

For Sale
Retail/Office Property



856 US Highway 206 **Hillsborough, New Jersey**

Property Features

- ±19,256 sq. ft. two story retail/office complex
- Six retail units on first floor totaling ±10,939 sq. ft.
- Eight office units on second floor totaling ±8,317 sq. ft.
- Situated on 2.77 acres
- Ample parking (60 designated spaces)
- Excellent visibility along Route 206
- Zoned C-1 Neighborhood Shopping District. Permitted uses include retail, office, medical centers, banking, child daycare, adult day care, health/fitness center, veterinary hospital, restaurant, bars and theaters.



For Further Information Please Contact Exclusive Broker:

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AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	3,462	36,676	58,470
2015 Total Households	1,209	13,006	20,364
Average Household Income	\$109,097	\$114,238	\$115,768
Traffic Count	27,083 Vehicles Per Day		

NAI DiLeo-Bram & Co.
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