



Nelson's Corner

601 Route 206, Hillsborough, New Jersey

Availabilities

- +/- 8,750 SF
(Available April 2025)

Traffic Count

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

Co-Tenants

- Atlantic Health
- Hallmark
- Pet Supplies Plus
- Verizon
- Fulton Bank
- Mathnasium
- ShopRite

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 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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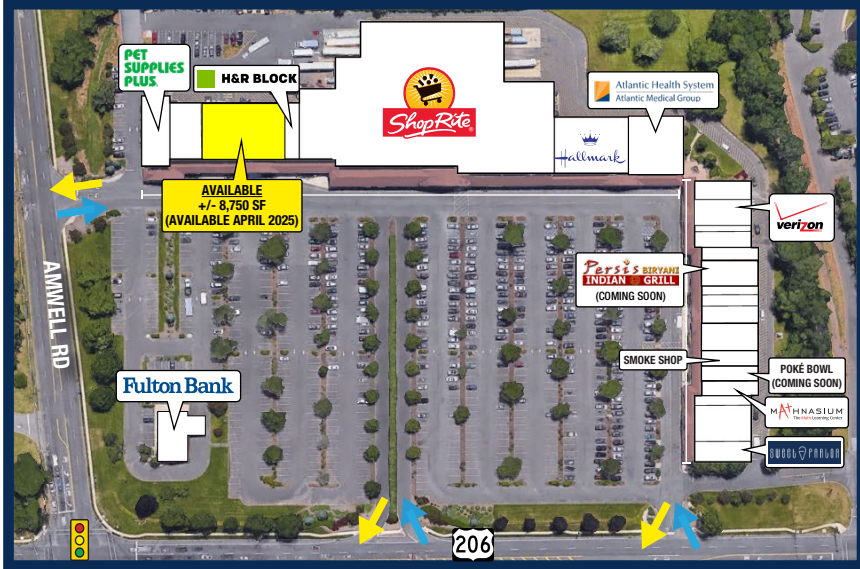
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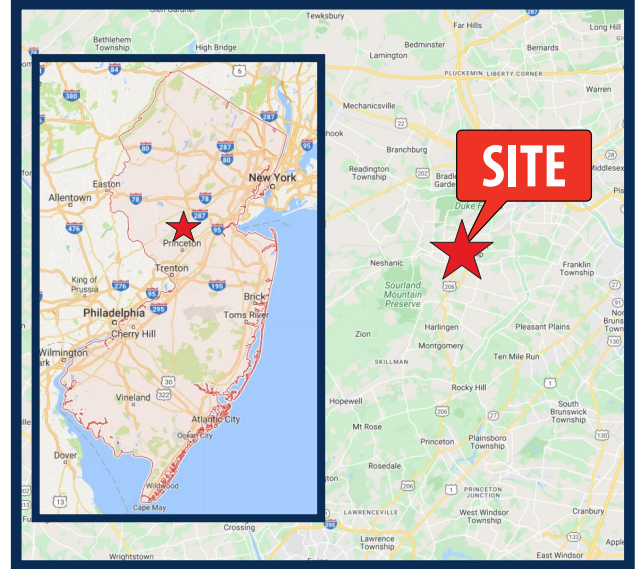
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Site Plan



State Map



Close-Up Aerial



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