

SALE / LEASE

PROPERTY SUMMARY

603A Omni Drive Hillsborough, NJ 08844



OFFERING SUMMARY

Sale Price:	\$229,000
Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	1,150 SF
Available SF:	1,150 SF
Lot Size:	0.03 Acres
Price / SF:	\$199.13
Year Built:	1985
Renovated:	2021
Zoning:	C1

PROPERTY OVERVIEW

Uncover the potential of this prime commercial property in Northern New Jersey. Built in 1985 and recently renovated in 2021, this well-appointed 1,150 SF building offers an exceptional opportunity for office or medical use. With its modern updates, C1 zoning, and ideal location, this property presents a compelling proposition for investors seeking a strong foothold in the flourishing Northern New Jersey market. Don't miss the chance to make your mark with this premier commercial asset. This prime location offers convenient access to major business centers like the Somerset Corporate Center and Hillsborough Promenade, along with nearby transportation routes, dining, retail, parks, and reputable schools—creating an ideal environment for both business success and quality of life.

PROPERTY HIGHLIGHTS

- Fully renovated professional or medical office condo with new HVAC, furnace, and roof, featuring a reception area, lab, multiple offices (one with a sink), and a private office. For lease at \$20.00/SF or sale at \$199.13/SF.

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(732) 703-0627

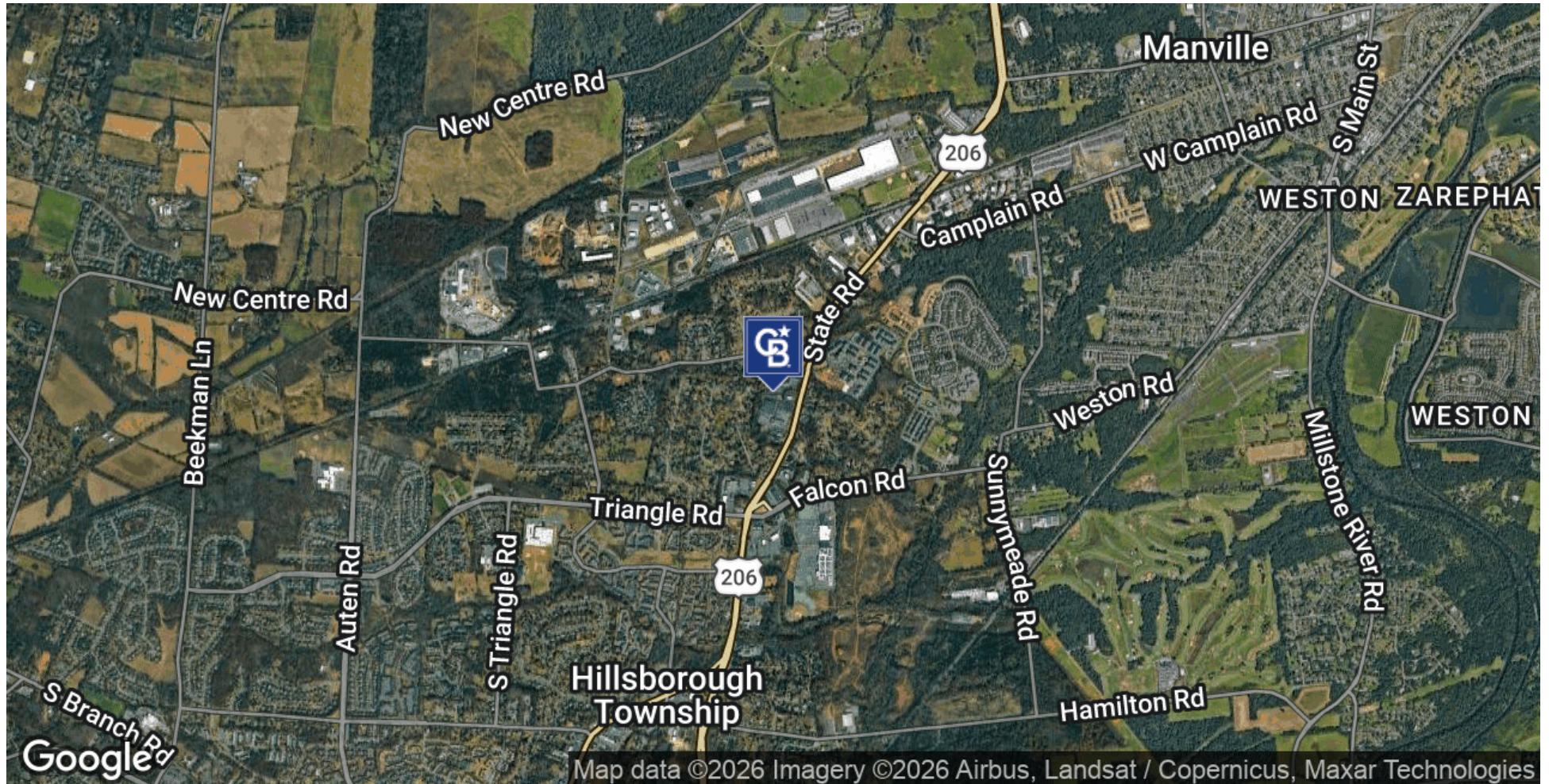
Kenneth Worden
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SALE / LEASE

LOCAL MAP

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REGIONAL MAP

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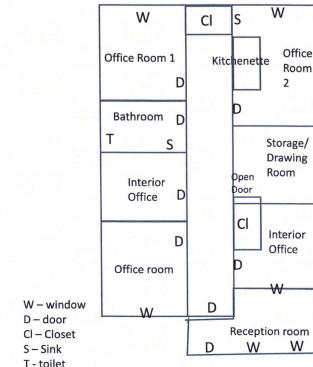
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Office Floor Plan



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,152 SF

Lease Term:	Negotiable
Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office/Medical Office Condo	Available	1,152 SF	NNN	\$20.00 SF/yr	-

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RETAILER MAP

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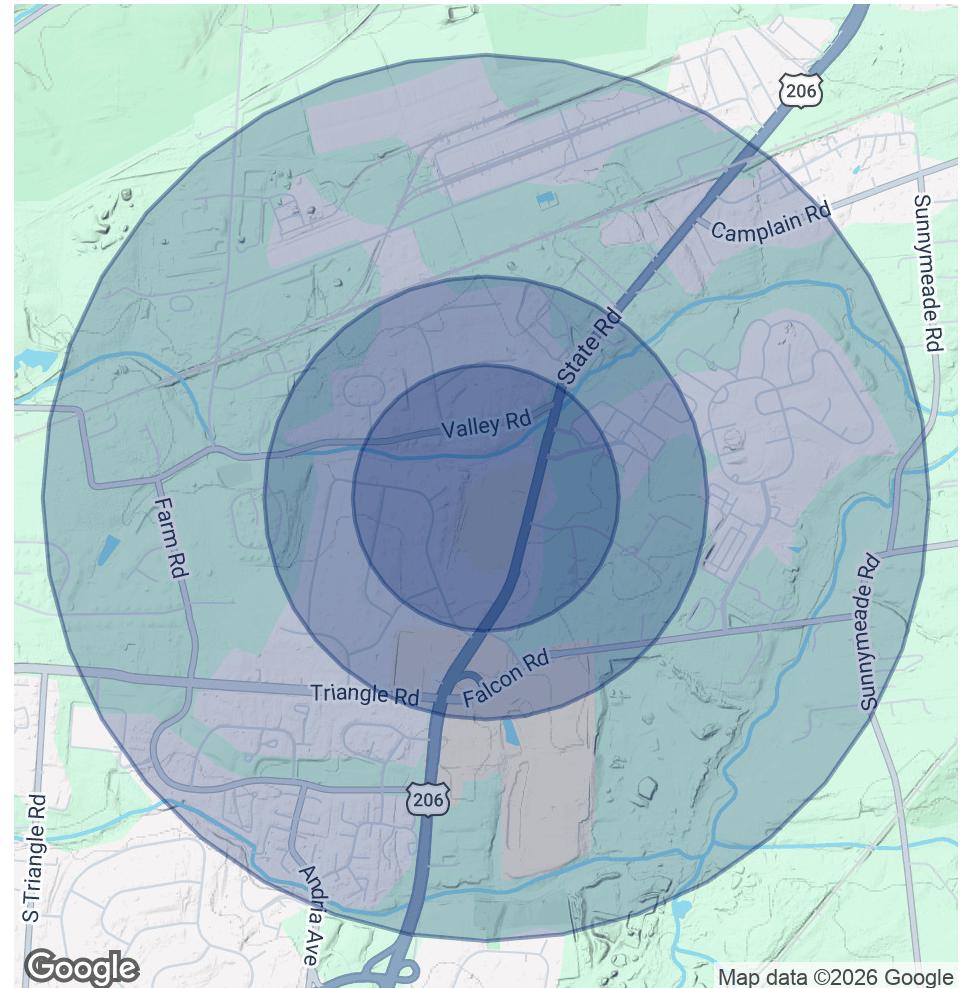
POPULATION **0.3 MILES** **0.5 MILES** **1 MILE**

Total Population	330	2,151	6,654
Average Age	42	43	42
Average Age (Male)	40	41	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME **0.3 MILES** **0.5 MILES** **1 MILE**

Total Households	125	840	2,573
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$132,403	\$137,663	\$139,441
Average House Value	\$557,058	\$597,984	\$530,122

Demographics data derived from AlphaMap



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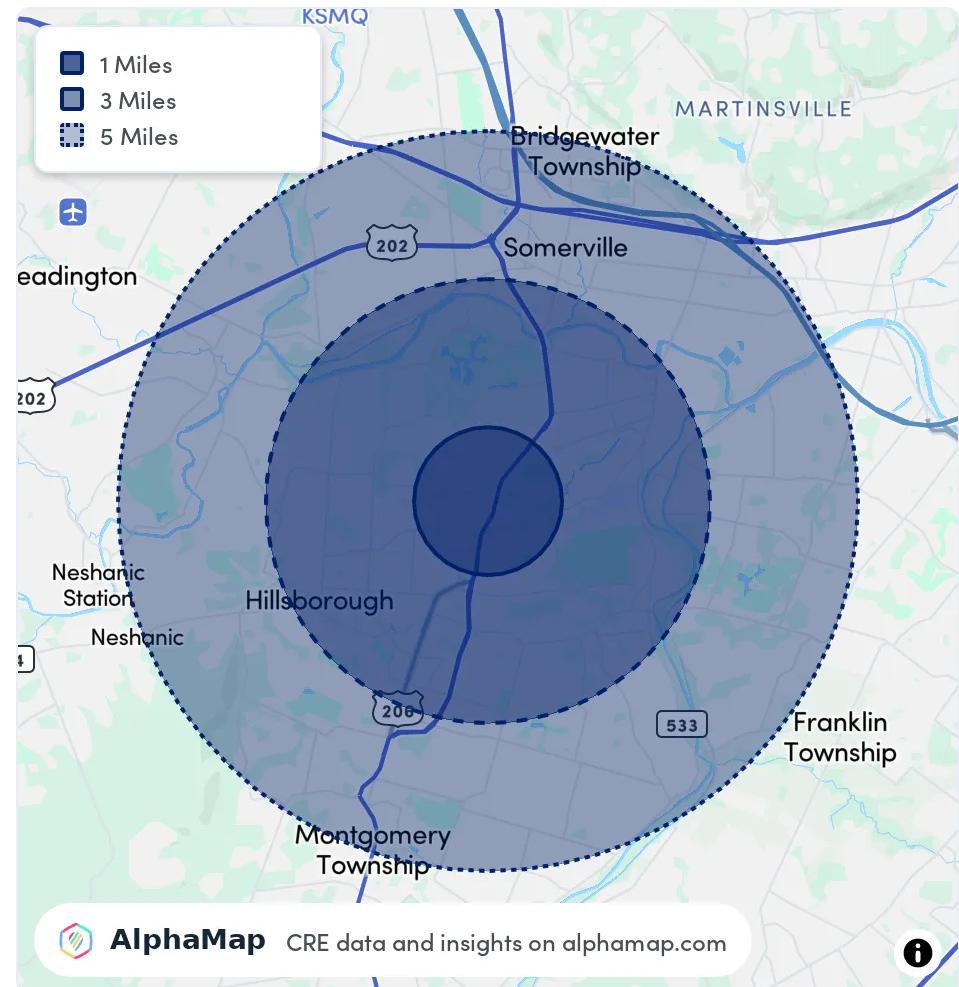
603A OMNI DRIVE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,654	48,665	117,853
Average Age	42	41	42
Average Age (Male)	40	40	41
Average Age (Female)	43	42	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,573	18,583	43,848
Persons per HH	2.6	2.6	2.7
Average HH Income	\$139,441	\$163,704	\$184,230
Average House Value	\$530,122	\$493,860	\$554,322
Per Capita Income	\$53,631	\$62,963	\$68,233

Map and demographics data derived from AlphaMap



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