

# SALE

## 111 COURTYARD DRIVE

111 Courtyard Drive Hillsborough Township, NJ 08844



### PROPERTY DESCRIPTION

Nestled in the desirable Hillsborough Township area, this well-maintained building offers a prime location for potential tenants and is poised for continued success. With its appealing blend of modern amenities and timeless charm, 111 Courtyard Drive is a compelling choice for investors seeking a lucrative addition to their portfolio.

### PROPERTY HIGHLIGHTS

- - 2,800 SF unit Lower Level
- - Built in 1980, renovated in 2000
- - Versatile space with many approved uses
- - Ideal for office, light distribution, or healthcare
- - Lower level suitable for various business types
- - Previous uses include chiropractor office and massage studio
- - Current tenant operates successful online distribution business

### OFFERING SUMMARY

Sale Price:	\$110,000
Number of Units:	1
Building Size:	2,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	217	1,621
Total Population	234	704	4,329
Average HH Income	\$188,233	\$188,104	\$133,985

**John Negri**  
(973) 865-3456



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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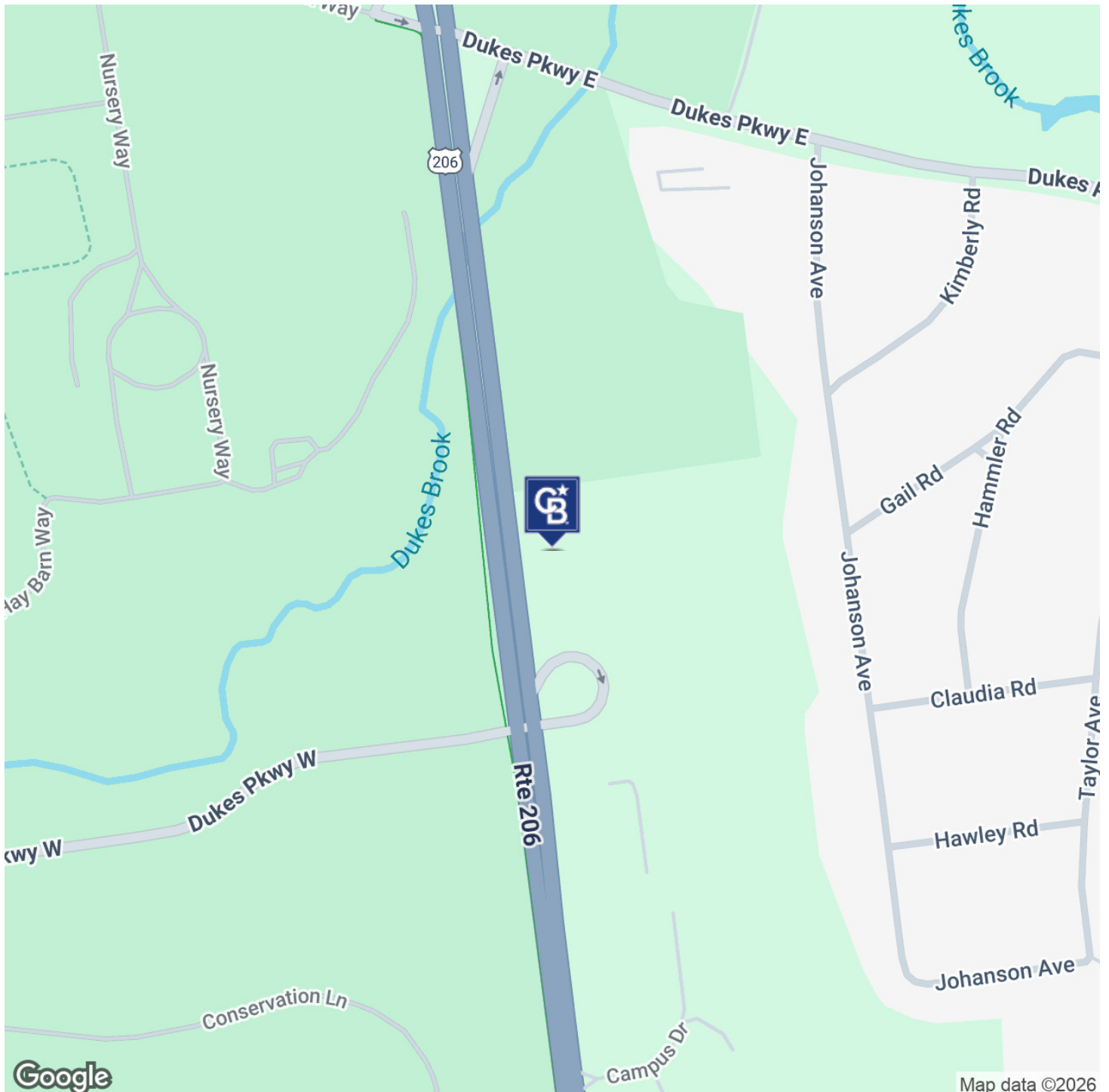
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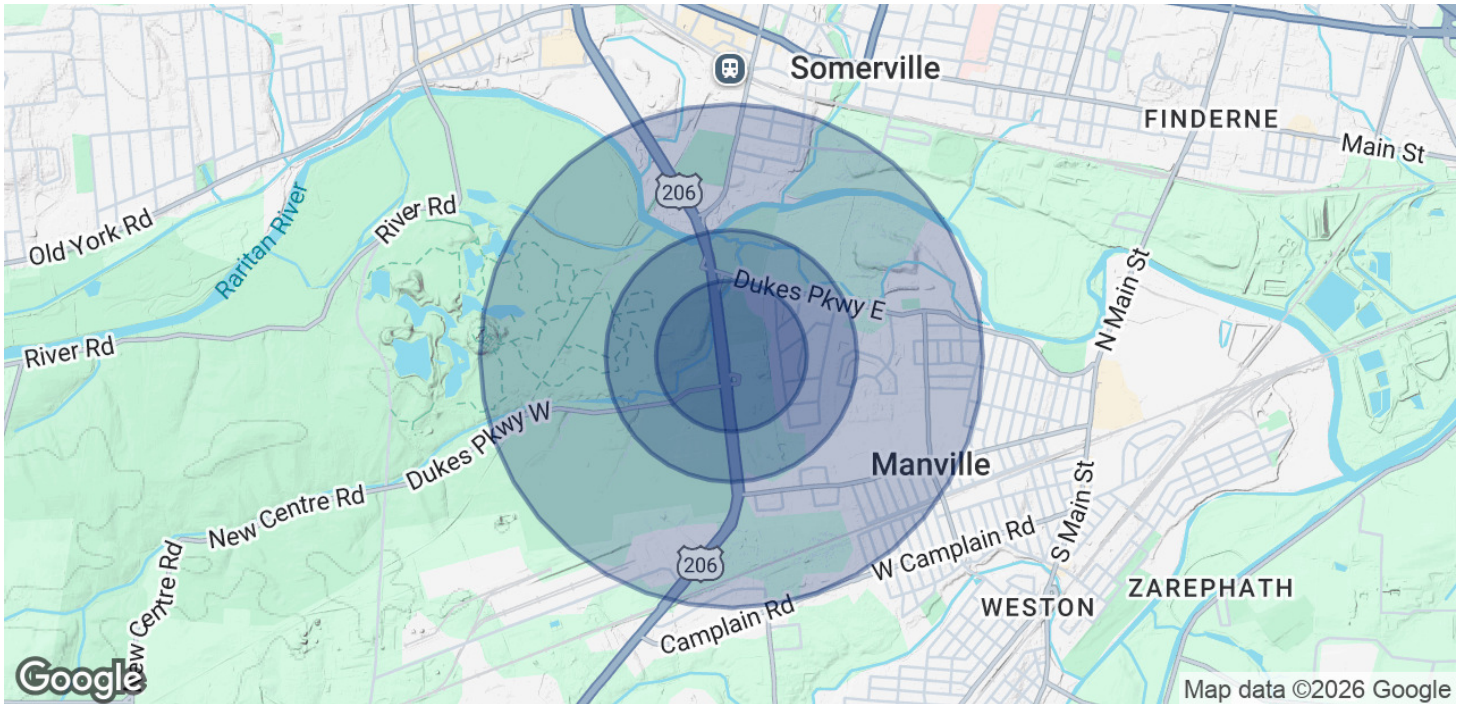


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	234	704	4,329
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	217	1,621
# of Persons per HH	3.3	3.2	2.7
Average HH Income	\$188,233	\$188,104	\$133,985
Average House Value	\$566,785	\$566,628	\$443,838

Demographics data derived from AlphaMap

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