

FOR LEASE | Highlands Village Center | 554-556 Allen Road | Basking Ridge, NJ 07920

# 3,142 SF RETAIL SPACE "THE HILLS"

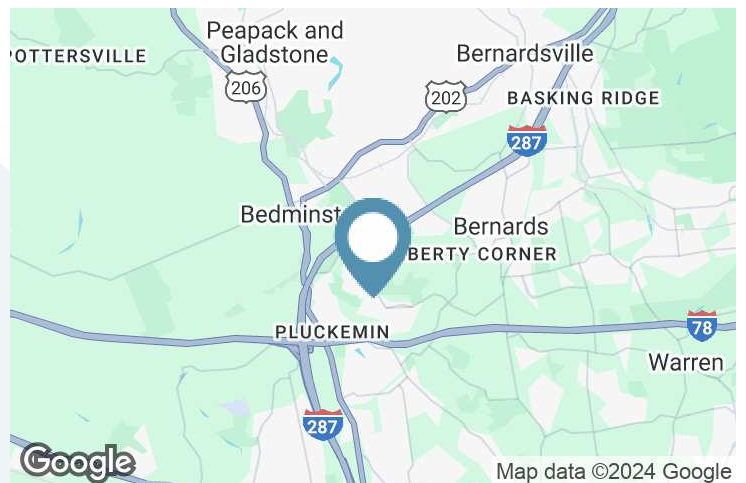


## LOCATION OVERVIEW

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.

## PROPERTY HIGHLIGHTS

- **Building Size:** 60,806 SF on 11.14 Acres
- **Available:** 3,142 SF (may be divisible)
- **Traffic Count (CoStar 2020):** 6,383 Vehicles Daily on Allen Road
- **Parking:** 359 Surface Parking Spaces
- **Lease Rate:** **\$26.00/PSF NNN**
- **RE Taxes (Est. 2023):** \$3.41/PSF
- **Operating Expenses (Est. 2023):** \$8.43/PSF
- **Co-tenants include** Rite Aid Pharmacy, Chu's Cafe, Village of Highlands Cleaners, Dunkin' Donuts, The Wine Rack, Dental Arts Vision, U.S. Postal Service, Tiny Turtle Academy, Kumon Learning Center.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,376	10,706	23,466
Total Population	10,397	27,133	62,977
Average HH Income	\$184,817	\$176,695	\$176,696

## SARA SOLIMAN

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## ADDITIONAL PHOTOS



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# KITCHEN



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