



Nelson's Corner

601 Route 206, Hillsborough, New Jersey

Availabilities

- +/- 1,413 SF

Traffic Count

- Route 206: 30,216 VPD
- Amwell Road: 17,662 VPD

Co-Tenants

• Atlantic Health	• Hallmark	• Mathnasium	• ShopRite
• Fulton Bank	• Home Wines & Marketplace	• Pet Supplies Plus	• Verizon

Site Description

- Nelson's Corner is situated at the main-and-main signalized intersection of Route 206 and Amwell Road consisting of significant traffic counts and multiple means of access
- The shopping center is ShopRite-anchored with strong co-tenancy consisting of Fulton Bank, Pet Supplies Plus, Mathnasium, Verizon, Hallmark, Ice Cream, Home Wines & Marketplace and Atlantic Health
- Positioned along Route 206 (the main thoroughfare within Somerset County) running through the major Hillsborough retail corridor with successful long-standing national, regional and local retailers
- Amwell Road is a heavily utilized side access road connecting to the many residential communities within Hillsborough and captures customers visiting to shop from western Middlesex County for their daily needs
- Dense market pulling from a vast area of surrounding towns with a residential population of approximately 81,000 people, and strong median incomes of approximately \$122,000 within 5 miles

Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	9,211	10,088	\$110,158
3 Mile	37,167	31,850	\$132,998
5 Mile	80,902	71,181	\$121,957

Retail for Lease - Contact

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Nelson's Corner

601 Route 206, Hillsborough, New Jersey

Market Aerial



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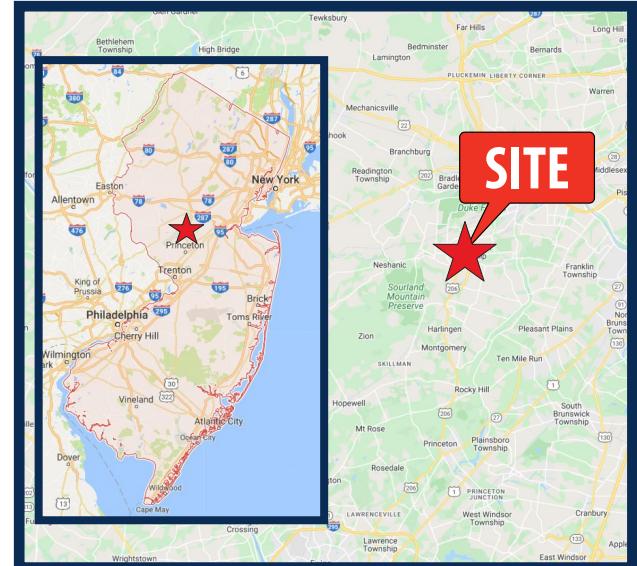
Nelson's Corner

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Site Plan



State Map



Close-Up Aerial



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