

281 Triangle Rd. Hillsborough, NJ 08844
Somerset County

EXCLUSIVE FOR LEASE

1,300 SF Retail Space



PROPERTY DESCRIPTION

1,300 SF retail store in the Triangle Square Center located off the heavily traveled Route 206 in Hillsborough. This space includes refrigeration, a large kitchen, preparation area, front counter plus other amenities. (No ventilation)

OFFERING SUMMARY

Price for Lease:	\$29.50/SF
Building size:	35,500 SF
Lot Size:	5.33 Acres
Block, Lot:	Blk: 150.01 Lot: 17
Parking:	Parking Lot Shared
Zone:	C1-Neighborhood Shopping Center

PROPERTY HIGHLIGHTS

- Located at a Signalized Intersection at the corner of Route 206 & Triangle Rd.
- Join Anchor Tenant CVS along with other Retail Businesses.
- Ample Parking
- Location minutes to all major highways-

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,100	18,667	41,509
Median Age:	41.5	42.3	42.6
Total Population	5,611	42,292	111,738
Average HH Income	124,669	148,457	151,341

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