

FOR LEASE | Highlands Village Center | 570 Allen Road | Basking Ridge, NJ 07920

# 4,020 SF RETAIL SPACE "THE HILLS"

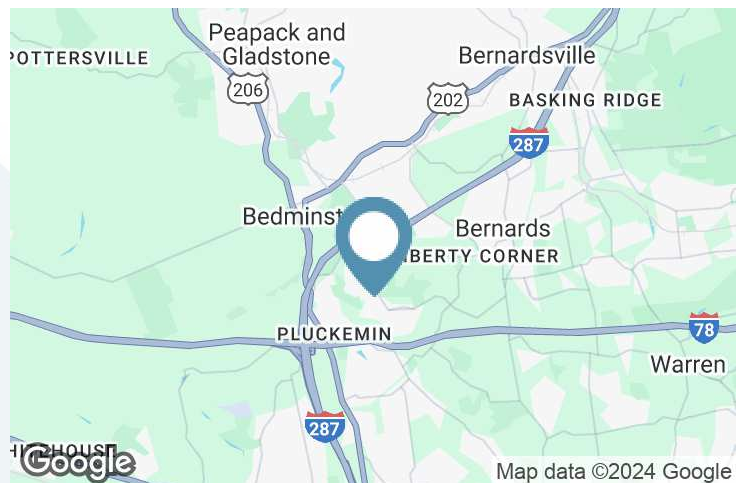


## LOCATION OVERVIEW

Located less than **2 miles from Exit 33 off I-78** and approximately 1mile from Liberty Corner Road; **Exit 22 off I-287** (Pluckemin-Bedminster); Easy access to **Route 202-206**. **Highlands Village Center** is located in "The Hills" encompassing both **Bernards Township (Basking Ridge)** and **Bedminster in Somerset County**. "The Hills" is a master planned community that includes 4,728 homes situated on 1,800 acres of land. **Available Immediately.**

## PROPERTY HIGHLIGHTS

- **Building Size:** 60,806 SF on 11.14 Acres
- **Available:** 4,020 SF - Possible Division
- **Traffic Count (CoStar 2020):** 6,383 Vehicles Daily on Allen Road
- **Parking:** 359 Surface Parking Spaces
- **Lease Rate:** \$22.00/PSF NNN
- **RE Taxes (Est. 2023):** \$3.41/PSF
- **Operating Expenses (Est. 2023):** \$8.43/PSF



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,874	10,629	23,301
Total Population	9,465	26,910	62,505
Average HH Income	\$191,219	\$178,007	\$178,366

## SARA SOLIMAN

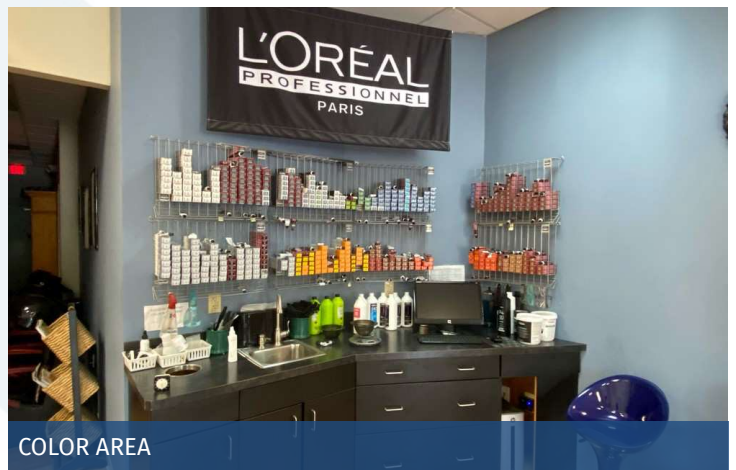
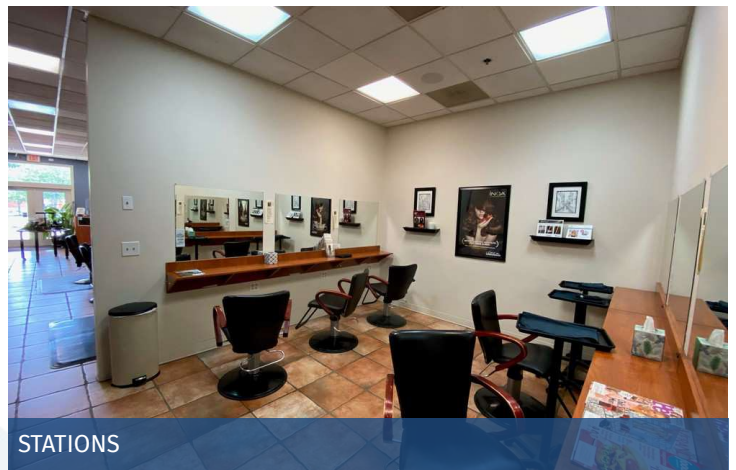
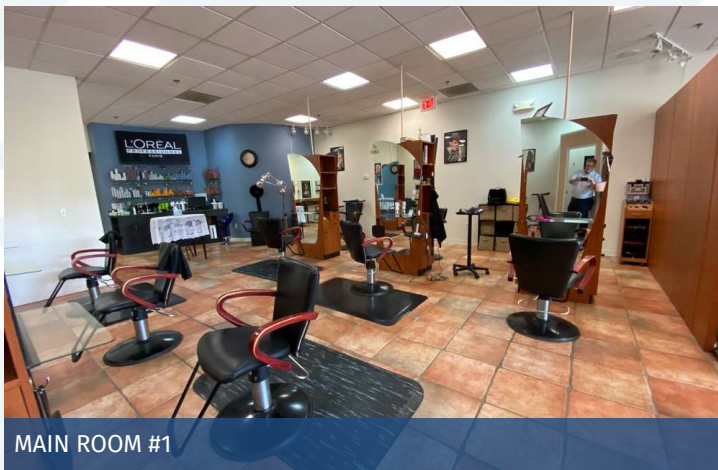
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# INTERIOR PHOTOS



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# INTERIOR PHOTOS



SPA LOUNGE



SPA WAITING AREA



NAILS



SPA SUITE



LAUNDRY ROOM



KITCHEN

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## ADDITIONAL PHOTOS

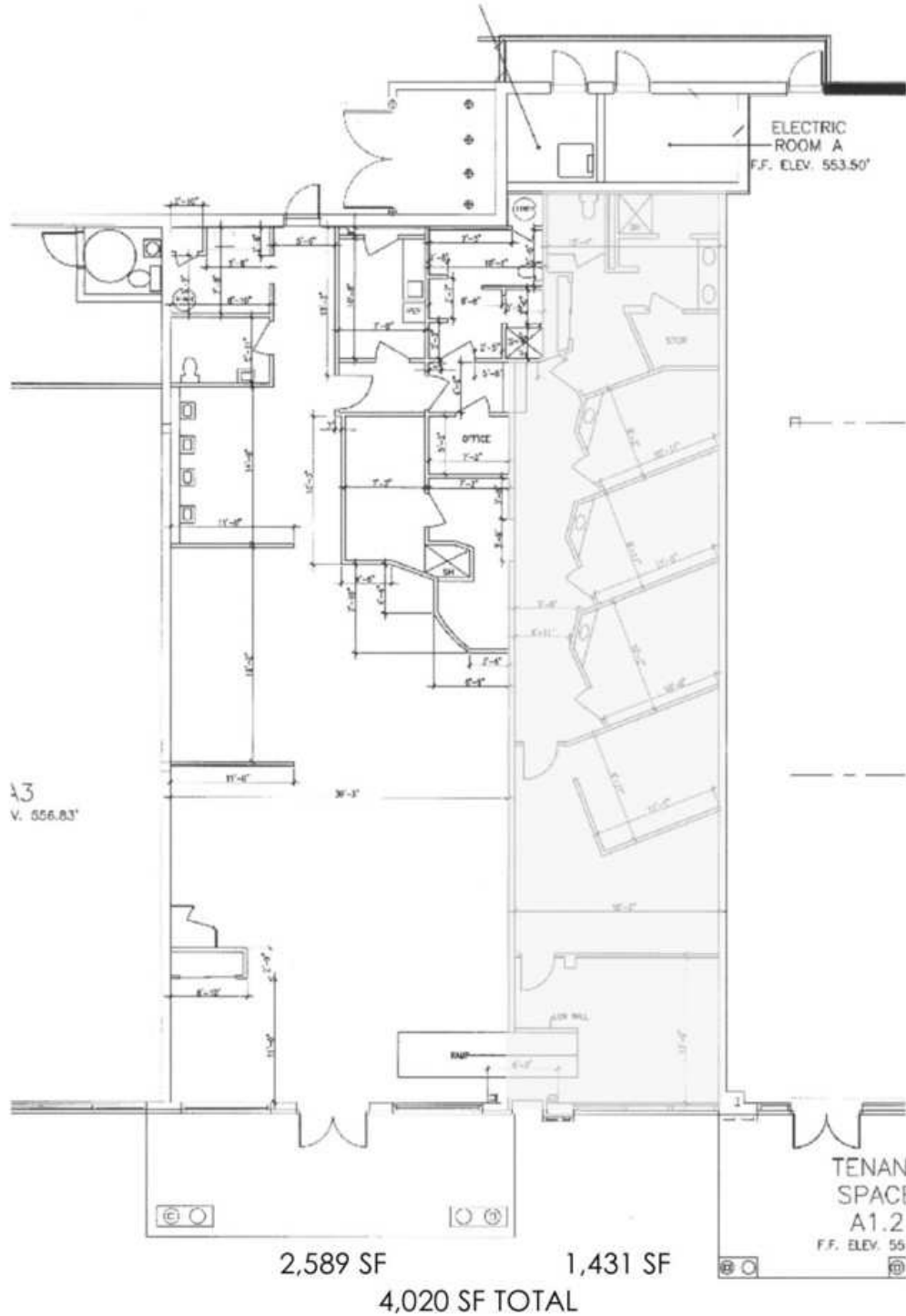


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# FLOOR PLAN



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