

# HILLSBOROUGH VILLAGE CENTER

650 Route 206 | Hillsborough | Somerset County | New Jersey



Hillsborough Village Center is a new mixed-use community featuring unique retail experiences as well as 191 luxury apartments in Hillsborough, NJ. Offering 28,000 square feet of onsite, ground-level retail and office/medical space for lease, the center is home to an eclectic mix of tenants. Featuring a mix of 1-2 bedroom elevator building and duplex garage apartments, Hillsborough Village Center has been meticulously designed to redefine luxury apartment living in central New Jersey.

The community has been designed around a resort-style amenity package to provide residents with a variety of in-demand features.

Beyond the property's retail and office/medical offerings, Hillsborough Village Center's location along the Route 206 corridor gives access to the wide array of cultural, dining and retail options found throughout Somerset County's unique mix of urban, suburban and rural towns.

## 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

11/21

## FEATURES

- Optional built to suit spaces designed to fit your individual needs
- Three buildings offering 28,000 sf (+/-) of ground-level retail and office/medical space for lease
- 191 luxury apartments on-site
- Separate utilities for each suite
- High-speed internet access available
- High visibility with 29,646 (+/-) vehicles on Route 206 and 14,760 (+/-) vehicles on Amwell Road passing the center daily
- Over 120 parking spaces with handicap accessibility

**SUITE SIZES FOR LEASE FROM:**  
1315 up to 5685 sf (+/-)

**CURRENT TENANTS INCLUDE:**

**JAG-ONE**  
PHYSICAL THERAPY



**STARGLOW**  
SALON & SPA

*THE ART ACADEMY*

JC NAIL SPA

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

Immediate Occupancy | Brokers Protected



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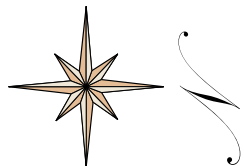
RETAIL SPACE &  
GARDEN APARTMENTS



COMMUNITY  
CLUBHOUSE



DUPLEX GARAGE  
APARTMENTS



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LEASE OUT



LEASED



AVAILABLE



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## BUILDING 1: 650 RT. 206

Suite	Tenant	sf (+/-)
110	TSB Supply Box LLC	2,847
115	JAG-ONE Physical Therapy	2,409
120	Genie Academy	1,746
125	Hillsborough Village Center Fitness Center	2,455

## BUILDING 3: 630 RT. 206

Suite	Tenant	sf (+/-)
<b>110</b>	<b>AVAILABLE</b>	<b>1,944</b>
115	Star Glow Salon	1,600
120, 125	Art Academy of Hillsborough	3,055
<b>130-140</b>	<b>AVAILABLE</b>	<b>5,685</b>

## BUILDING 2: 640 RT. 206

Suite	Tenant	sf (+/-)
<b>110</b>	<b>AVAILABLE</b>	<b>1,801</b>
<b>115</b>	<b>AVAILABLE</b>	<b>1,315</b>
120	Yoga M.A.T.T.	1,741
<b>125</b>	<b>AVAILABLE</b>	<b>1,629</b>
130	The Fresh Fig	1,494
135	Gitanjali Music & Dance Academy	1,221
140	JC Nail Spa	1,401
<b>145</b>	<b>LEASE OUT</b>	<b>1,568</b>

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Subject to errors and omissions. Prices and incentives subject to change without notice. Renderings are for presentation only and may not reflect final dimensional, structural, decoration and furnishing details. All dimensions are approximate. 9/25

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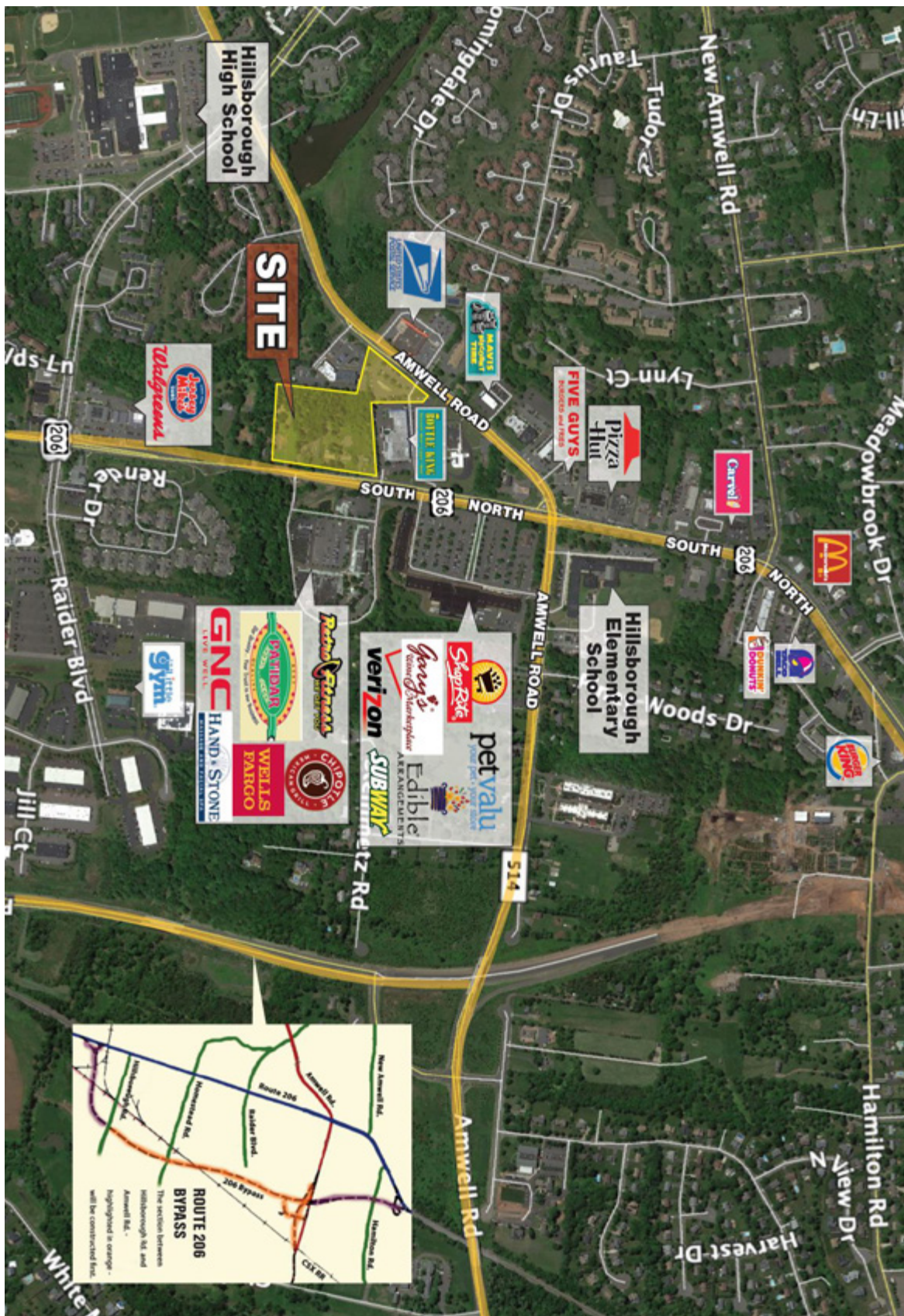
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Located across Route 206 is the 161,000 sf (+/-) ShopRite-anchored shopping center  
Daytime Population: 40,598 in 5-mile radius



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**BUILDING 1 | 650 ROUTE 206: 9,179 sf (+/-)**

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**BUILDING 2 | 640 ROUTE 206: 12,170 sf (+/-)**

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**BUILDING 3 | 630 ROUTE 206: 12,171 sf (+/-)**

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