Property Summary Report

450 Amwell Rd - Amwell Mall

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail Storefront Retail/Office
Tenancy	Multi
Year Built	1989
Year Renov	2015
GLA	35,398 SF
Stories	2
Typical Floor	17,699 SF
Construction	Masonry

LAND

Land Acres	4.22 AC
Zoning	C1, Hillsborough Twp
Parcels	10-00178-0000-00012-01

TENANTS

Ivy Rehab Network	3,000 SF	Gigi's Playhouse Inc.	2,810 SF
Thai Chili House	2,560 SF	La Costenita	2,000 SF
Octopus Music School	2,000 SF	Victors Pizzeria & Restaurant	2,000 SF
Healthcare Training Academy	1,557 SF	Bagel Bistro	1,163 SF
Fantastic Sams	1,120 SF	Speech Therapy Solutions LLC	1,047 SF
Perfection Nails	853 SF	Food Stop	500 SF
NJ Real Estate Boutique	500 SF		

BUILDING AMENITIES

- Air Conditioning

FOR LEASE

Smallest Space	124 SF	Office Avail	3,063 SF
Max Contiguous	1,360 SF	Retail Avail	1,360 SF
# of Spaces	5	Total Avail	4,423 SF
Vacant	4,423 SF		
% Leased	87.5%		
Rent	$20.00		
Service Type	Triple Net		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3	Office	Direct	124	124	124	$40.00/MG	Vacant	Negotiable
P 1st	12	Retail	Direct	1,360	1,360	1,360	$20.00/NNN	Vacant	Negotiable

Property Summary Report

450 Amwell Rd - Amwell Mall

Hillsborough, NJ 08844 - Princeton North Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	G	Office	Direct	1,047	1,047	1,047	$14.00/NNN	Vacant	Negotiable
P 2nd	B	Office	Direct	843	843	843	$14.00/NNN	Vacant	Negotiable
P 2nd	Q	Office	Direct	1,049	1,049	1,049	$14.00/NNN	Vacant	Negotiable

SALE

Sold Price	$4,500,000 ($127.13/SF)
Date	Oct 2014
Sale Type	Investment

TRAFFIC & FRONTAGE

Traffic Volume	25,186 on Van Horne Rd & Amwell Rd NE (2022) 29,450 on Van Horne Rd & Amwell Rd SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	160 available (Surface);Ratio of 4.52/1,000 SF
Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (67)

PROPERTY CONTACTS

True Owner	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)
Previous True Owner	Amwell Debt Group LLC 6 Chelsea Ct Lakewood, NJ 08701 (908) 431-0299 (p)
Recorded Owner	133 Strykers Lane Llc 450 Amwell Rd Hillsborough, NJ 08844
Previous True Owner	Indigo Management Inc 27 Us Highway 202 Far Hills, NJ 07931 (908) 719-9900 (p)

BUILDING NOTES

- Fully Renovated in 2015 - Built-to-suit tenant spaces
- On-site parking spaces available with handicap accessibility
- Separate utilities to each suite, private bathroom and kitchenette in select units
- High speed internet accessible available
- Secure keyless entry system
- Fully furnished executive suites with shared business lounge/kitchenette and shared conference facility with web based scheduling system
- Shared co-working spaces/desks are available

Property Summary Report

378 S Branch Rd - Building 3

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	Jan 1999
RBA	8,000 SF
Stories	1
Typical Floor	8,000 SF

LAND

Land Acres	6.61 AC
Zoning	PR
Parcels	10-00175-13-00001

BUILDING AMENITIES

- Day Care

FOR LEASE

Smallest Space	1,194 SF	Office/Med Avail	1,194 SF
Max Contiguous	1,194 SF		
# of Spaces	1		
Vacant	1,194 SF		
% Leased	85.1%		
Rent	$14.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	402	Off/Med	Direct	1,194	1,194	1,194	$14.00/NNN	Vacant	Negotiable

TRANSPORTATION

Commuter Rail	12 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (43)

Property Summary Report

378 S Branch Rd - Building 3

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)	Recorded Owner	Larken Associates 390 Amwell Rd Hillsborough, NJ 08844 (908) 874-8686 (p) (908) 874-6064 (f)
Developer	Larkin Vision 1970-1972 Larkin Rd Elgin, IL 60123 (847) 695-7512 (p) (847) 695-1009 (f)	Property Manager	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)

BUILDING NOTES

Kingsbridge Center

378 South Branch Road, Hillsborough, NJ 08844

The Kingsbridge Center offers varied retail, medical & professional office space all in one convenient location. Located just 2 miles East of Route 206 at the intersection of Amwell Road & Beekman Lane in the heart of Hillsborough Township's residential district & across from the Township Municipal Complex.

The diverse collection of tenants provides residents a local neighborhood center that caters to all their needs. From restaurants, doctors, lawyers, day care & a convenience store, the Kingsbridge Center is the perfect one-stop solution to all your daily necessities.

Parking
250 Parking spaces available on-site with handicap accessibility

* Built-to-suit tenant spaces designed to fit your individual needs
* Office suites available with private entrance, bathroom & kitchenette
* Retail suites available with private entrance & bathroom
* Separate utilities for each suite
* High-speed internet access available
* Easily accessible from Routes 1, 22, 202, 206 & Interstates 78 & 287
* Close proximity to hotels, restaurants, banking, shopping, associated retail services, entertainment & all area hospitals including Somerset Medical Center

Property Summary Report

2 Clerico Ln

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1988
RBA	48,000 SF
Stories	3
Typical Floor	16,000 SF

LAND

Land Acres	4.00 AC
Zoning	Gateway C

BUILDING AMENITIES

- Air Conditioning
- Balcony
- Bio-Tech/ Lab Space
- Courtyard
- Drop Ceiling
- Kitchen
- Property Manager on Site
- Shower Facilities
- Skylights
- Atrium
- Bicycle Storage
- Controlled Access
- Direct Elevator Exposure
- Fitness Center
- Natural Light
- Secure Storage
- Signage

FOR LEASE

Smallest Space	182 SF	Office Avail	4,060 SF
Max Contiguous	2,197 SF		
# of Spaces	4		
Vacant	3,966 SF		
% Leased	91.9%		
Rent	$18.00 - 36.00		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	206	Office	Direct	182	182	182	$36.00/FS	30 Days	1 - 5 Years
P 2nd	211	Office	Direct	186	186	186	$30.60/FS	Vacant	1 - 5 Years
P 2nd	223	Office	Direct	1,495	1,495	1,495	$22.68/MG	Vacant	1 - 5 Years
P 3rd	300	Office	Direct	2,197	2,197	2,197	$18.00/MG	Vacant	3 - 10 Years

TRANSPORTATION

Parking	83 available (Surface);
Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (21)

Property Summary Report

2 Clerico Ln

Hillsborough, NJ 08844 - Princeton North Submarket

TENANTS

Applied Water Management Group	26,000 SF
Bellemara Distillery	500 SF
Natural Systems Utilities LLC	650 SF

PROPERTY CONTACTS

True Owner	Carriage Farm LLC 2 Clerico Ln Hillsborough, NJ 08844 (908) 359-5129 (p)
Recorded Owner	Clarridge Farms LLC

Property Summary Report

10 Ilene Ct - Building 10

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	2 Star Industrial Warehouse Condo
Tenancy	Multi
Year Built	1987
RBA	33,000 SF
Stories	2
Typical Floor	16,500 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	3.30 AC
Zoning	LI
Parcels	10-00200-0004-00003, 10-00200-0004-00003-0001--

LOADING

Docks	None	Drive Ins	5 tot.
Rail Spots	None		

POWER & UTILITIES

Utilities	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FOR LEASE

Smallest Space	6,000 SF	Industrial Avail	27,000 SF
Max Contiguous	27,000 SF		
# of Spaces	1		
Vacant	27,000 SF		
% Leased	100.0%		
Rent	$12.00		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Sublet	6,000 - 27,000	27,000	27,000	$12.00/TBD	Vacant	Thru May 2025

SALE

For Sale	Condo - $3,150,000 ($146.51/SF)
Cap Rate	5.54%
Sale Type	Investment or Owner User
Status	Under Contract

TRANSPORTATION

Commuter Rail	12 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (37)

Property Summary Report

10 Ilene Ct - Building 10

Hillsborough, NJ 08844 - Somerset Submarket

TENANTS

Isomedix Services	53,000 SF	Steris Specialty Services	21,000 SF
Total Repair Express Llc	6,000 SF	Little Joe Industries	-

PROPERTY CONTACTS

Sales Company	KW Commercial 980 Harvest Dr Blue Bell, PA 19422 (215) 646-2900 (p) (267) 419-2918 (f)
True Owner	Xinjiang Huang 9 Hyde Park East Brunswick, NJ 08816
Developer	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)
Sales Company	Keller Williams Realty Cherry Hill 409 E Route 70 Cherry Hill, NJ 08034 (856) 321-1212 (p)
Recorded Owner	Alchem Pharmtech Inc 9 Hyde Park Dr East Brunswick, NJ 08816

BUILDING NOTES

5/24/2 Mills Real Estate Ventures purchased the condominium units from Arthur Barry. No brokers were involved.

SALE HIGHLIGHTS

- 10 industrial flex condos for sale - currently demised as one space
- NOI $174,413 guaranteed for four years
- Located in a prime area with convenient access to major highways including Routes 1, 22, 206 and Interstates 78 and 287

Property Summary Report

120 Old Camplain Rd

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1983
RBA	12,000 SF
Stories	2
Typical Floor	6,000 SF
Construction	Masonry

LAND

Land Acres	0.94 AC
Zoning	I-1
Parcels	10-00067-0000-00018-07

FOR LEASE

Smallest Space	2,900 SF
Max Contiguous	6,000 SF
# of Spaces	3
Vacant	12,000 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent $20 - 25 (Office)

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	6,000	6,000	6,000	$12.00/TE	Vacant	3 Years
P 1st	B	Flex	Direct	2,900	2,900	2,900	$15.00/NNN	Vacant	Negotiable
P 1st	A	Flex	Direct	3,800	3,800	3,800	$15.00/NNN	Vacant	Negotiable

SALE

Sold Price	$950,000 ($79.17/SF)
Date	Jun 2022
Sale Type	Investment
Financing	1st Mortgage: Affinity Federal CU Bal/Pmt: $564,607/-

TRANSPORTATION

Parking	42 available (Surface);Ratio of 3.50/1,000 SF
Commuter Rail	7 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	46 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (17)

TENANTS

Navitas Solutions	3,052 SF
Hilt Construction	600 SF
Monson Co Inc	1,800 SF

Property Summary Report

120 Old Camplain Rd

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Realty Mark Central 100 Franklin Sq Somerset, NJ 08873 (732) 829-1366 (p) (732) 960-2311 (f)
Previous True Owner	Gangadhar Ramachandra 1 Old Camplain Rd Hillsborough, NJ 08844 (732) 249-1884 (p)
Previous True Owner	IG Builders 120 Old Caomplain Rd Hillsborough, NJ 08844
Property Manager	IG Builders 120 Old Caomplain Rd Hillsborough, NJ 08844
Recorded Owner	Harken Nj Llc
Previous True Owner	7 Tamaron Ct 7 Tamaron Ct Monmouth Junction, NJ 08852 (908) 482-7292 (p)
Previous True Owner	Jandy Realty

BUILDING NOTES

2 story class C office building for sale with a must see interior! Executive offices, large cubical spaces, conference rooms, reception areas. Hard wood panel doors some hardwood flooring-executive quality, very attractive space. Kitchenette areas & baths on both levels. Investors- The space could potentially be divided between first floor & 2nd floor and the first floor space between the front and back of the building. Parking for 42 cars.

Property Summary Report

105 Raider Blvd

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1990
RBA	52,652 SF
Stories	2
Typical Floor	25,000 SF

LAND

Land Acres	10.11 AC
Zoning	GI
Parcels	10-00200-02-00001

BUILDING AMENITIES

- Atrium
- Balcony

FOR LEASE

Smallest Space	2,245 SF	Office/Med Avail	8,621 SF
Max Contiguous	3,340 SF		
# of Spaces	3		
Vacant	8,621 SF		
% Leased	83.6%		
Rent	$21.00		
Service Type	Triple Net		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Off/Med	Direct	3,340	3,340	3,340	$21.00/NNN	Vacant	Negotiable
P 2nd		Off/Med	Direct	3,036	3,036	3,036	$21.00/NNN	Vacant	Negotiable
P 2nd		Off/Med	Direct	2,245	2,245	2,245	$21.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking	200 available (Surface);Ratio of 4.00/1,000 SF
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (47)

Property Summary Report

105 Raider Blvd

Hillsborough, NJ 08844 - Princeton North Submarket

TENANTS

ID Care	8,813 SF	Hillsborough Radiology Centers	7,050 SF
Skin, Laser & Surgery Specialists	3,500 SF	Effectv	3,340 SF
Carroll Engineering Corporation	2,500 SF	Hunterdon Otolaryngology	2,394 SF
Full Circle Endocrinology	2,125 SF	LabCorp	1,862 SF
Minerais Us Llc Inc	500 SF		

PROPERTY CONTACTS

True Owner	Summit Associates Inc. 110 Fieldcrest Ave Edison, NJ 08837 (732) 225-2900 (p) (732) 225-8765 (f)	Recorded Owner	Summit Associates Inc. 110 Fieldcrest Ave Edison, NJ 08837 (732) 225-2900 (p) (732) 225-8765 (f)
Previous True Owner	Summit Associates Inc. 110 Fieldcrest Ave Edison, NJ 08837 (732) 225-2900 (p) (732) 225-8765 (f)	Developer	Summit Associates Inc. 110 Fieldcrest Ave Edison, NJ 08837 (732) 225-2900 (p) (732) 225-8765 (f)
Property Manager	Cushman & Wakefield Inc 1 Meadowlands Plz East Rutherford, NJ 07073 (201) 935-4000 (p) (201) 935-0724 (f)		

BUILDING NOTES

* 50,000 Build-To Suit
* Fronting on Rt 206, providing easy access to I-287 amnd 78, Rt 22 and 202. The NJTP and GSP are readily accessible from this ideal Somerset County location.
* The elevator-serviced building is fully automated with state-of-the-art electrical, communications, security and HVAC systems.
* Building features a spectacular exterior treatment consisting of a reflective blue glass curtain wall facing accented by red brick and cast stone. The skylit atrium lobby provides an abundance of natural light to support wide varieties of interior landscaping and highlights the dramatic circular stairway.
* Recipient of the prestigious "New Good Neighbor Award" from the New Jersey Business & Industry Association

Property Summary Report

170 Township Line Rd - Bldg B

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1995
RBA	11,135 SF
Stories	2
Typical Floor	3,323 SF
Core Factor	15.3%
Construction	Wood Frame

LAND

Land Acres	3.20 AC
Zoning	CDZ
Parcels	10-00202-0000-00019

BUILDING AMENITIES

- 24 Hour Access
- Central Heating
- Drop Ceiling
- Signage
- Air Conditioning
- Day Care
- Natural Light

FOR LEASE

Smallest Space	3,323 SF
Max Contiguous	3,323 SF
# of Spaces	1
Vacant	3,323 SF
% Leased	70.2%
Rent	$13.00
Service Type	Modified Gross
CAM	Withheld

Office Avail	3,323 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	C2	Office	Direct	3,323	3,323	3,323	$13.00/MG	Vacant	3 - 5 Years

SALE

Sold Price	$481,234 ($43.22/SF) - Part of Portfolio
Date	Dec 2009
Sale Type	Investment
Cap Rate	11.68%
Properties	4

TRANSPORTATION

Parking	50 available (Surface);Ratio of 4.49/1,000 SF
Commuter Rail	15 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	39 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (12)

Property Summary Report

170 Township Line Rd - Bldg B

Hillsborough, NJ 08844 - Princeton North Submarket

TENANTS

F2B Services	3,428 SF
Jazzercise Hillsborough Fitness Center	1,700 SF
Afs Integrated Systems	500 SF
All Day LEarning	3,054 SF
Execution Group	1,500 SF
Sunflower Academy Inc	500 SF

PROPERTY CONTACTS

True Owner	Absolute Property Management 1600 Jersey Ave North Brunswick, NJ 08902 (732) 220-1440 (p)
Previous True Owner	Susan B Rhoda 217 Stockton St Princeton, NJ 08540 (908) 359-8260 (p)
Recorded Owner	Absolute Property Mgmt Llc 1600 Jersey Ave North Brunswick, NJ 08902 (732) 940-3777 (p)
Property Manager	Central Commercial 349 Applegarth Rd Monroe Township, NJ 08831 (800) 367-1982 (p) (609) 655-0206 (f)

BUILDING NOTES

13,800-sf of office space and a 5,000-sf day care center.

Property Summary Report

220 Triangle Rd - New Center Village Square

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail (Neighborhood Center)
Tenancy	Multi
Year Built	1970
Year Renov	2006
GLA	35,529 SF
Stories	1
Typical Floor	35,529 SF

LAND

Land Acres	5.33 AC
Zoning	C1
Parcels	10-00150-01-00017

TENANTS

• CVS Pharmacy	10,125 SF	DaVita Kidney Care	5,723 SF
Dong's Chinese Express	1,800 SF	The Max	1,800 SF
Beyond The Fringe Salon	1,500 SF	Cafe Brio	1,500 SF
Honor Yoga	1,500 SF	Lee's Tae Kwondo	1,200 SF
Sakura Sushi	1,200 SF	Municipal Utilities Authority	1,000 SF
Hillsborough Dialysis	500 SF	In Fashion Kids Inc	-

• Anchor

FOR LEASE

Smallest Space	1,200 SF	Retail Avail	6,500 SF
Max Contiguous	5,000 SF		
# of Spaces	2		
Vacant	1,500 SF		
% Leased	95.8%		
Rent	$14.00		
CAM	$7.00 - 7.57/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,200 - 5,000	5,000	5,000	$14.00/NNN	60 Days	Negotiable
P 1st		Retail	Direct	1,500	1,500	1,500	$14.00/N	Vacant	Negotiable

Property Summary Report

220 Triangle Rd - New Center Village Square

Hillsborough, NJ 08844 - Princeton North Submarket

TRAFFIC & FRONTAGE

Traffic Volume	2,508 on Auten Rd & Olliver Ct N (2022)
	11,636 on Auten Road & - (2022)
Frontage	669' on Triangle Rd

Made with TrafficMetrix Products

TRANSPORTATION

Parking	186 available (Surface);Ratio of 5.23/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (36)

PROPERTY CONTACTS

True Owner	N C V Developers Inc	Recorded Owner	N C V Developers Inc
	90 Woodbridge Ctr Dr		90 Woodbridge Ctr Dr
	Woodbridge, NJ 07095		Woodbridge, NJ 07095
	(732) 750-1111 (p)		(732) 750-1111 (p)

Property Summary Report

196 US Highway 206

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	2 Star Industrial Warehouse
Year Built	1960
RBA	2,000 SF
Stories	1
Typical Floor	2,000 SF
Construction	Reinforced Concrete

LAND

Land Acres	3.13 AC
Zoning	I1
Parcels	10-00142-0000-00032

LOADING

Drive Ins	3 tot./10' w x 12' h	Rail Spots	None

FOR LEASE

Smallest Space	2,000 SF	Flex Avail	2,000 SF
Max Contiguous	2,000 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$47.70		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Direct	2,000/350 ofc	2,000	2,000	$47.70/FS	30 Days	Negotiable

SALE

Sold Price	$850,000 ($425.00/SF)
Date	Jun 2018
Sale Type	Investment

TRANSPORTATION

Commuter Rail	6 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (22)

Property Summary Report

196 US Highway 206

Hillsborough, NJ 08844 - Somerset Submarket

PROPERTY CONTACTS

True Owner	High Tech Landscapes 10 Cunlen Dr Somerville, NJ 08876 (732) 595-4201 (p) (732) 356-4288 (f)
Recorded Owner	John Rizkalla
Recorded Owner	Mary Rizkalla 276 US Highway 206 Hillsborough, NJ 08844
Previous True Owner	Tom and Sandy Riccardo 1721 Washington Valley Rd Martinsville, NJ 08836 (908) 672-3248 (p)

Property Summary Report

198 US Highway 206 - 198 Route 206 South

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	1971
RBA	45,200 SF
Stories	1
Typical Floor	45,200 SF
Ceiling Ht	14'

LAND

Land Acres	4.00 AC
Zoning	I1
Parcels	10-00142-0000-00032-01

LOADING

Docks	5 ext	Drive Ins	9 tot.
Cross Docks	None	Rail Spots	None

AMENITIES

- Bio-Tech/ Lab Space

FOR LEASE

Smallest Space	3,000 SF
Max Contiguous	3,000 SF
# of Spaces	1
Vacant	3,000 SF
% Leased	93.4%
Rent	$16.00
Service Type	Industrial Gross
Industrial Avail	3,000 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	3,000/500 ofc	3,000	3,000	$16.00/IG	Vacant	Negotiable

SALE

Sold Price	$2,425,000 ($53.65/SF)
Date	Aug 2019
Sale Type	Investment
Cap Rate	8.50%

TRANSPORTATION

Commuter Rail	6 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (12)

Property Summary Report

198 US Highway 206 - 198 Route 206 South

Hillsborough, NJ 08844 - Somerset Submarket

TENANTS

Top Notch Janitorial Service LLC	1,200 SF	Granite Professionals LLC	500 SF
Amvac Solutions LLC	-	C & C Tool Co LLC	-
Dec's Metal Fabrication LLC	-	Fineline Plumbing & Heating	-
Harahari Org	-	Innovative Manufacturing	-
Tur Machine Llc	-		

PROPERTY CONTACTS

True Owner	Lance Bram Commercial Broker 28 Kennedy Blvd East Brunswick, NJ 08816 (732) 545-1850 (p) (732) 545-1840 (f)	Recorded Owner	Derelco
Previous True Owner	Joe D'Agostino 28 Kennedy Blvd East Brunswick, NJ 08816 (732) 545-1850 (p)	Previous True Owner	Derelco Business Center 198 US Highway 206 Somerville, NJ 08876 (908) 359-7500 (p)

Property Summary Report

216 Us Highway 206 - Valley Park Corporate Park

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	3 Star Flex Light Distribution
Tenancy	Multi
Year Built	1989
RBA	74,714 SF
Stories	1
Typical Floor	74,714 SF
Ceiling Ht	22'
Columns	30'w x 40'd

LAND

Land Acres	15.98 AC
Zoning	I2
Parcels	10-00142-0000-00034

LOADING

Docks	5 ext	Drive Ins	10 tot.
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	150a/120 - 208v 3p
Utilities	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FOR LEASE

Smallest Space	4,092 SF	Flex Avail	25,650 SF
Max Contiguous	12,825 SF		
# of Spaces	4		
Vacant	25,650 SF		
% Leased	65.7%		
Rent	$14.75		
Service Type	Triple Net		
CAM	$2.72/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5,6,7	Flex	Direct	12,825/1,500 ofc	12,825	12,825	$14.75/NNN	Vacant	Negotiable
P 1st	7	Flex	Direct	4,375/2,222 ofc	4,375	4,375	$14.75/NNN	Vacant	Negotiable
P 1st	6	Flex	Direct	4,358/835 ofc	4,358	4,358	$14.75/NNN	Vacant	Negotiable
P 1st	5	Flex	Direct	4,092/818 ofc	4,092	4,092	$14.75/NNN	Vacant	Negotiable

Property Summary Report

216 Us Highway 206 - Valley Park Corporate Park

Hillsborough, NJ 08844 - Somerset Submarket

SALE

Sold Price	$4,236,233 ($56.70/SF) - Part of Portfolio
Date	Jan 2003
Sale Type	Investment
Properties	2
Financing	1st Mortgage: Key Bank Bal/Pmt: $7,050,000/-

TRANSPORTATION

Parking	100 available (Surface);Ratio of 1.33/1,000 SF
Commuter Rail	7 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (12)

TENANTS

Delta Millenium, Inc.	6,745 SF	Deck Guardian	4,375 SF
A A Bakery Services & Consulting	4,340 SF	Hot Runner Technology	4,340 SF
Carpet Express	3,500 SF	JM Carpet	3,500 SF
Subuas	3,500 SF	Zansitis Painting	3,500 SF
Riber Inc.	3,348 SF	Matheny School	3,000 SF
V Soft	3,000 SF	Chel's Clothes Closet	2,500 SF
Savage City Strength	2,500 SF	Elite	2,282 SF
Parisi Barbell	2,282 SF	Signature Detailing	2,282 SF
Affiliated Electronics	2,000 SF	Olsego Holdings	2,000 SF
Wildfire	2,000 SF	Infrastructure	1,841 SF
Mueller Plumbing	1,500 SF	Amped Power Amplifiers	500 SF
Jpcl Engineering Llc	500 SF		

PROPERTY CONTACTS

True Owner	Summit Associates Inc. 110 Fieldcrest Ave Edison, NJ 08837 (732) 225-2900 (p) (732) 225-8765 (f)
Previous True Owner	Summit Associates Inc. 110 Fieldcrest Ave Edison, NJ 08837 (732) 225-2900 (p) (732) 225-8765 (f)
Recorded Owner	SAI Middlesex Farms 1 Raritan Ctr Edison, NJ 08817
Property Manager	Cushman & Wakefield Inc 1 Meadowlands Plz East Rutherford, NJ 07073 (201) 935-4000 (p) (201) 935-0724 (f)

BUILDING NOTES

24 units in building; each unit has either a loading dock, drive-in bay, or both.

Property Summary Report

85 Weston Rd

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Single
Year Built	1980
Year Renov	2010
RBA	18,500 SF
Stories	1
Typical Floor	18,500 SF
Ceiling Ht	20'
Construction	Masonry

LAND

Land Acres	2.02 AC
Zoning	I-1
Parcels	10-00185-0000-00001

LOADING

Docks	2 ext	Drive Ins	1 tot./18' w x 14' h
Cranes	Yes	Rail Spots	None

POWER & UTILITIES

Power	600a/120 - 240v 3p
Utilities	Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - Well

AMENITIES

- Air Conditioning
- Energy Performance Rating - A
- Yard
- Buss Ducts
- Fluorescent Lighting

FOR LEASE

Smallest Space	18,500 SF	Industrial Avail	18,500 SF
Max Contiguous	18,500 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	$14.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	18,500/2,500 ofc	18,500	18,500	$14.00/NNN	120 Days	7 - 10 Years

Property Summary Report

85 Weston Rd

Hillsborough, NJ 08844 - Somerset Submarket

SALE

For Sale	Price Not Disclosed
Sale Type	Owner User
Status	Active

TRANSPORTATION

Parking	35 available (Surface);Ratio of 1.89/1,000 SF
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	48 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (3)

PROPERTY CONTACTS

Sales Company	Logistic Realty LLC 18-28 Distribution Blvd Edison, NJ 08817 (732) 738-8888 (p) (732) 738-8888 (f)
Recorded Owner	John A Guastella Sr 312 Whalen St Manville, NJ 08835 (908) 722-4530 (p)
True Owner	John A Guastella Sr 312 Whalen St Manville, NJ 08835 (908) 722-4530 (p)

SALE HIGHLIGHTS

- 600 Amps
- 20 Ft Clear Span
- Infrared Heat- $4,500 annual cost to heat
- Power and Air line Distributed Throughout
- Building is Expandable to 25,000 SF

Property Summary Report

152 Route 206 - Industrial Distribution Land Lease

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	5 Star Industrial Distribution
Tenancy	Multi
Year Built	Dec 2024
RBA	251,410 SF
Stories	1
Typical Floor	251,410 SF
Ceiling Ht	36'
Columns	50'w x 60'd
Construction	Reinforced Concrete

LAND

Land Acres	122.50 AC
Zoning	IND
Parcels	10-00142-0000-00023

LOADING

Docks	25 ext	Drive Ins	2 tot./10' w x 14' h
Cross Docks	None	Rail Spots	Yes
Rail Line	Norfolk Southern		

POWER & UTILITIES

Power	3,000a/277 - 480v Heavy

FOR LEASE

Smallest Space	100,000 SF	Industrial Avail	251,410 SF
Max Contiguous	251,410 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	0%		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	100,000 - 251,410	251,410	251,410	Withheld	Vacant	Negotiable

Property Summary Report

152 Route 206 - Industrial Distribution Land Lease

Hillsborough, NJ 08844 - Somerset Submarket

TRANSPORTATION

Parking	209 available (Surface);189 available (Industrial Trailer);Ratio of 1.58/1,000 SF
Commuter Rail	7 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (19)

PROPERTY CONTACTS

Recorded Owner	GSA/PBS 10 Causeway St Boston, MA 02222 (781) 359-7500 (p) (617) 565-8650 (f)

Property Summary Report

601 Route 206 - Nelson's Corner Shopping Center

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail (Community Center)
Tenancy	Multi
Year Built	1984
GLA	125,326 SF
Stories	1
Typical Floor	125,326 SF
Docks	None
Construction	Masonry

LAND

Land Acres	19.80 AC
Zoning	COMMERCIAL
Parcels	10-00200-01-00001

TENANTS

ShopRite	60,000 SF	Hallmark Shop	5,000 SF
Pet Supplies Plus	4,804 SF	Hair Plus	3,000 SF
Amwell Dental Associates	2,750 SF	B & C Hillsborough Florist LLC	2,250 SF
Coin Op Laundry	2,000 SF	Dry Cleaners Extrordinaire	2,000 SF
TCC	2,000 SF	Day Spa At Hair Plus	1,800 SF
H&R Block	1,500 SF	Hillsborough Vision Center	1,500 SF
Home Wine & Marketplace	1,500 SF	Mailboxes Business Center	1,500 SF
Mathnasium	1,500 SF	Roman Gourmet	1,500 SF
China Moon	1,200 SF	Subway	1,200 SF
Bentleys Jewelers	500 SF	El Wadi Grill	500 SF
Feeding Hands Inc	500 SF	Global Life Safety Alliance	500 SF
Rock A Site	500 SF	The Marc Sanders Foundation	500 SF
U.S. Dollar Plus	500 SF	Verizon	500 SF

BUILDING AMENITIES

- Freeway Visibility

FOR LEASE

Smallest Space	1,413 SF	Retail Avail	5,853 SF
Max Contiguous	3,453 SF		
# of Spaces	2		
Vacant	5,853 SF		
% Leased	95.3%		
Rent	Withheld - CoStar Est.		
CAM	Withheld		

Property Summary Report

601 Route 206 - Nelson's Corner Shopping Center

Hillsborough, NJ 08844 - Princeton North Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,400	2,400	2,400	Withheld	Vacant	Negotiable
P 1st		Retail	Direct	1,413 - 3,453	3,453	3,453	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume	29,450 on Van Horne Rd & Amwell Rd SW (2022) 25,186 on Van Horne Rd & Amwell Rd NE (2022)
Frontage	Amwell Road 784' on US 206 (with 1 curb cuts)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	1000 available (Surface);Ratio of 7.98/1,000 SF
Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (64)

PROPERTY CONTACTS

True Owner	The Heller Group 180 Main St Madison, NJ 07940 (973) 377-6000 (p) (973) 377-2264 (f)
Property Manager	The Heller Group 180 Main St Madison, NJ 07940 (973) 377-6000 (p) (973) 377-2264 (f)
Recorded Owner	Nelson's Corner Associates Llc 180 Main St Madison, NJ 07940

BUILDING NOTES

Nelson's Corner Shopping Center is strategically located at the intersection of heavily traveled Route 206 and Amwell Road in the heart of Hillsborough, a bustling business and expanding residential community.

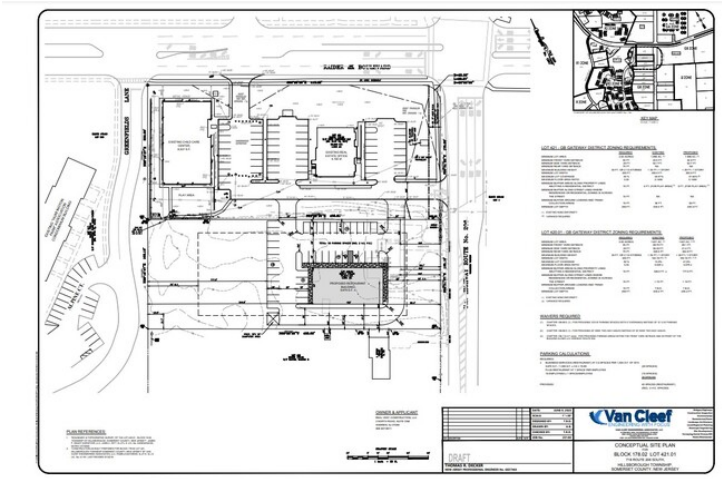
This sprawling shopping center provides 125,326 (+/-) sq. ft. of retail space on 19.8 acres of professionally landscaped and managed grounds.

Single story brick community shopping center accented with gables, wood trim work, arches and perimeter columns which provide support for a consumer walkway.

Property Summary Report

718 Route 206 - Build to Suit Restaurant

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	3 Star Retail Restaurant
GLA	5,670 SF
Stories	1
Typical Floor	5,670 SF

LAND

Land Acres	1.62 AC
Parcels	10-00178-02-00420-01

BUILDING AMENITIES

- Drive Thru

FOR LEASE

Smallest Space	5,670 SF	Retail Avail	5,670 SF
Max Contiguous	5,670 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	0%		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	5,670	5,670	5,670	Withheld	120 Days	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume	8,001 on Raider Blvd & Crickhollow Ln SE (2017)
	29,450 on Van Horne Rd & Amwell Rd SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	40 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (60)

Property Summary Report

771-773 Route 206 - New ShopRite Center - Pad Site

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail Storefront
Year Built	Oct 2024
GLA	25,000 SF
Stories	1
Typical Floor	25,000 SF

FOR LEASE

Smallest Space	1,200 SF
Max Contiguous	25,000 SF
# of Spaces	1
Vacant	0 SF
% Leased	0%
Rent	Withheld
Retail Avail	25,000 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,200 - 25,000	25,000	25,000	Withheld	Oct 2024	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume	2,202 on Hillsborough Road & Van Horne Rd W (2022) 25,421 on Van Horne Rd & Oxford Pl N (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	39 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (30)

Property Summary Report

170 Us Highway 206

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	1970
RBA	10,760 SF
Stories	1
Typical Floor	10,000 SF
Ceiling Ht	22'
Construction	Masonry

LAND

Land Acres	9.00 AC
Zoning	I1
Parcels	10-00142-0000-00026

LOADING

Docks	1 ext	Drive Ins	2 tot./12' w x 14' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	600a/
Utilities	Gas - Natural, Heating, Lighting, Sewer - City, Water - City

FOR LEASE

Smallest Space	5,000 SF	Industrial Avail	10,760 SF
Max Contiguous	10,760 SF		
# of Spaces	1		
Vacant	10,760 SF		
% Leased	0%		
Rent	Withheld - CoStar Est. Rent $11 - 13 (Industrial)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	5,000 - 10,760/4,000	10,760	10,760	Withheld	Vacant	Negotiable

Property Summary Report

170 Us Highway 206

Hillsborough, NJ 08844 - Somerset Submarket

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	$840,000 ($78.07/SF)
Date	Aug 2017
Sale Type	Investment

TRANSPORTATION

Parking	25 available (Surface);Ratio of 1.89/1,000 SF
Commuter Rail	5 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (22)

TENANTS

Eastern NJ Janitorial	5,000 SF	Menco Business Products	500 SF
Atlantic Janitorial	-	Darby Litho	-

PROPERTY CONTACTS

Sales Company	Zimmel Associates, Inc. 1090 King Georges Post Rd Edison, NJ 08837 (732) 661-9200 (p) (732) 661-9617 (f)
Previous True Owner	Walter Hazard 501 Rolling Hills Rd Bridgewater, NJ 08807 (908) 526-4883 (p)
Previous True Owner	Corporate Graphics 170 Us Highway 206 Hillsborough, NJ 08844 (908) 725-0600 (p)

Property Summary Report

719 Us Highway 206 - Gateway Professional Bldg

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1997
RBA	13,166 SF
Stories	2
Typical Floor	6,583 SF

LAND

Land Acres	2.00 AC
Zoning	OFFICE/MED
Parcels	10-00200-06-00001

FOR LEASE

Smallest Space	879 SF
Max Contiguous	879 SF
# of Spaces	1
Vacant	879 SF
% Leased	93.3%
Rent	Withheld - CoStar Est. Rent $17 - 21 (Office)
CAM	Withheld
Office Avail	879 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Direct	879	879	879	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking	Ratio of 4.00/1,000 SF
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (59)

TENANTS

Total Care Physical Therapy, PC	2,519 SF
Couples Therapy Center of NJ	1,000 SF
Visiting Angels Living Assistance	879 SF
Hillsborough Podiatry Group	450 SF
Custom Financial Services	229 SF
Becker Ear, Nose & Throat	1,000 SF
Montgomery Internal Medicine Group	1,000 SF
Cynthia Goldberg LCSW	459 SF
Suzanne Rosenthal, LCSW	284 SF
Joan Dawson	229 SF

Property Summary Report

719 Us Highway 206 - Gateway Professional Bldg

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)
Developer	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)
Property Manager	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)
Recorded Owner	Raider Blvd Assoc Llc 719 Us Highway 206 Hillsborough, NJ 08844 (908) 904-4828 (p)
Architect	Carmen Carminara

BUILDING NOTES

Gateway Building

719 Route 206, Hillsborough, NJ 08844
The Gateway Building is ideally situated at the intersection of Raider Blvd. & heavily traveled Route 206 North. Located in the ever expanding town of Hillsborough in Somerset County, The Gateway Building offers both medical & office suites in a picturesque setting.

Built on 3 acres of professionally landscaped & managed grounds, The Gateway Building provides 13,200 (+/-) sq. ft. of medical & professional office suites. This charming two-story medical & office building was designed in the early American colonial style. The original structure provides old world charm while 10,000 (+/-) sq. ft. of modern additions offers both comfort & functionality.

* Colonial two-story office & medical building located at the intersection of Route 206 & Raider Blvd.
* Newly renovated & decorated lobby, foyer and hallways add to the quaint charm of this elegant building
* Pre-built medical suite available for immediate occupancy
* Optional private bathroom & kitchenette available for each suite
* Abundant parking with handicap accessibility
* High-speed internet access availability
* Right across from an upcoming commercial retail center
* Close proximity to hotels, restaurants, banking, shopping, associated retail services & entertainment

Property Summary Report

871 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail Storefront Retail/Residential
Tenancy	Multi
Year Built	Sep 2022
GLA	12,500 SF
Stories	1
Typical Floor	12,500 SF

LAND

Land Acres	28.00 AC
Zoning	HS
Parcels	10-00202-0000-00004

FOR LEASE

Smallest Space	2,900 SF
Max Contiguous	4,500 SF
# of Spaces	3
Vacant	10,900 SF
% Leased	12.8%
Rent	Withheld - CoStar Est. Rent $26 - 32 (Retail)
Retail Avail	10,900 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Retail	Direct	3,500	3,500	3,500	Withheld	Vacant	Negotiable
P 1st	B	Retail	Direct	4,500	4,500	4,500	Withheld	Vacant	Negotiable
P 1st	A	Retail	Direct	2,900	2,900	2,900	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume	26,997 on Van Horne Rd & Belle Mead Blawenburg Rd SW (2017) 25,766 on Van Horne Rd & Ludlow Ave SW (2022)
Frontage	1,040' on US Highway 206

Made with TrafficMetrix Products

TRANSPORTATION

Parking	63 available (Surface);Ratio of 5.04/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	38 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (25)

Property Summary Report

871 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	BNE Real Estate Group 16 Microlab Rd Livingston, NJ 07039 (973) 992-2443 (p) (973) 992-1822 (f)

Property Summary Report

311 Amwell Rd - The Village At Pheasant Landing

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Retail Restaurant
Tenancy	Multi
GLA	7,000 SF
Stories	1
Typical Floor	7,000 SF
Docks	None
Construction	Wood Frame

LAND

Land Acres	8.00 AC
Zoning	GI, Hillsborough Twp
Parcels	10-00198-0000-00005-000B

TENANTS

Jon Cin Holdings Llc	7,000 SF	Complete Family Foot Care	-
Pheasants Landing	-	Princeton Dermatology	-

FOR LEASE

Smallest Space	1,000 SF	Office/Ret Avail	1,000 SF
Max Contiguous	2,000 SF	Retail Avail	2,000 SF
# of Spaces	2	Total Avail	3,000 SF
Vacant	3,000 SF		
% Leased	57.1%		
Rent	$16.50		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	1,000	1,000	1,000	$16.50/NNN	Vacant	Negotiable
P 1st		Retail	Direct	2,000	2,000	2,000	$16.50/NNN	Vacant	3 - 5 Years

SALE

Sold Price	$2,025,000 ($289.29/SF)
Date	Sep 2010
Sale Type	Owner User

TRAFFIC & FRONTAGE

Traffic Volume	17,172 on Amwell Rd & Clerico Ln W (2022) 17,268 on Amwell Rd & Schilke Ln S (2022)
Frontage	Amwell

Made with TrafficMetrix Products

Property Summary Report

311 Amwell Rd - The Village At Pheasant Landing

Hillsborough, NJ 08844 - Princeton North Submarket

TRANSPORTATION

Parking	225 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (20)

PROPERTY CONTACTS

True Owner	Jon Cin Holding 438 North Ave Garwood, NJ 07027 (908) 789-0808 (p)	Recorded Owner	Jon Cin Holding 438 North Ave Garwood, NJ 07027 (908) 789-0808 (p)
Previous True Owner	Charbienie Inc 311 Amwell Rd Hillsborough, NJ 08844 (908) 281-1288 (p)		

BUILDING NOTES

Property Description: Restaurant

Property Summary Report

390 Amwell Rd - Amwell Commons V

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	2002
RBA	9,578 SF
Stories	1
Typical Floor	9,578 SF

LAND

Land Acres	8.14 AC
Zoning	GA
Parcels	10-00200-01-00002

FOR LEASE

Smallest Space	1,908 SF
Max Contiguous	1,908 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	$20.00
Service Type	Triple Net

Office/Med Avail	1,908 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	405	Off/Med	Direct	1,908	1,908	1,908	$20.00/NNN	Mar 2024	Negotiable

TRANSPORTATION

Parking	Ratio of 10.00/1,000 SF
Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (63)

TENANTS

Alatae Medical Llc	5,537 SF

Property Summary Report

390 Amwell Rd - Amwell Commons V

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)	Recorded Owner	Larken Associates 390 Amwell Rd Hillsborough, NJ 08844 (908) 874-8686 (p) (908) 874-6064 (f)
Developer	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)	Property Manager	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)

BUILDING NOTES

Amwell Commons:

390 Amwell Road, Hillsborough, NJ 08844

Amwell Commons is situated on 8 acres of professionally landscaped grounds. This five (5) building complex provides 42,000 (+/-) sq. ft. of medical & office space, situated within a bustling business & expanding residential community just off Route 206 on Amwell Road.

Located just 9 miles north of downtown Princeton & 7 miles south of the Somerville Circle, Amwell Commons combines highly desirable & visible medical & office space for the discerning tenant.

Parking
255 Parking spaces with handicap accessibility
(parking ratio is 6 spaces per one thousand sq. ft.)

* Built-to-suit tenant spaces
* Private bathroom, kitchenette & separate utilities for each suite
* Traffic light controlled entrance on heavily traveled Amwell Road
* Shopping, dining, banking, entertainment & new moderm post office all within walking distance
* High speed internet access available
* Close proximity to all area hospitals including Somerset Medical Center

Property Summary Report

425 Amwell Rd - Fountain Plaza

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	2005
RBA	16,000 SF
Stories	2
Typical Floor	8,000 SF
Construction	Reinforced Concrete

LAND

Land Acres	3.00 AC
Zoning	C1
Parcels	10-00163-22-00035

BUILDING AMENITIES

- Atrium
- Property Manager on Site

FOR LEASE

Smallest Space	1,000 SF
Max Contiguous	8,000 SF
# of Spaces	1
Vacant	8,000 SF
% Leased	50.0%
Rent	$14.00
Service Type	Triple Net
Office Avail	8,000 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	1,000 - 8,000	8,000	8,000	$14.00/NNN	Vacant	3 - 5 Years

TRANSPORTATION

Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Very Walkable (73)

TENANTS

Arthur Skaar, Esq.	3,000 SF
Madsen Kneppers Associates	1,200 SF
Designs For Dental Health	900 SF
Investors First Title Agency	500 SF
Pop Advertising Partners	-
Sommerset Health Center	1,500 SF
State Farm	1,000 SF
The Nielsen Financial Group	600 SF
Saperedata	500 SF

Property Summary Report

425 Amwell Rd - Fountain Plaza

Hillsborough, NJ 08844 - Princeton North Submarket

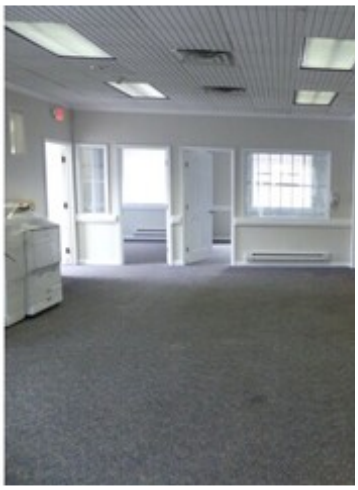
PROPERTY CONTACTS

True Owner Art Skaar, Esq.	Arthur Skaar, Esq. 425 Amwell Rd Hillsborough, NJ 08844 (908) 281-9887 (p) (908) 281-9337 (f)
Developer	Fountain Plaza LLC 425 Amwell Rd Hillsborough, NJ 08844
Recorded Owner	Provident Bank 425 Amwell Rd Hillsborough, NJ 08844
Architect	Cerminara Architects

Property Summary Report

340 S Branch Rd

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office Condo
Year Built	1989
RBA	3,000 SF
Stories	1
Typical Floor	3,000 SF
Construction	Masonry

LAND

Land Acres	0.21 AC
Zoning	C1

BUILDING AMENITIES

- Air Conditioning
- Central Heating
- Open-Plan
- Shower Facilities
- Basement
- High Ceilings
- Security System

FOR LEASE

Smallest Space	3,000 SF	Office Avail	3,000 SF
Max Contiguous	3,000 SF		
# of Spaces	1		
Vacant	3,000 SF		
% Leased	0%		
Rent	$8.00		
Service Type	Triple Net		
CAM	$500.00/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	3,000	3,000	3,000	$8.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking	50 available (Surface);Ratio of 16.67/1,000 SF
Commuter Rail	14 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (32)

Property Summary Report

340 S Branch Rd

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail Restaurant Condo
Tenancy	Multi
Year Built	1980
Year Renov	1990
GLA	64,757 SF
Stories	3
Typical Floor	4,800 SF

LAND

Land Acres	0.40 AC
Zoning	C-1
Parcels	10-00175-18-00001-01-C0429

TENANTS

Bella Pizza & Pasta	1,500 SF	Vijaya Vilas	508 SF
Corner Style	500 SF	Kumon	500 SF

FOR LEASE

Smallest Space	4,800 SF	Retail Avail	4,800 SF
Max Contiguous	4,800 SF		
# of Spaces	1		
Vacant	9,600 SF		
% Leased	85.2%		
Rent	$10.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	400	Retail	Direct	4,800	4,800	4,800	$10.00/NNN	Vacant	1 - 10 Years

Property Summary Report

340 S Branch Rd

Hillsborough, NJ 08844 - Princeton North Submarket

SALE

For Sale	Condo - $495,000 ($103.13/SF)
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	$97,500 ($1.51/SF)
Date	Feb 2021
Financing	1st Mortgage Bal/Pmt: $60,000/-

TRAFFIC & FRONTAGE

Traffic Volume	3,393 on South Branch Road & - (2022) 11,423 on Amwell Byp & Amwell Rd Byp SE (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	14 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (32)

PROPERTY CONTACTS

Sales Company	Glickman Fuerst Inc 300 Sylvan Ave Englewood Cliffs, NJ 07632 (201) 308-3494 (p) (201) 944-4446 (f)
Recorded Owner	Christopher M Foy 184 S Livingston Ave Livingston, NJ 07039

Property Summary Report

2 Clerico Ln - Warehouse

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	2 Star Flex
Tenancy	Multi
Year Built	1988
RBA	12,000 SF
Stories	1
Typical Floor	16,667 SF
Construction	Wood Frame

LAND

Land Acres	20.00 AC
Zoning	GC
Parcels	10-00200-10-00004

LOADING

Drive Ins	None	Rail Spots	None

FOR LEASE

Smallest Space	3,880 SF	Flex Avail	3,880 SF
Max Contiguous	3,880 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$16.20		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B8 #A	Flex	Direct	3,880	3,880	3,880	$16.20/+UTIL	Apr 2024	3 - 10 Years

SALE

Sold Price	$6,000,000 ($500.00/SF)
Date	Aug 2022
Sale Type	Investment
Financing	Down Payment of $3,000,000 (50%) 1st Mortgage: Seller

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (17)

Property Summary Report

2 Clerico Ln - Warehouse

Hillsborough, NJ 08844 - Somerset Submarket

PROPERTY CONTACTS

True Owner	US Real Estate Acquisitions LLC 402 Main St Metuchen, NJ 08840 (732) 603-9100 (p) (732) 603-9122 (f)
Previous True Owner	Carriage Farm LLC 2 Clerico Ln Hillsborough, NJ 08844 (908) 359-5129 (p)
Recorded Owner	Phoenix Carriage Farm Llc
Previous True Owner	Clerico, Angelo 9 Gulick Ct Hillsborough, NJ 08844 (908) 369-7324 (p)

Property Summary Report

611-624 Courtyard Dr - Courtyard Office Condominiums

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Office Condo
Tenancy	Multi
Year Built	2002
RBA	7,800 SF
Stories	2
Typical Floor	3,900 SF
Construction	Masonry

LAND

Land Acres	3.20 AC
Zoning	02, Hillsborough Twp
Parcels	10-00051-0000-00004-0000-C0612

FOR LEASE

Smallest Space	1,178 SF
Max Contiguous	2,424 SF
# of Spaces	2
Vacant	6,026 SF
% Leased	22.7%
Rent	$20.79
Service Type	Plus All Utilities
Office/Med Avail	3,602 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	611	Off/Med	Direct	2,424	2,424	2,424	$20.79/+UTIL	Vacant	Negotiable
P 2nd	612	Off/Med	Direct	1,178	1,178	1,178	Withheld	Vacant	Negotiable

SALE

For Sale	2 Condos - $200,900 - 450,000 ($170.54 - 185.64/SF)
Sale Type	Owner User
Properties	2
Status	Active

TRANSPORTATION

Parking	100 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	4 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (14)

TENANTS

Delta Soft Inc	1,650 SF

Property Summary Report

611-624 Courtyard Dr - Courtyard Office Condominiums

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty 100 Reaville Ave Flemington, NJ 08822 (908) 782-6850 (p) (908) 782-2147 (f)	Recorded Owner	613 Courtyard Associates Llc Somerville, NJ 08876

BUILDING NOTES

ATTENTION: Doctors, Attorneys, Engineers, & Other Professionals. 1st Floor, End-Unit, Office Condo. Minutes to Somerset Medical Ctr, Somerville Court House, & Heart of Hillsborough. Easy for Clients.

Why Rent? Own & Invest in your future. Currently configured with 4 offices, large conference room (could be split into 2 offices), welcome/waiting area, receptionist area, handicapped accesible bathroom, & Break/Computer room. Rough plumbing in place for quick & easy conversion to Medical use. Childcare Center on site. Great location on Rte 206 with quick access to Rte 22, Rte 202, I-78, I-287, & Somerville. Onsite Surgical Center. Heavy solid six-panel doors, parabolic lighting, & sound insulation in all interior walls. Hardwood & Carpeted Floors. Windows around entire perimeter. Basement Storage Avail.-xtra.

Property Summary Report

256 Hwy 206 S - Hillsborough Square

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail (Neighborhood Center)
Year Built	1970
GLA	65,000 SF
Stories	1
Typical Floor	65,000 SF

LAND

Land Acres	4.75 AC
Zoning	C1
Parcels	10-00152-06-00028

TENANTS

Tractor Supply Company	22,000 SF	Planet Fitness	5,000 SF
Dollar Tree	2,500 SF	American Family Care	1,500 SF
State Farm	1,300 SF	Gymborre	1,000 SF
Salon Envy	508 SF	Chang's China	500 SF
Healthy Moments	500 SF	New Horizon	500 SF
Pizza Brothers	500 SF	Top Line Nail Salon	500 SF
VDF Beauty	500 SF	Hillsboro Pharmacy	-

FOR LEASE

Smallest Space	1,400 SF	Office/Ret Avail	1,400 SF
Max Contiguous	2,695 SF	Retail Avail	2,695 SF
# of Spaces	2	Total Avail	4,095 SF
Vacant	2,695 SF		
% Leased	95.9%		
Rent	$19.00		
Service Type	Modified Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	1,400	1,400	1,400	Withheld	30 Days	Negotiable
P 1st	13	Retail	Direct	2,695	2,695	2,695	$19.00/MG	Vacant	Negotiable

Property Summary Report

256 Hwy 206 S - Hillsborough Square

Hillsborough, NJ 08844 - Princeton North Submarket

SALE

Sold Price	$3,500,000 ($53.85/SF)
Date	Dec 2013
Sale Type	Investment
Financing	Down Payment of $1,642,582 (46.93%) 1st Mortgage

TRAFFIC & FRONTAGE

Traffic Volume	815 on Lindstrom Dr & Van Horne Rd SE (2018) 30,073 on Van Horne Rd & Lindstrom Dr NE (2018)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	250 available (Surface);Ratio of 3.84/1,000 SF
Commuter Rail	7 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	46 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (40)

PROPERTY CONTACTS

True Owner	Mega Operations, LLC 429 Market St Saddle Brook, NJ 07663 (201) 845-3001 (p)
Previous True Owner	Kimco Realty Corporation 500 N Broadway Jericho, NY 11753 (516) 869-9000 (p) (516) 869-9001 (f)
Recorded Owner	Mund Hillsborough Land Llc 429 Market St Saddle Brook, NJ 07663

Property Summary Report

390 Route 206 - Building 1

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail (Neighborhood Center)
Tenancy	Multi
Year Built	1969
GLA	45,507 SF
Stories	1
Typical Floor	45,507 SF
Construction	Reinforced Concrete

LAND

Land Acres	4.69 AC
Zoning	C1
Parcels	10-00155-01-00066

TENANTS

Graziella Pizza	2,000 SF

FOR LEASE

Smallest Space	6,000 SF
Max Contiguous	21,701 SF
# of Spaces	3
Vacant	45,064 SF
% Leased	1.0%
Rent	$16.00
Service Type	Triple Net
CAM	Withheld
Retail Avail	45,064 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	8,000 - 21,701	21,701	21,701	$16.00/NNN	Vacant	15 Years
P 1st		Retail	Direct	6,100 - 12,211	12,211	12,211	$16.00/NNN	Vacant	10 Years
P 1st		Retail	Direct	6,000 - 11,152	11,152	11,152	$16.00/NNN	Vacant	Negotiable

SALE

Sold Price	$700,000 ($15.38/SF)
Date	Oct 2017
Sale Type	Owner User

TRAFFIC & FRONTAGE

Traffic Volume	24,664 on Van Horne Rd & Old Somerville Rd NE (2022) 30,073 on Van Horne Rd & Lindstrom Dr NE (2018)
Frontage	562' on Route 206

Made with TrafficMetrix Products

Property Summary Report

390 Route 206 - Building 1

Hillsborough, NJ 08844 - Princeton North Submarket

TRANSPORTATION

Parking	208 available (Surface);Ratio of 4.01/1,000 SF
Commuter Rail	8 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (54)

PROPERTY CONTACTS

True Owner	Edgewood Properties 1252-1264 Stelton Rd Piscataway, NJ 08854 (732) 985-1900 (p) (732) 985-5588 (f)
Previous True Owner	Edgewood Properties 1252-1264 Stelton Rd Piscataway, NJ 08854 (732) 985-1900 (p) (732) 985-5588 (f)
Previous True Owner	Hillsboro Club Plaza Associates 33 E High St Somerville, NJ 08876 (908) 722-7555 (p)
Recorded Owner	Edgewood - Sycamore Landing 1000 Birch Ln Phillipsburg, NJ 08865 (908) 777-3707 (p)
Previous True Owner	Trombadore, J Thomas 2 Embarcadero Ctr San Francisco, CA 94111 (415) 984-8299 (p)

BUILDING NOTES

Hillsborough Plaza is located on Route 206 at a signalized intersection in Hillsborough, NJ, a rapidly growing municipality in Somerset County. Population within 3 miles grew 4.2% from 2000 to 2009. Median Household income grew 28.9% from 2000 to 2009, and is projected to add another 8.9% by 2014. Daytime population is now 10,945. Average Household Income grew 33.5% from 2000 to 2009, to $117,876, and is projected to grow another 11.5% by 2014, to $131,437. 17.7% of households within a mile earn $150,000 or more, 23.3% within 3 miles are at that level, and 22.7% within 5 miles. Hillsborough Plaza's tenant mix includes two popular sit-down restaurants and a liquor store, along with a well-attended fitness club and other professional and service uses.

Property Summary Report

630 Route 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail (Neighborhood Center)
Tenancy	Multi
Year Built	Dec 2022
GLA	28,000 SF
Stories	1
Typical Floor	28,000 SF

BUILDING AMENITIES

- Freeway Visibility
- Tenant Controlled HVAC

FOR LEASE

Smallest Space	1,221 SF	Retail Avail	17,733 SF
Max Contiguous	7,629 SF		
# of Spaces	8		
Vacant	17,733 SF		
% Leased	36.7%		
Rent	$25.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Bldg. 2, 135	Retail	Direct	1,221	1,221	1,221	$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2, 115	Retail	Direct	1,315	3,116	3,116	$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 3, 130-140	Retail	Direct	5,685	7,629	7,629	$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 3, 110	Retail	Direct	1,944	7,629	7,629	$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2, 145	Retail	Direct	1,568	1,568	1,568	$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2, 125	Retail	Direct	1,629	1,629	1,629	$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2, 110	Retail	Direct	1,801	3,116	3,116	$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 1, 110	Retail	Direct	2,570	2,570	2,570	$25.00/NNN	Vacant	Negotiable

Property Summary Report

630 Route 206

Hillsborough, NJ 08844 - Princeton North Submarket

TRAFFIC & FRONTAGE

Traffic Volume	25,186 on Van Horne Rd & Amwell Rd NE (2022)
	29,450 on Van Horne Rd & Amwell Rd SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	120 available (Surface);Ratio of 4.29/1,000 SF
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Very Walkable (72)

Property Summary Report

308 Rt 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1965
RBA	3,200 SF
Stories	2
Typical Floor	1,600 SF
Construction	Wood Frame

LAND

Land Acres	0.50 AC
Zoning	02, Hillsborough Twp
Parcels	10-00153-0000-00016

FOR LEASE

Smallest Space	1,600 SF
Max Contiguous	1,600 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	$15.00
Service Type	Modified Gross
Office/Med Avail	1,600 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Med	Direct	1,600	1,600	1,600	$15.00/MG	30 Days	Negotiable

SALE

Sold Price	$295,000 ($92.19/SF)
Date	Jan 2001
Sale Type	Investment
Cap Rate	11.25%
Financing	Down Payment of $44,985 (15.25%) 1st Mortgage: Somerset Valley Bank

TRANSPORTATION

Parking	15 available (Surface);Ratio of 4.69/1,000 SF
Commuter Rail	7 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (55)

TENANTS

Koerner & Crane, LLC	600 SF
Hillsborough Driving School	300 SF
Foot & Ankle Care Associates	450 SF

Property Summary Report

308 Rt 206

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Professional Rental, LLC	Recorded Owner	Professional Rental, LLC

Property Summary Report

120 Stryker Ln - Building 2 Larken Mini-Office Warehouse

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	1 Star Industrial Warehouse
Tenancy	Multi
Year Built	1997
RBA	4,005 SF
Stories	1
Typical Floor	2,844 SF
Construction	Masonry

LAND

Land Acres	2.74 AC
Zoning	GI
Parcels	10-00200-05-00005

LOADING

Docks	4 ext	Drive Ins	None
Cross Docks	Yes	Rail Spots	None

FOR LEASE

Smallest Space	144 SF	Industrial Avail	144 SF
Max Contiguous	144 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$23.50		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	204A	Industrial	Direct	144	144	144	$23.50/FS	30 Days	Negotiable

TRANSPORTATION

Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (47)

Property Summary Report

120 Stryker Ln - Building 2 Larken Mini-Office Warehouse

Hillsborough, NJ 08844 - Somerset Submarket

PROPERTY CONTACTS

True Owner	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)	Recorded Owner	Hillsborough Mini-offices Llc

BUILDING NOTES

Hillsborough Mini Office / Warehouse may be the perfect place for you!
Lease an economical, professional business office to meet with clients!
Perfect location for small business including Distributors, Contractors, Computer / IT Specialists, Mail Order, Start-ups, etc.

* Conveniently located at 120 Stryker Lane in Hillsborough, Somerset County
* Larger units available within the Hillsborough Business Center for growth
* 24 Hour access
* High-speed internet access
* On-site day care & fitness center

Property Summary Report

390 US Highway 206 - Building 2

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail (Neighborhood Center)
Year Built	1969
GLA	7,960 SF
Stories	1
Typical Floor	7,960 SF

LAND

Land Acres	0.82 AC
Zoning	C1
Parcels	10-00155-01-00066

TENANTS

Cafe Graziella	4,900 SF	Allstate Insurance Company	1,250 SF

FOR LEASE

Smallest Space	1,600 SF	Retail Avail	3,060 SF
Max Contiguous	3,060 SF		
# of Spaces	1		
Vacant	3,060 SF		
% Leased	61.6%		
Rent	$15.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,600 - 3,060	3,060	3,060	$15.00/NNN	Vacant	10 Years

TRAFFIC & FRONTAGE

Traffic Volume	24,664 on Van Horne Rd & Old Somerville Rd NE (2022) 30,073 on Van Horne Rd & Lindstrom Dr NE (2018)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	8 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (54)

Property Summary Report

390 US Highway 206 - Building 2

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Edgewood Properties 1252-1264 Stelton Rd Piscataway, NJ 08854 (732) 985-1900 (p) (732) 985-5588 (f)

Recorded Owner	Edgewood - Sycamore Landing 1000 Birch Ln Phillipsburg, NJ 08865 (908) 777-3707 (p)

Property Summary Report

856 Us Highway 206 - Mountain View Plaza - C

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1968
RBA	19,256 SF
Stories	2
Typical Floor	10,939 SF
Construction	Masonry

LAND

Land Acres	2.77 AC
Zoning	C1
Parcels	10-00177-0000-00024-02

FOR LEASE

Smallest Space	1,000 SF
Max Contiguous	2,000 SF
# of Spaces	3
Vacant	4,400 SF
% Leased	77.2%
Rent	$19.00 - 25.00
CAM	Withheld

Office Avail	1,400 SF
Office/Ret Avail	2,000 SF
Retail Avail	1,000 SF
Total Avail	4,400 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Direct	1,400	1,400	1,400	$25.00/TBD	Vacant	2 - 12 Years
P 1st	1, 2, 3	Retail	Direct	1,000	1,000	1,000	Withheld	Vacant	3 - 5 Years
P 2nd		Off/Ret	Direct	1,000 - 2,000	2,000	2,000	$19.00/MG	Vacant	3 - 5 Years

SALE

Sold Price	$770,000 ($39.99/SF)
Date	Mar 2019
Sale Type	Investment

TRANSPORTATION

Parking	Ratio of 3.12/1,000 SF
Commuter Rail	12 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	40 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (26)

Property Summary Report

856 Us Highway 206 - Mountain View Plaza - C

Hillsborough, NJ 08844 - Princeton North Submarket

TENANTS

Green Tea And Honey Spa	508 SF	8 Weeks To Wellness	500 SF
Above & Beyond Nail Salon	500 SF	Allstate Insurance Company	500 SF
Bel-Mont Pefiactrics	500 SF	Black Moon Piercing	500 SF
Candi Cutz	500 SF	Fontaine-repair Heating A/c	500 SF
Jersey Deli	500 SF	Lapadula, Anthony J Cpa	500 SF
Living Well 4 Life	500 SF	Mountain View Dental	500 SF
Next Lash Studio	500 SF	RE/MAX Preferred Professionals	500 SF
Rorschach Gallery	500 SF	Top Notch Janitorial	500 SF

PROPERTY CONTACTS

True Owner	Family Care Center 257 Route 22 East Green Brook, NJ 08812 (732) 968-7878 (p) (732) 968-7557 (f)
Previous True Owner	Nicolas Maltabes 244 Nassau St Princeton, NJ 08540 (609) 558-5039 (p)
Previous True Owner	Mountainview Associates, LLC 5 Raymond Ln Belle Mead, NJ 08502 (908) 874-7063 (p)
Recorded Owner	856 Hillsborough LLC 907 Papen Rd Hillsborough, NJ 08844
Previous True Owner	Richard M & Nancy Grosso 5 Raymond Ln Belle Mead, NJ 08502 (908) 874-7063 (p)

Property Summary Report

390 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail Bank (Neighborhood Center)
GLA	2,500 SF
Stories	1
Typical Floor	2,500 SF

LAND

Land Acres	0.26 AC
Parcels	10-00155-01-00066

FOR LEASE

Smallest Space	2,500 SF
Max Contiguous	2,500 SF
# of Spaces	1
Vacant	0 SF
% Leased	0%
Rent	$55.00
Service Type	Triple Net
Retail Avail	2,500 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,500	2,500	2,500	$55.00/NNN	Vacant	10 Years

TRAFFIC & FRONTAGE

Traffic Volume	24,664 on Van Horne Rd & Old Somerville Rd NE (2022)
	29,450 on Van Horne Rd & Amwell Rd SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	8 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (61)

PROPERTY CONTACTS

True Owner

EDGEWOOD PROPERTIES
EXCELLENCE IN LIVING

Edgewood Properties
1252-1264 Stelton Rd
Piscataway, NJ 08854
(732) 985-1900 (p)
(732) 985-5588 (f)

Property Summary Report

668 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Retail
Tenancy	Multi
Year Built	2000
GLA	10,000 SF
Stories	2
Typical Floor	5,000 SF

LAND

Land Acres	2.30 AC

FOR LEASE

Smallest Space	825 SF
Max Contiguous	4,000 SF
# of Spaces	3
Vacant	9,025 SF
% Leased	9.8%
Rent	$25.00
CAM	$5.00/SF
Office/Med Avail	9,025 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Med	Direct	825 - 4,000	4,000	4,000	$25.00/TBD	Vacant	5 - 7 Years
P 2nd		Off/Med	Direct	825 - 1,025	1,025	1,025	$25.00/TBD	Vacant	5 - 7 Years
P 2nd		Off/Med	Direct	825 - 4,000	4,000	4,000	$25.00/TBD	Vacant	5 - 7 Years

TRAFFIC & FRONTAGE

Traffic Volume	25,186 on Van Horne Rd & Amwell Rd NE (2022) 29,450 on Van Horne Rd & Amwell Rd SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	40 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (69)

Property Summary Report

3 Jill Ct - Building 15

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	3 Star Flex Light Distribution
Year Built	Apr 2007
RBA	26,040 SF
Stories	1
Typical Floor	26,040 SF
Ceiling Ht	20'

LAND

Land Acres	4.06 AC
Zoning	GI
Parcels	10-00200-0005-00014-0001

LOADING

Docks	13 ext	Drive Ins	13 tot.
Cross Docks	None	Rail Spots	None

FOR LEASE

Smallest Space	1,055 SF	Flex Avail	1,055 SF
Max Contiguous	1,055 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2	Flex	Direct	1,055	1,055	1,055	Withheld	30 Days	Negotiable

TRANSPORTATION

Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (45)

TENANTS

D C Gymnastics School	11,275 SF	DivaDolly, LLC	1,135 SF
Filta Group Inc	1,135 SF	LYNN Academy of Irish Dance	1,135 SF
Spera Electrical Contracting, LLC	1,135 SF	Framing Three Sixty Co	-

Property Summary Report

3 Jill Ct - Building 15

Hillsborough, NJ 08844 - Somerset Submarket

PROPERTY CONTACTS

True Owner	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)	Recorded Owner	Larken Associates 390 Amwell Rd Hillsborough, NJ 08844 (908) 874-8686 (p) (908) 874-6064 (f)
Developer	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)	Property Manager	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)

BUILDING NOTES

Hillsborough Business Center is 100 acres of professionally landscaped and managed office style flex warehouse facilities, featuring 21 separate buildings providing 525,000 (+/-) sq. ft. of space. General industrial zoning provides for multiple permitted uses such as office, warehousing, distribution, lab, light manufacturing and assembly.

Located just 1 block West of Route 206 in the bustling business and residential community of Hillsborough in Somerset County. Bounded by Homestead Road, Stryker Lane and Raider Blvd, the Hillsborough Business Center is easily accessible from Routes 287, 78, 22, 1 and 206.

Each building in this business center has its own signature look and appeal. Units start at 1,125 (+/-) sq. ft. and can be coupled to facilitate any size up to 40,000 (+/-) sq. ft., to accommodate the larger industrial user.

Ample parking found throughout the center. Separate utilities and entrances for each tenant, 18' clear ceiling heights, large overhead dock doors. High speed DSL internet access and two way high speed cable modem available. Other multiple broadband providers available. Close proximity to hotels, restaurants, banking, shopping, associated retail services and entertainment.

Property Summary Report

111 Omni Dr - Professional Center

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Office Condo
Tenancy	Multi
Year Built	1985
RBA	9,886 SF
Stories	1
Typical Floor	1,032 SF
Construction	Wood Frame

LAND

Parcels	10-00152-0000-00034-0001--C-ONDO,

BUILDING AMENITIES

- Air Conditioning
- Kitchen
- Central Heating
- Wi-Fi

FOR LEASE

Smallest Space	88 SF	Office Avail	572 SF
Max Contiguous	198 SF		
# of Spaces	4		
Vacant	572 SF		
% Leased	94.2%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	88	88	88	Withheld	Vacant	Negotiable
P 1st		Office	Direct	198	198	198	Withheld	Vacant	Negotiable
P 1st		Office	Direct	198	198	198	Withheld	Vacant	Negotiable
P 1st		Office	Direct	88	88	88	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking	50 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	6 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (36)

TENANTS

Griswold Home Care	2,000 SF

Property Summary Report

111 Omni Dr - Professional Center

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Orthopedic Surgery 111 Omni Dr Hillsborough, NJ 08844 (908) 874-4556 (p)
True Owner	Dermatology Center 205 Omni Dr Hillsborough, NJ 08844 (908) 359-6685 (p)
True Owner	James M. Wood, CPA 111 Omni Dr Hillsborough, NJ 08844 (908) 431-1700 (p) (908) 431-1702 (f)
True Owner	Andrew Gold, CPA 111 Omni Dr Hillsborough, NJ 08844 (908) 874-8514 (p)
Recorded Owner	Hillsborough Professional Assoc. NJ
True Owner	Dr. Barbara J. Tarbell 301-307 Omni Dr Hillsborough, NJ 08844 (908) 281-0800 (p)
True Owner	Adult and Pediatric Rheumatology 111 Omni Dr Hillsborough, NJ 08844 (908) 281-0010 (p)
True Owner	William Foxall Cunningham, M.D. 111 Omni Dr Hillsborough, NJ 08844 (908) 431-1077 (p)
True Owner	Pettoni & Company 111 Omni Dr Hillsborough, NJ 08844 (908) 359-4559 (p)

BUILDING NOTES

Executive Suite is available.

Property Summary Report

640 Route 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail (Neighborhood Center)
Tenancy	Multi
Year Built	Aug 2022
GLA	12,171 SF
Stories	1
Typical Floor	12,171 SF

LAND

Parcels	10-00200-10-00005-02

BUILDING AMENITIES

- Freeway Visibility
- Tenant Controlled HVAC

FOR LEASE

Smallest Space	1,401 SF
Max Contiguous	7,994 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est.
Retail Avail	7,994 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,401 - 7,994	7,994	7,994	Withheld	30 Days	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume	25,186 on Van Horne Rd & Amwell Rd NE (2022)
	29,450 on Van Horne Rd & Amwell Rd SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	120 available (Surface);Ratio of 9.86/1,000 SF
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Very Walkable (71)

Property Summary Report

649 Route 206 N - Hillsborough Center

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail Storefront (Neighborhood Center)
Tenancy	Multi
GLA	28,976 SF
Stories	2
Typical Floor	18,247 SF
Docks	None
Construction	Masonry

LAND

Land Acres	17.75 AC
Zoning	C1
Parcels	10-00200-10-00005-01, 10-00200-10-00005-02

TENANTS

Retro Fitness	8,583 SF	Caffe Piazza	2,083 SF
Ricky's Thai	2,000 SF	Chipotle	1,900 SF
Code Ninjas	1,500 SF	AT&T Wireless	1,200 SF
Legends Salon	1,200 SF	Centre Cleaners & Tailors	1,000 SF
Fancy Nail	1,000 SF	Quest Diagnostics	1,000 SF
Sweeyberry Bowls	750 SF	Wells Fargo Advisors	500 SF

FOR LEASE

Smallest Space	2,093 SF	Retail Avail	2,093 SF
Max Contiguous	2,093 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est. Rent $21 - 26 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3/4	Retail	Direct	2,093	2,093	2,093	Withheld	30 Days	Negotiable

Property Summary Report

649 Route 206 N - Hillsborough Center

Hillsborough, NJ 08844 - Princeton North Submarket

SALE

Sold Price	$4,933,213 ($170.25/SF) - Part of Portfolio
Date	Dec 2016
Sale Type	Investment
Properties	4

TRAFFIC & FRONTAGE

Traffic Volume	25,186 on Van Horne Rd & Amwell Rd NE (2022) 29,450 on Van Horne Rd & Amwell Rd SW (2022)
Frontage	105' on US 206 (with 2 curb cuts)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	500 available (Surface);
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	40 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (62)

PROPERTY CONTACTS

Recorded Owner	Hillsborough Center Llc 115 E 11th Ave Roselle, NJ 07203
Previous True Owner	Bocina Homes Corporation 225 US Highway 202 Basking Ridge, NJ 07920 (908) 221-0973 (p) (908) 221-1043 (f)
Previous True Owner	Adoni Property Group 123 E South Ave Westfield, NJ 07090 (732) 634-3900 (p)

Property Summary Report

315 Roycefield Rd

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	4 Star Industrial Warehouse
Year Built	2023
RBA	54,600 SF
Stories	1
Typical Floor	54,600 SF
Ceiling Ht	24'

LAND

Land Acres	5.96 AC
Zoning	LI
Parcels	10-00143-0000-00012-01

LOADING

Docks	2 ext	Drive Ins	20 tot./10' w x 14' h
Rail Spots	None		

FOR LEASE

Smallest Space	5,400 SF	Industrial Avail	21,000 SF
Max Contiguous	21,000 SF		
# of Spaces	1		
Vacant	21,000 SF		
% Leased	61.5%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	5,400 - 21,000	21,000	21,000	Withheld	Vacant	Negotiable

TRANSPORTATION

Commuter Rail	10 min drive to Raritan Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (14)

PROPERTY CONTACTS

True Owner	Adoni Property Group 123 E South Ave Westfield, NJ 07090 (732) 634-3900 (p)

Property Summary Report

230 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	2 Star Retail Freestanding
Year Built	1950
GLA	19,480 SF
Stories	2
Typical Floor	9,740 SF
Construction	Wood Frame

LAND

Land Acres	3.62 AC
Zoning	C1
Parcels	10-00141-05-00005

TENANTS

Avolio's Rentals & Sales, Inc.	-	Budget Truck Rental	-
Party Place	-	Penske Automotive Group	-

FOR LEASE

Smallest Space	5,500 SF	Retail Avail	5,500 SF
Max Contiguous	5,500 SF		
# of Spaces	1		
Vacant	5,500 SF		
% Leased	71.8%		
Rent	Withheld - CoStar Est. Rent $20 - 25 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	5,500	5,500	5,500	Withheld	Vacant	Negotiable

SALE

Sold Price	$350,000 ($17.97/SF)
Date	Mar 2000

TRAFFIC & FRONTAGE

Traffic Volume	815 on Lindstrom Dr & Van Horne Rd SE (2018) 32,144 on US Hwy 206 & Brooks Blvd N (2022)
Frontage	615' on Route 206

Made with TrafficMetrix Products

Property Summary Report

230 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

TRANSPORTATION

Parking	55 available (Surface);Ratio of 2.82/1,000 SF
Commuter Rail	6 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (36)

PROPERTY CONTACTS

True Owner	Chen Beau-lung & Chunyen 241 US Highway 206 Hillsborough, NJ 08844 (908) 359-9418 (p)	Recorded Owner	Chen Beau-lung & Chunyen 241 US Highway 206 Hillsborough, NJ 08844 (908) 359-9418 (p)

BUILDING NOTES

Property Description: Storefront Retail/Residential

Property Summary Report

706 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Office
Year Built	1984
RBA	27,071 SF
Stories	2
Typical Floor	13,536 SF

LAND

Land Acres	6.84 AC
Zoning	HOO
Parcels	10-00178-0000-00020-01

FOR LEASE

Smallest Space	1,200 SF
Max Contiguous	4,454 SF
# of Spaces	3
Vacant	5,654 SF
% Leased	79.1%
Rent	Withheld - CoStar Est. Rent $20 - 24 (Office)

Office Avail	6,454 SF
Retail Avail	1,200 SF
Total Avail	7,654 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	P2	Office	Direct	4,454	4,454	4,454	Withheld	Vacant	Negotiable
P 1st	2	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable
P 1st	3	Office	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	40 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (56)

TENANTS

Jersey Mike's Subs	1,000 SF

Property Summary Report

706 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	InterState Commercial 14000 Horizon Way Mount Laurel, NJ 08054 (856) 439-9200 (p) (856) 439-0404 (f)	Recorded Owner	Hillsborough Lawn & Garden Equip Hillsborough, NJ 08844

Property Summary Report

403 US-206

Hillsborough, NJ 08844 - Princeton North Submarket

BUILDING

Type	3 Star Retail Bank
Tenancy	Single
Year Built	1964
GLA	2,788 SF
Stories	1
Typical Floor	2,788 SF
Construction	Masonry

LAND

Land Acres	1.76 AC
Zoning	Town Center
Parcels	10-00199-0000-00063

FOR LEASE

Smallest Space	2,788 SF
Max Contiguous	2,788 SF
# of Spaces	1
Vacant	2,788 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent $20 - 24 (Retail)
Retail Avail	2,788 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,788	2,788	2,788	Withheld	Vacant	Negotiable

SALE

Sold Price	$815,000 ($292.32/SF)
Date	Dec 2021
Sale Type	Investment

TRAFFIC & FRONTAGE

Traffic Volume	29,450 on Van Horne Rd & Amwell Rd SW (2022)
	28,340 on Van Horne Rd & Doctors Way S (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	25 available (Surface);Ratio of 8.96/1,000 SF
Commuter Rail	8 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (50)

Property Summary Report

403 US-206

Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

True Owner	Marcus & Millichap 250 Pehle Ave Saddle Brook, NJ 07663 (201) 742-6100 (p) (201) 742-6110 (f)
Previous True Owner	PNC Bank 300 Fifth Ave Pittsburgh, PA 15222 (888) 762-2265 (p) (412) 762-7829 (f)
Previous True Owner	Marcus & Millichap 250 Pehle Ave Saddle Brook, NJ 07663 (201) 742-6100 (p) (201) 742-6110 (f)

Property Summary Report

425 Valley Rd - Building C

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	4 Star Industrial Warehouse
Tenancy	Single
Year Built	Aug 2025
RBA	90,000 SF
Stories	1
Typical Floor	90,000 SF
Ceiling Ht	36'
Construction	Masonry

LAND

Land Acres	54.00 AC
Zoning	GI
Parcels	10-00143-0000-00003, 10-00143-0000-00004

LOADING

Docks	12 ext	Drive Ins	1 tot./12' w x 14' h
Cross Docks	None	Rail Spots	None

FOR LEASE

Smallest Space	78,750 SF	Industrial Avail	78,750 SF
Max Contiguous	78,750 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	12.5%		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Industrial	Direct	78,750/1,000 ofc	78,750	78,750	Withheld	Jun 2024	Negotiable

TRANSPORTATION

Parking	40 available (Surface);Ratio of 0.44/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (3)

Property Summary Report

425 Valley Rd - Building C

Hillsborough, NJ 08844 - Somerset Submarket

PROPERTY CONTACTS

True Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)	Recorded Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)
Previous True Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)		

Property Summary Report

425 Valley Rd - Building B

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	4 Star Industrial Distribution
Tenancy	Multi
Year Built	Jun 2024
RBA	148,500 SF
Stories	1
Typical Floor	148,500 SF
Ceiling Ht	36'
Construction	Masonry

LAND

Land Acres	54.00 AC
Zoning	GI
Parcels	10-00143-0000-00003, 10-00143-0000-00004

LOADING

Docks	15 ext	Drive Ins	2 tot./12' w x 14' h
Cross Docks	None	Rail Spots	None

FOR LEASE

Smallest Space	148,500 SF	Industrial Avail	148,500 SF
Max Contiguous	148,500 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	0%		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Industrial	Direct	148,500/2,500 ofc	148,500	148,500	Withheld	Jun 2024	Negotiable

TRANSPORTATION

Parking	43 available (Surface);Ratio of 0.29/1,000 SF
Commuter Rail	13 min drive to Raritan Commuter Rail (Raritan Valley Line)
Airport	48 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (3)

Property Summary Report

425 Valley Rd - Building B

Hillsborough, NJ 08844 - Somerset Submarket

PROPERTY CONTACTS

True Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)	Recorded Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)
Previous True Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)		

Property Summary Report

425 Valley Rd - Building A

Hillsborough, NJ 08844 - Somerset Submarket

BUILDING

Type	4 Star Industrial Distribution
Tenancy	Multi
Year Built	Sep 2025
RBA	251,058 SF
Stories	1
Typical Floor	251,058 SF
Ceiling Ht	36'
Construction	Masonry

LAND

Land Acres	54.00 AC
Zoning	GI
Parcels	10-00143-0000-00003, 10-00143-0000-00004

LOADING

Docks	30 ext	Drive Ins	2 tot./12' w x 14' h
Cross Docks	None	Rail Spots	None

FOR LEASE

Smallest Space	191,400 SF	Industrial Avail	191,400 SF
Max Contiguous	191,400 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	23.8%		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Industrial	Direct	191,400/5,000 ofc	191,400	191,400	Withheld	Jun 2024	Negotiable

TRANSPORTATION

Parking	156 available (Surface);Ratio of 0.62/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (3)

Property Summary Report

425 Valley Rd - Building A

Hillsborough, NJ 08844 - Somerset Submarket

PROPERTY CONTACTS

True Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)	Recorded Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)
Previous True Owner	MRP 154 1st Ave Manasquan, NJ 08736 (732) 690-8569 (p)		