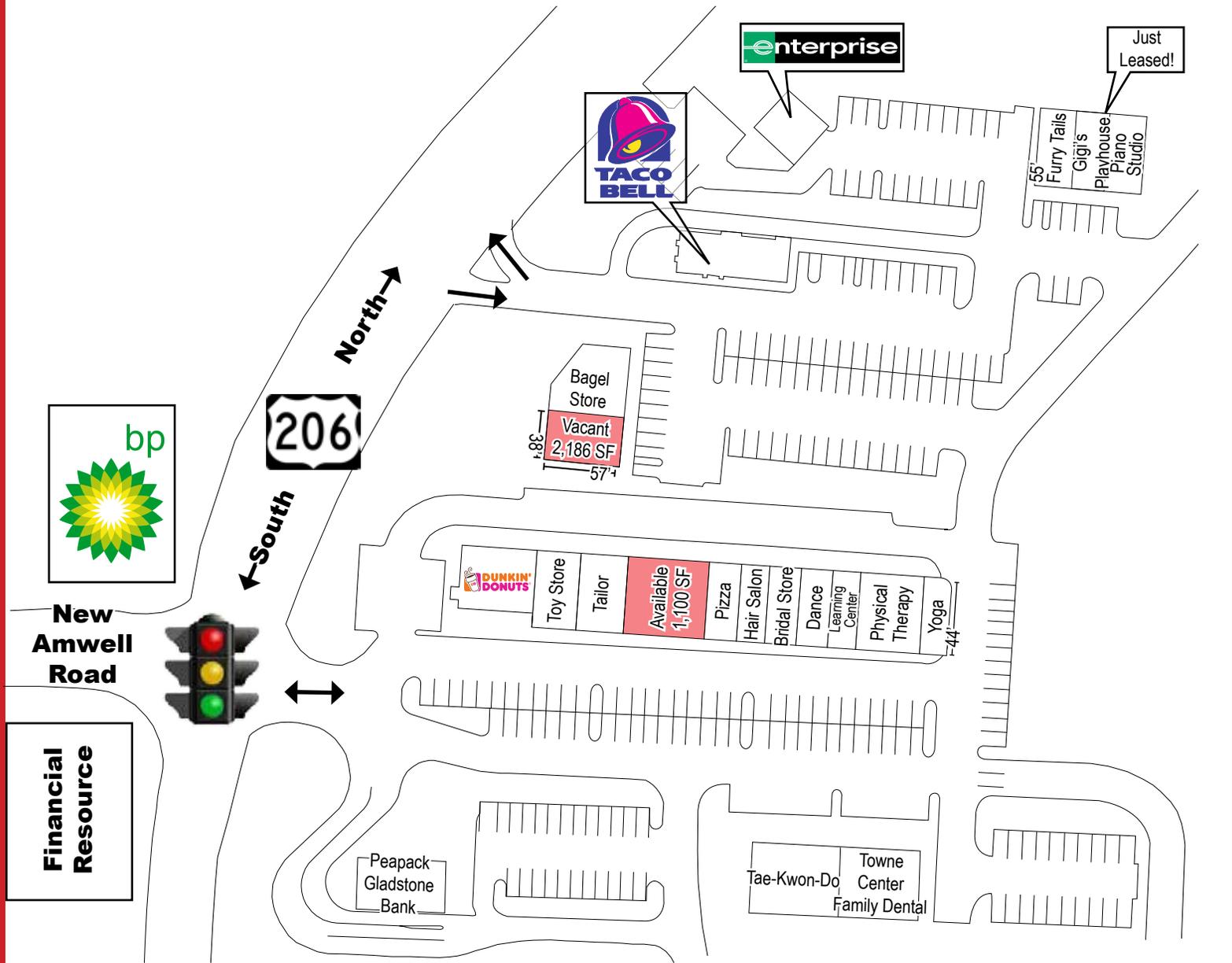
**Anchor Tenants**  
Dunkin Donuts, Taco Bell, Peapack Gladstone Bank

**Frontage**  
1,500' on Route 206

**Neighboring Retailers**  
Carvel, Great Clips, McDonald's, Allstate, TD Bank, Chase Bank, Burger King, Domino's Pizza, Goodyear, US Post Office, 7-Eleven, Five Guys Burgers, Kumon Learning Center, Shoprite, Starbucks, Subway, PetValu, Retro Fitness, Verizon, Stop & Shop

- Notes**
- 2,186 SF former salon
  - Located in the heart of Hillbrough's downtown business district
  - Located at a traffic controlled intersection

**2,186 SF  
For Lease**



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