

MIXED USE NEW CONSTRUCTION

STATE ROUTE 206 HILLSBOROUGH TWP.

PADS FOR LEASE OR BUILD-TO-SUIT

Hillsborough Twp. Somerset County, NJ

LOCATION

871 State Route 206
Hillsborough, NJ 08844

Available

Building A: ±9,000 SF
Building B: ±3,500 SF w/drive-thru
±12,500 SF Combined

RENTAL RATE

Subject to use and creditworthiness
and condition of delivery

PARKING

63 onsite spaces for the
commercial portion

DEMOGRAPHICS 2020 ESTIMATE

2 Mile Radius

Population	15,496
Median HH Income	143,474
Average HH Income	\$182,284
Median Age	38.9
Total Households	5,970
Daytime Population	10,059

3 Mile Radius

Population	35,326
Median HH Income	\$152,602
Average HH Income	\$185,167
Median Age	39.6
Total Households	12,959
Daytime Population	18,228

5 Mile Radius

Population	58,572
Median HH Income	\$159,245
Average HH Income	\$187,504
Median Age	40.7
Total Households	21,057
Daytime Population	31,723

PROPERTY DESCRIPTION

The Hillmont is a commercial and apartment mixed use development now under construction, situated on approximately 28 acres along commuter State Route 206 and directly adjacent the Mountain View Rd. signal. Apartment building 1 projected for residential move-in 3 Q 2022. The Hillmont will consist of two retail/commercial buildings at the entrance to the development; Building "A" ±9,000 SF (divisible) and Building "B" ±3,500 SF with a proposed drive thru, or combined for a single building of +/- 12,500 SF. New construction includes 175 luxury apartments within fourteen buildings directly behind the commercial area with a clubhouse and pool.

TRAFFIC COUNTS

ADT 21,330 State Route 206

ZONE- MUID / Mixed-Use Inclusionary District-1
"a mixed-use zone that provides for affordable housing, multifamily housing, retail, medical, office and restaurant uses at a location that provides access to employment areas through adjacency to major roadways and/or public transportation."

COMMENTS

- ❑ 7 miles south from Exit 17 off I-287 to 202/206;
- ❑ 1 mile south from ShopRite and 3 miles south from Hillsborough Promenade anchored by Kohl's, Lowe's, Weis Markets among other retailers.
- ❑ Situated opposite Apex Sports and Events Complex

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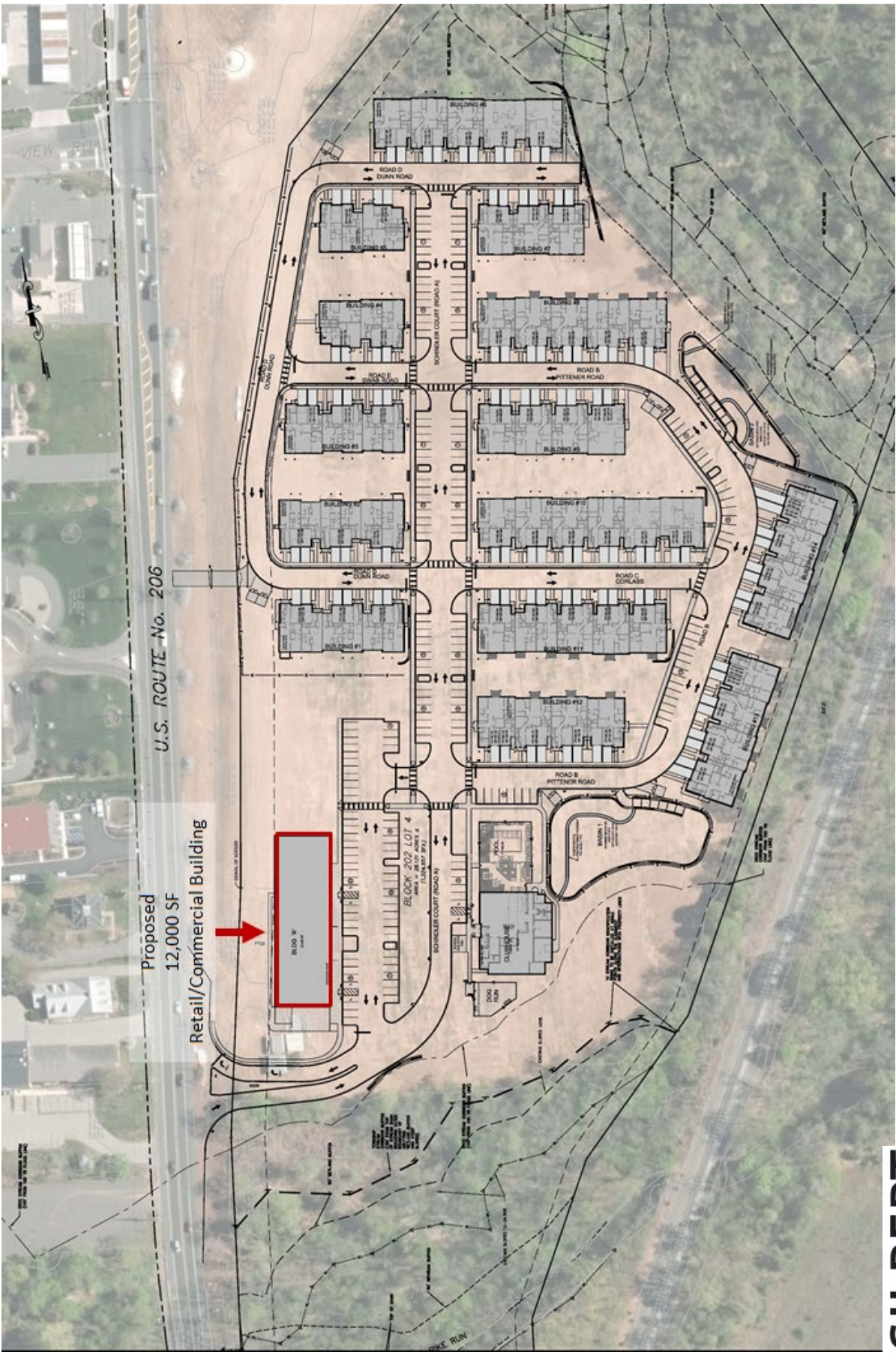
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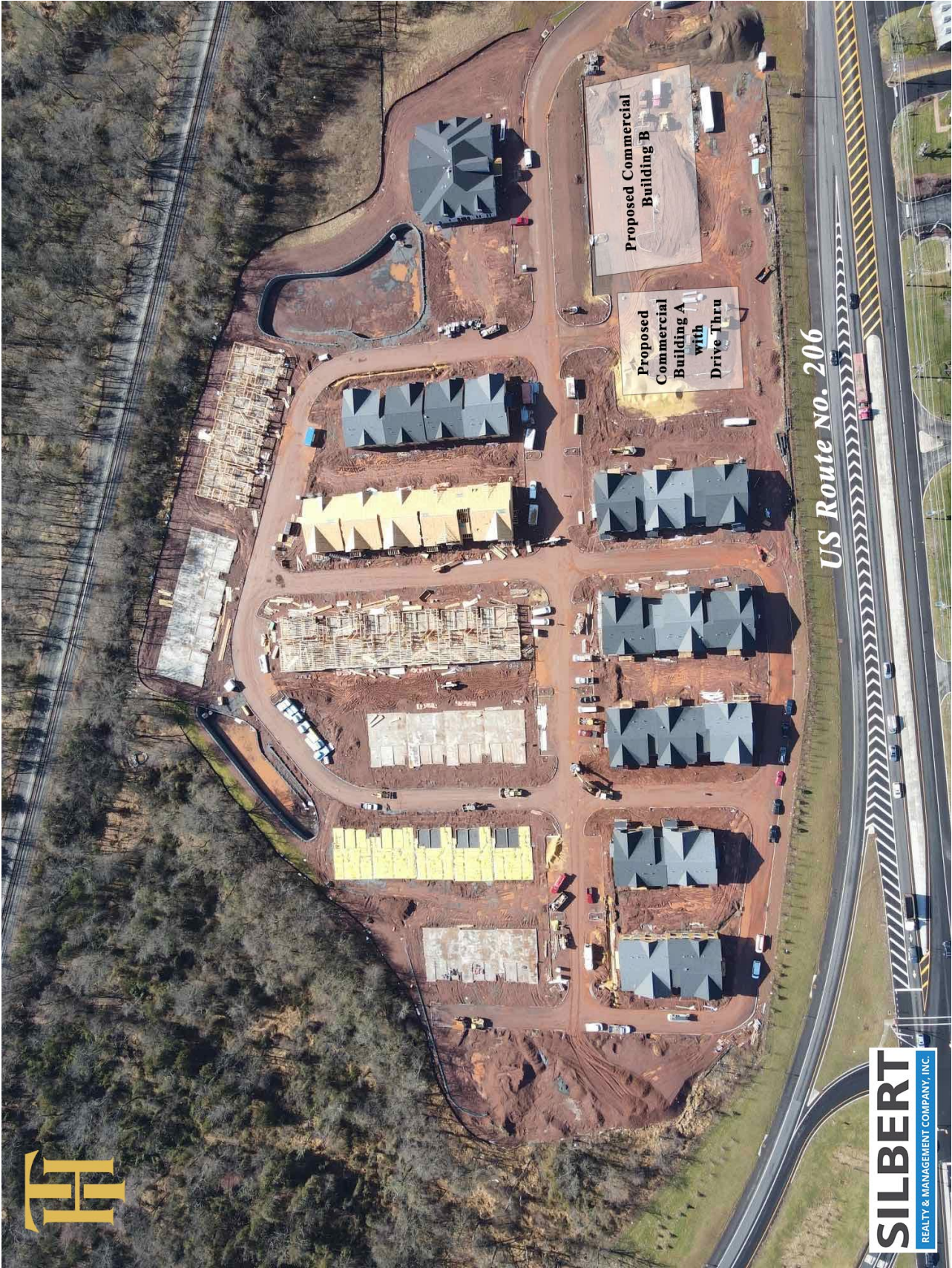
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The Hillmont – Site Plan



The Hillmont— (Current Construction)



SILBERT
REALTY & MANAGEMENT COMPANY, INC.

The Hillmont Immediate Surrounding Aerial



The Hillmont Aerial with Radius



The Hillmont Major Roadway Aerial

