

# 127 & 135 ROUTE 206 HILLSBOROUGH, NEW JERSEY 33AC DEVELOPMENT SITE | FOR LEASE

**JON CORBISCELLO**  
jcorbiscello@jefferyrealty.com  
C: 973.420.9029  
O: 908.668.9600

**SHANE WIERKS**  
swierks@jefferyrealty.com  
C: 908.581.7781  
O: 908.668.9600

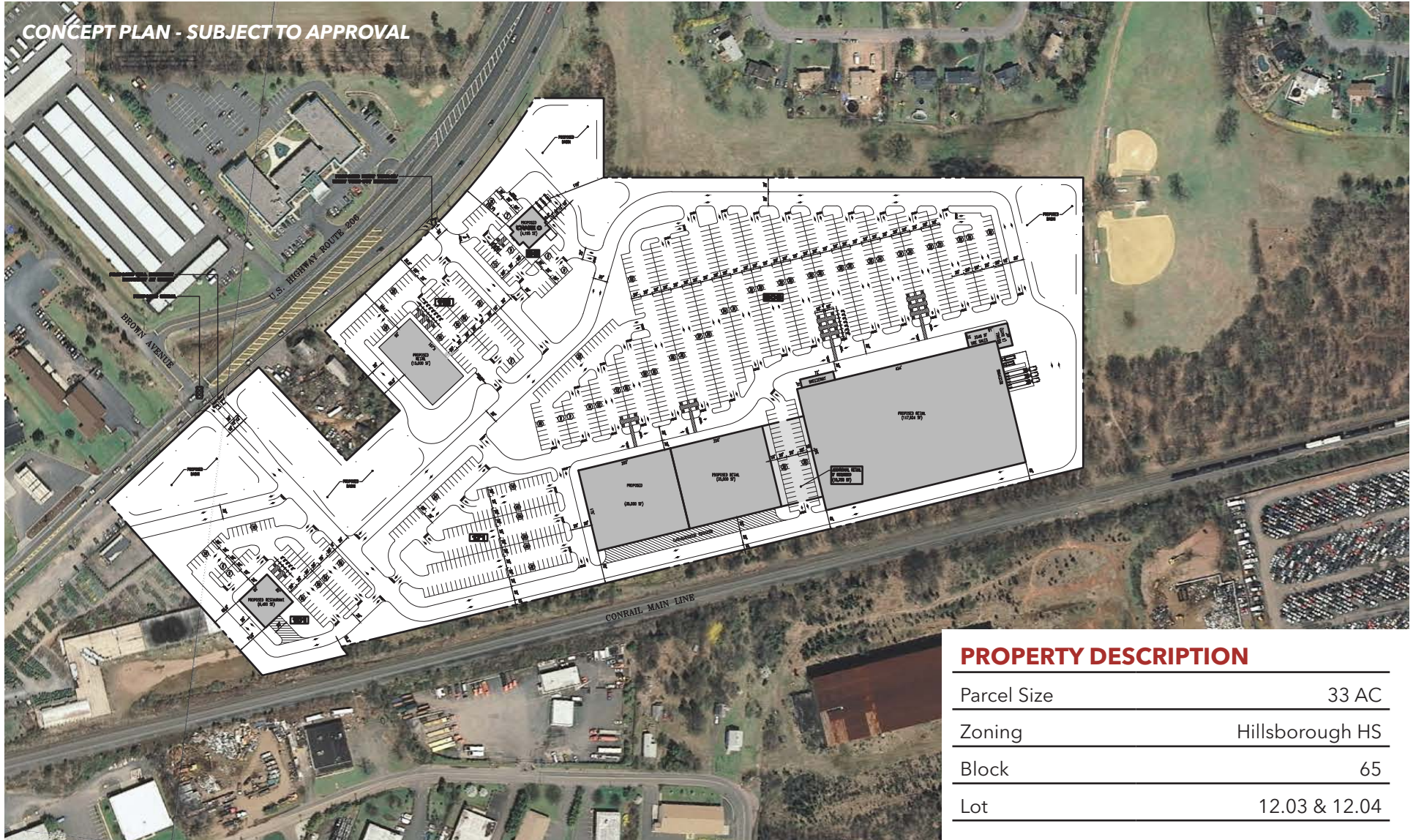


# 127 & 135 ROUTE 206

## HILLSBOROUGH, NEW JERSEY

### 33AC DEVELOPMENT SITE | FOR LEASE

# PROPERTY OVERVIEW



### PROPERTY DESCRIPTION

Parcel Size	33 AC
Zoning	Hillsborough HS
Block	65
Lot	12.03 & 12.04

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# MARKET OVERVIEW

Hillsborough Township, New Jersey, is a well-established Somerset County community of approximately 45,000 residents, known for its strong family base, above-average household incomes, and steady residential growth. A mix of long-standing neighborhoods and newer housing continues to expand the township's consumer base, creating consistent demand for retail and everyday services.

Retail activity is centered along the Route 206 corridor, the township's primary commercial spine and a heavily traveled north-south route. This corridor features a healthy mix of grocery-anchored centers, national retailers, restaurants, and service providers, making it the go-to destination for daily shopping. Additional retail nodes along Route 202 and key intersections provide convenient, neighborhood-focused options that are well-integrated into the community.

Hillsborough residents tend to shop locally for convenience and day-to-day needs, supporting a stable base of repeat customers for retailers. At the same time, the township benefits from proximity to larger regional destinations like Bridgewater and Princeton, giving residents access to a broader retail mix while still keeping strong spending within the local market.

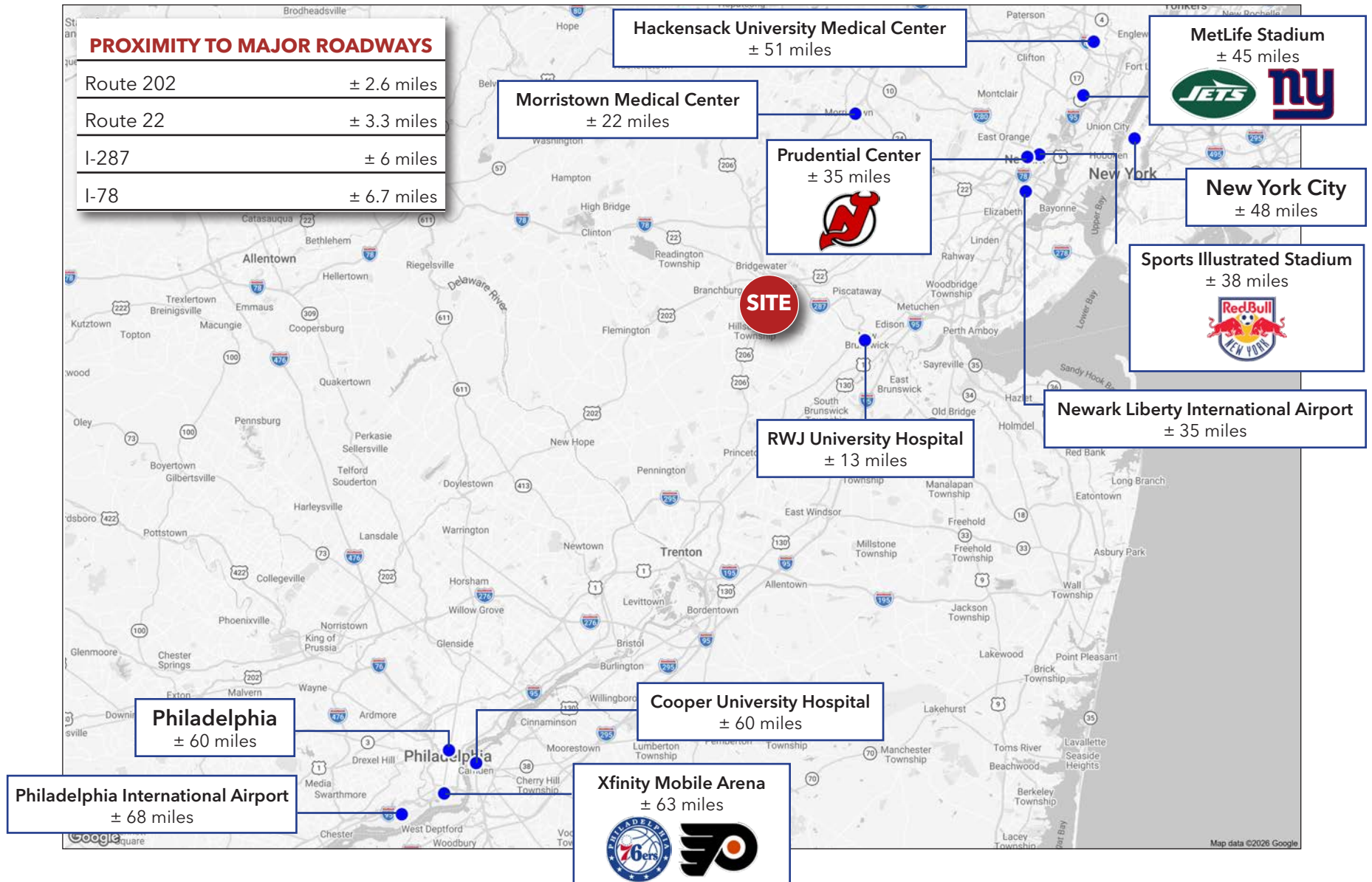
Overall, Hillsborough offers an active and dependable retail environment, anchored by the Route 206 corridor and supported by a growing, engaged suburban population that values convenience, accessibility, and quality neighborhood retail.



**Hillsborough**  
Township

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# REGIONAL MAP



# 127 & 135 ROUTE 206

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# ZONING OVERVIEW

## HILLSBOROUGH HS ZONE

The purpose of the HS Highway Service District is to create a special land use transition into and out of both the gateway and town center development areas of the Township along Route 206. The district defines how the land will be developed and redeveloped in an attractive manner. The essence of this district is to create offices and other compatible uses of a modest employment nature along portions of Route 206 and to provide planned mixed-use development and for home occupations. Strip retail and uses with extensive lighting, signage and traffic requirements are not intended in this district.

## HILLSBOROUGH HS ZONE: *APPROVED USES*

- Retail
- Restaurant
- Office
- Medical facilities including hospitals, specialty medical centers and surgery centers
- Educational Institutions including child & adult daycare centers
- Recreation or community facilities
- Performing arts and cultural facilities, including museums, Concert halls, movie theaters, galleries and studios
- Organized sports facilities including that of professional sports teams



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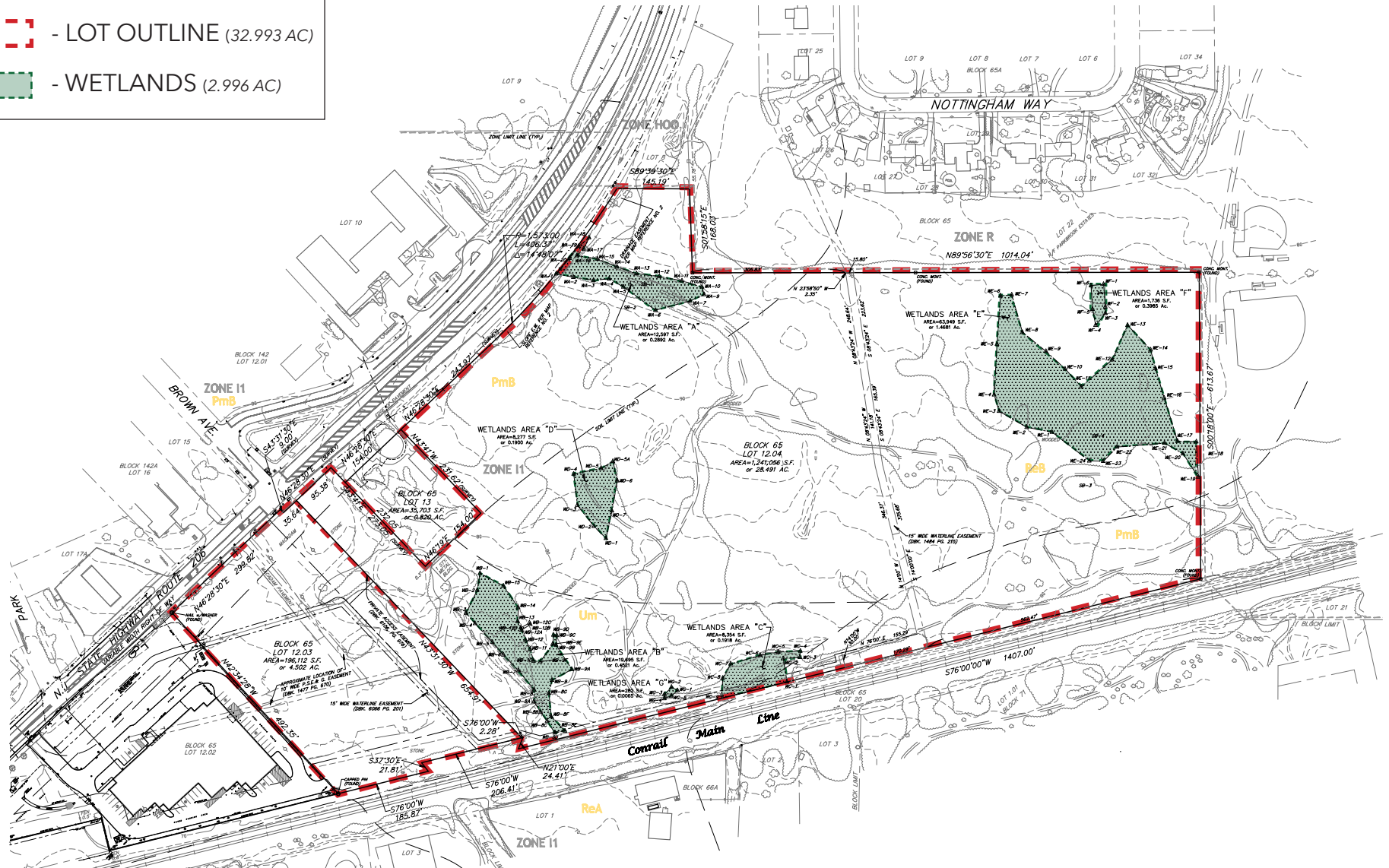
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# WETLANDS

# MAP

-  - LOT OUTLINE (32.993 AC)
-  - WETLANDS (2.996 AC)



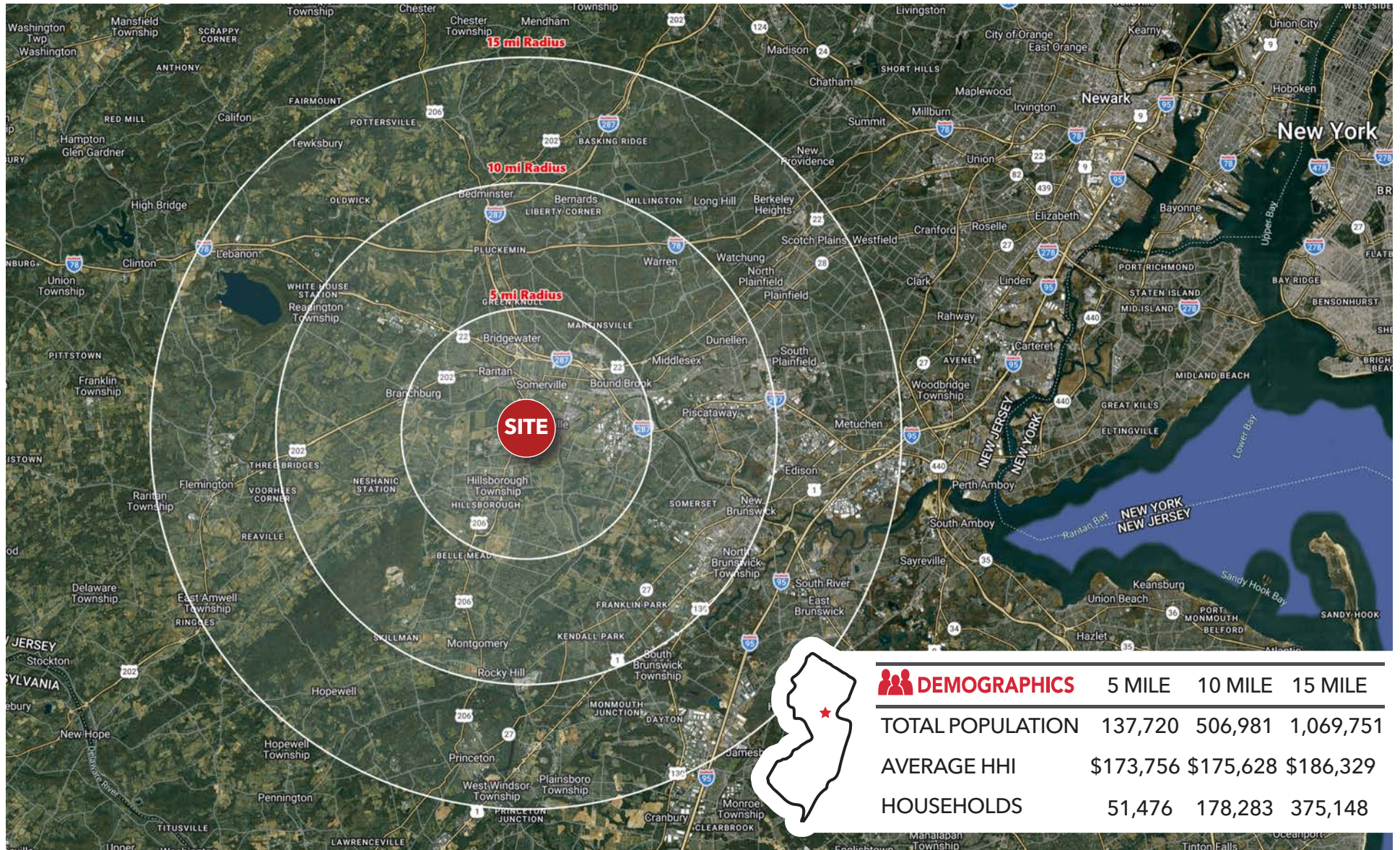
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# MARKET AERIAL



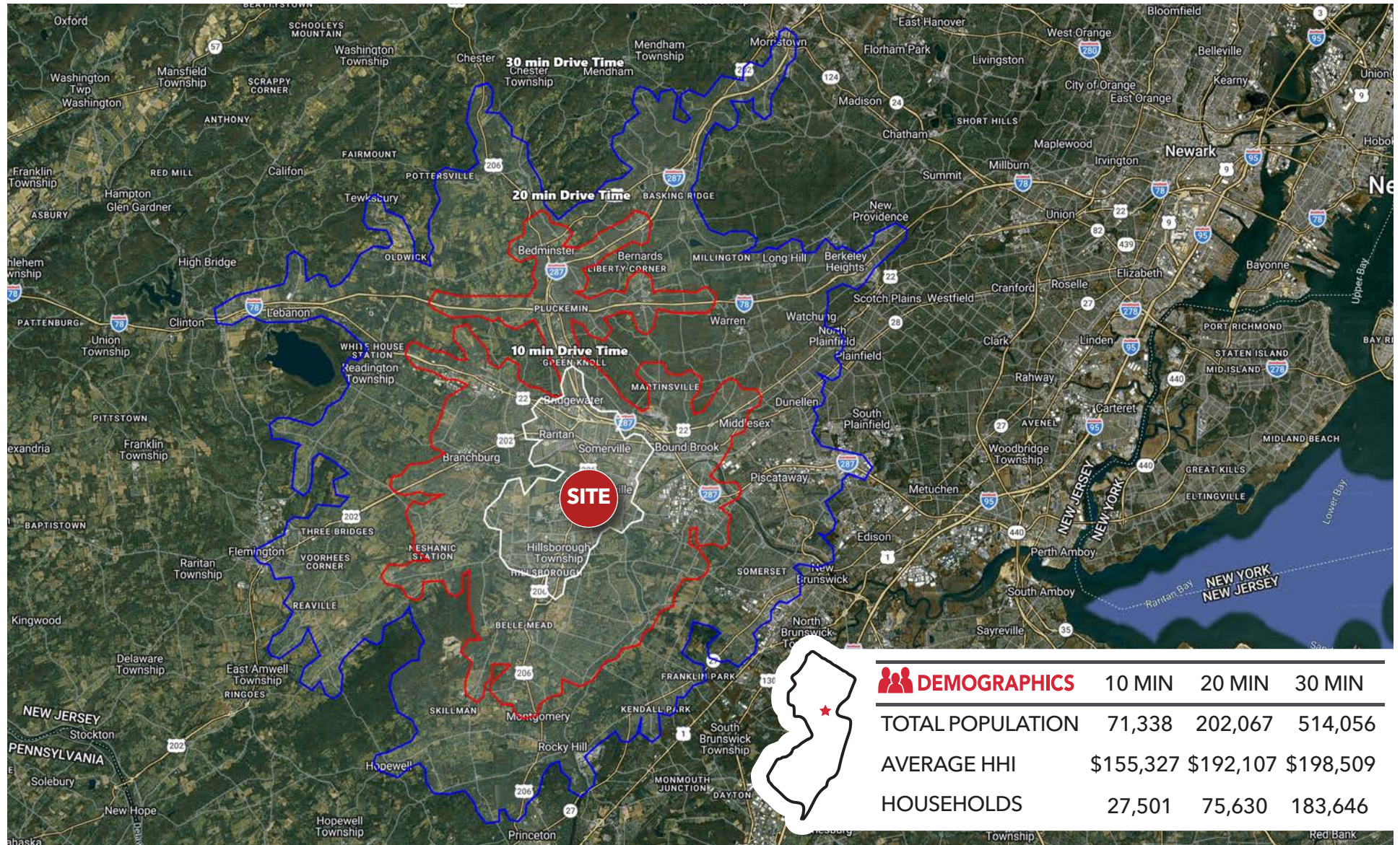
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# MARKET DEMOGRAPHICS 5-10-15 MILE RADIUS



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# MARKET DEMOGRAPHICS 10-20-30 MIN DRIVE TIME RADIUS



 DEMOGRAPHICS	10 MIN	20 MIN	30 MIN
TOTAL POPULATION	71,338	202,067	514,056
AVERAGE HHI	\$155,327	\$192,107	\$198,509
HOUSEHOLDS	27,501	75,630	183,646

*for more information, please contact:*

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