

# AMWELL MALL

450 Amwell Road | Hillsborough | Somerset County | New Jersey



## FULLY RENOVATED

Amwell Mall is situated just off Amwell Road near Route 206. This two-story building provides 35,398 sf (+/-) of retail, medical and office space, situated within a bustling business and expanding residential community.

Located just nine miles north of downtown Princeton and seven miles south of the Somerville Circle, Amwell Mall combines highly desirable and visible retail, medical and office space for the discerning tenant.

## DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	35,042	83,855	170,994
Households	12,824	30,035	62,971
Average Household Income	\$127,040	\$130,613	\$129,247

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## FEATURES

- Fully renovated in 2015
- Built to suit tenant spaces
- Abundant parking spaces available with handicap accessibility
- Separate utilities for each suite, private bathroom and kitchenette in select units
- Passenger elevator for easy access to each level
- High-speed internet access available
- Shopping, dining, banking, entertainment and post office all within walking distance
- Close proximity to all area hospitals including Robert Wood Johnson University Hospital Somerset

## RETAIL SUITES FOR LEASE:

1280 sf (+/-)

## OFFICE/MEDICAL SUITES FOR LEASE:

1047, 1371, 1432 up to 2420 sf (+/-)

## EXECUTIVE SUITES ALSO AVAILABLE

**(908) 874-8686 | LarkenAssociates.com**

Immediate Occupancy | Brokers Protected



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