



# HIGHLANDS VILLAGE CENTER

**576  
ALLEN ROAD**

Basking Ridge, NJ 07920

**FOR LEASE**

**PRIME 2,640 SF  
MOVE-IN READY**

**RESTAURANT SPACE,  
COMMERCIAL KITCHEN  
& OUTDOOR PATIO  
SEATING**



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 **Kislak**  
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# PROPERTY OVERVIEW

2,640 SF Turnkey Restaurant Opportunity – Prime Retail Space.



## PROPERTY HIGHLIGHTS

- **Building Size:** 60,806 SF on 11.14 Acres
- **Available:** 2,640 SF (plus outdoor area)
- **Parking:** 359 Surface Parking Spaces
- **Lease Rate:** \$26.00/PSF NNN
- **RE Taxes (Est. 2025):** \$2.57/PSF
- **Operating Expenses (Est. 2025):** \$8.22/PSF

Demographics	0.5 Mile	1 Mile	3 Miles
Total Households	814	3,356	10,099
Total Population	2,171	7,663	25,096
Average HH Income	\$279,700	\$221,928	\$219,344



## CO-TENANTS OVERVIEW

Co-tenants include Walgreens, Vesuvio Pizza, Degree Wellness, Tandoori Mela, Village of Highlands Cleaners, The Little Gym, Dunkin' Donuts, The Wine Rack, Dental Arts Vision, U.S. Postal Service, Veritas Eye Care, Tiny Turtle Academy, and Kumon Learning Center.

## LOCATION OVERVIEW

Located less than 2 miles from Exit 33 off I-78 and approximately 1 mile 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. Highlands Village Center is located ½ mile from Mount Prospect School.



# OUTDOOR PATIO SEATING

The outdoor space provides an excellent opportunity for seasonal seating, or expanded customer capacity, enhancing both customer experience and revenue potential.



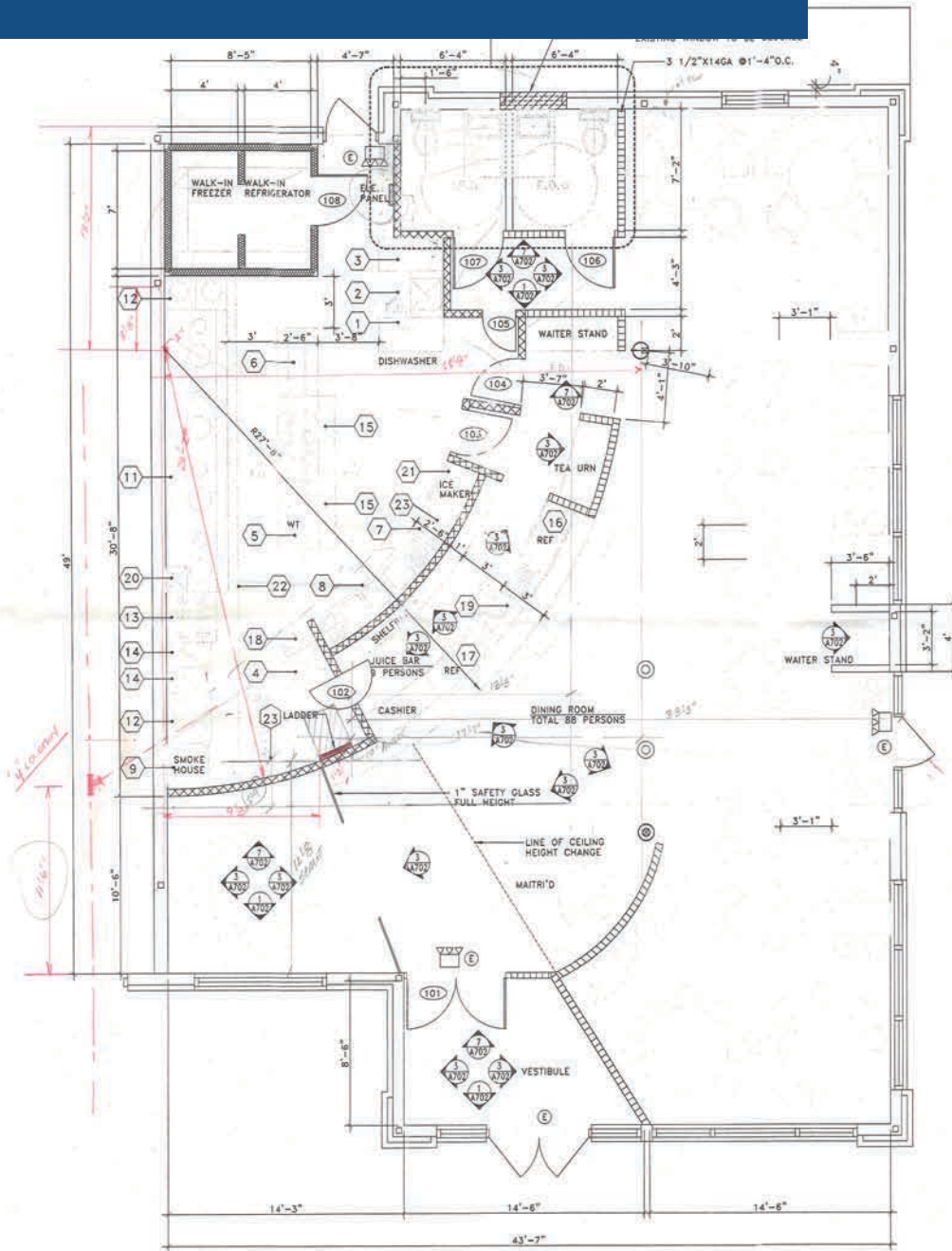
# FORMER NOODLE HOUSE RESTAURANT

Fully equipped, commercial-grade kitchen already in place. The space included existing kitchen infrastructure. Significantly reducing startup costs and allowing for a faster operating timeline. Move-in ready with indoor and outdoor dining capabilities.

Perfect for restaurateurs looking to capitalize on a second-generation restaurant space with minimal buildout required.



# PLAN



KITCHEN EQUIPMENT				
#	EQUIPMENT	SIZE	MODEL	MANUFACTURER
1	SOILED DISH TABLE		CUSTOM	BOWERY
2	DISHWASHER		AM14B	HOBART
3	CLEAN TABLE		CUSTOM	BOWERY
4	MOP SINK			
5	WORK TABLE	30"x48"	CUSTOM	BOWERY
6	BAIN MARIE	30"x48"	BH60SC	175-BBE SZO
7	WORK TABLE	30"x48"	CUSTOM	BOWERY
8	3-COMP SINK		414-22-3-24	EAGLE
9	SMOKE HOUSE		SM24	BOWERY
10	STEAM TABLE		BR5#1	311-BB BOWERY
11	WORK STOVE		433-B3E	BOWERY
12	SOUP STOVE		#1	311-B4E BOWERY
13	8-BURNER RANGE		G284V	207-B3E GARLAND
14	(2)DEEP FRY		#14	255-B3 PITCO
15	OVEN SHELF		CUSTOM	BOWERY
16	REFRIGERATOR		MT-18	63-B5E TRUE
17	REFRIGERATOR		MT-18	63-B5E TRUE
18	HAND SINK		HAF-10S	EAGLE
19	3-COMP BAR SINK			
20	SLOP SINK			
21	ICE MAKER		B00402A	MANITOWER
22	HOOD		CUSTOM	BOWERY
23	HOT WATER HEATER			A.O. SMITH
24	RICE COOKER		PR-10CS	PALONA

**NGIE:**

1. PROVIDE 1 HR FIRE RATED CEILING ASSEMBLY THROUGH ENTIRE FIRST FLOOR
2. ALL EXISTING WALL TO BE FURRED WITH 5/8" GYPSUM WALLBOARD AND 7/8" METAL FURRING;
3. ENTIRE KITCHEN ALL SHALL RECEIVE 1/2" CEMENT BOARD ON 7/8" METAL FURRING;
4. PITCH KITCHEN FLOOR TO FLOOR DRAINS, PROVIDE WATERPROOFING MEMBRANE;
5. CONTRACTOR SHALL FURNISH WATERPROOFING MEMBRANE ON 1 1/4" CONC. WITH REINFORCEMENT ON KITCHEN AND BATHROOM AREAS;

1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

# LOCATION MAP

