



# 403 Route 206

## Hillsborough, New Jersey

### Availabilities

- Option A  
- Up to 9,200 SF w/ Drive-Thru (Multiple Divisions Possible)
- Option B  
- +/- 4,450 SF w/ Drive-Thru

### Neighboring Tenants

- 7 Eleven
- Chase Bank
- Fulton Bank
- McDonalds
- Taco Bell
- Atlantic Health
- Dunkin Donuts
- Hallmark
- Pet Supplies Plus
- UPS
- Burger King
- Five Guys
- Mathnasium
- Shop Rite
- Verizon

### Site Description

- New redevelopment opportunity in the heart of the Hillsborough retail corridor along Route 206
- Rear access to Town Centre Drive, which leads to a full turn traffic-controlled light onto Route 206
- Multiple opportunities for redevelopment of a former bank property
  - Concept Plan A – Up to 9,200 SF with an end cap drive-thru and multiple divisions to be considered
  - Concept Plan B – Freestanding single tenant drive-thru up to 4,450 SF
- Dense market pulling from 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	11,107	10,440	\$114,960
3 Mile	38,014	32,725	\$137,762
5 Mile	95,970	88,437	\$125,395

### Retail for Lease - Contact

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## Market Aerial



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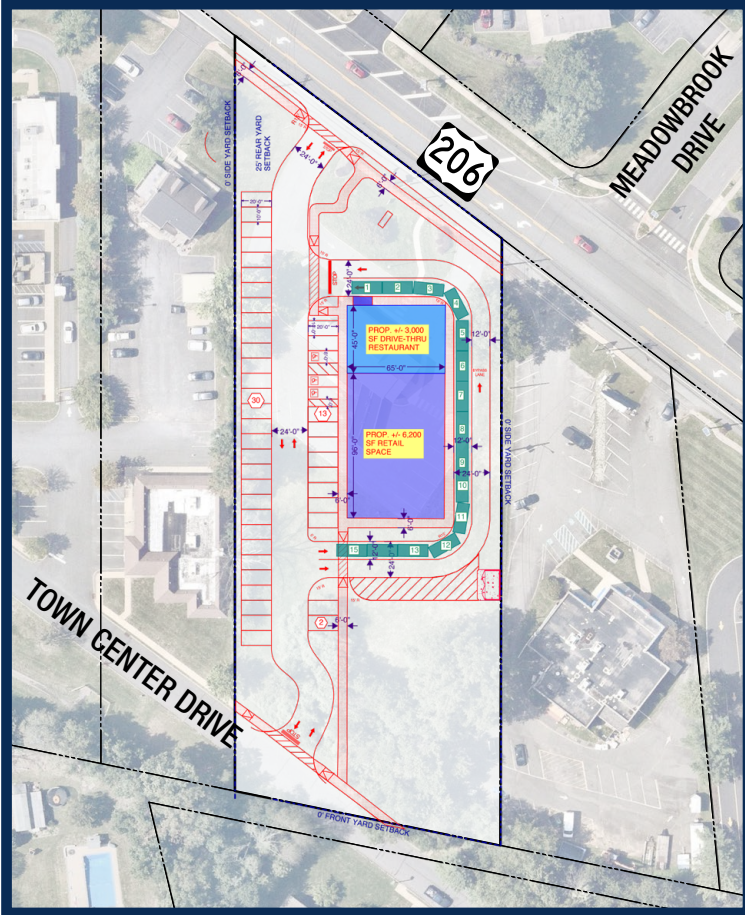
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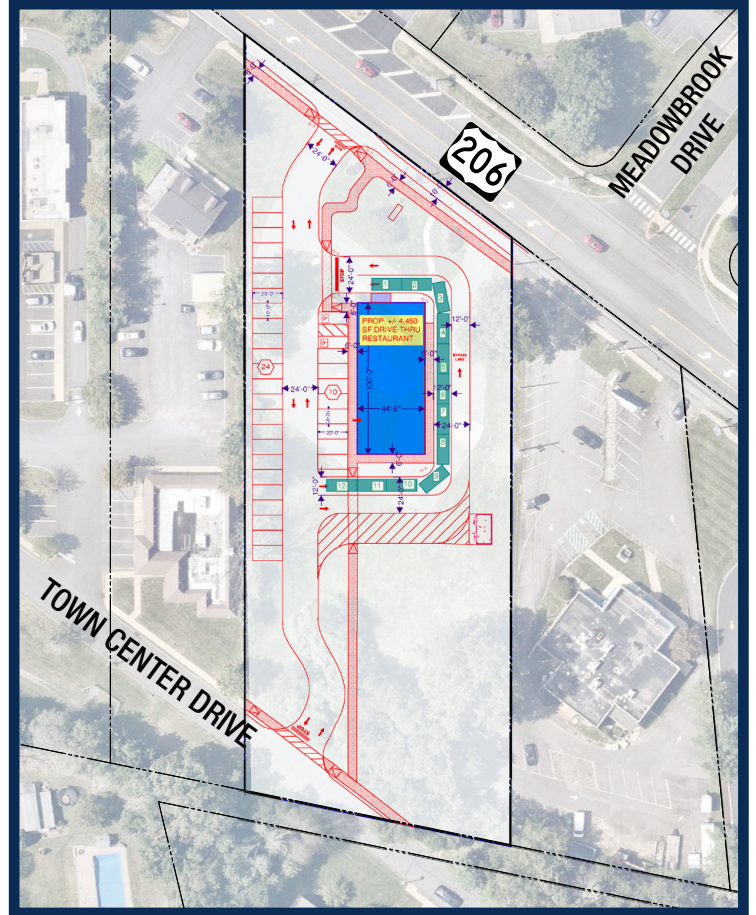
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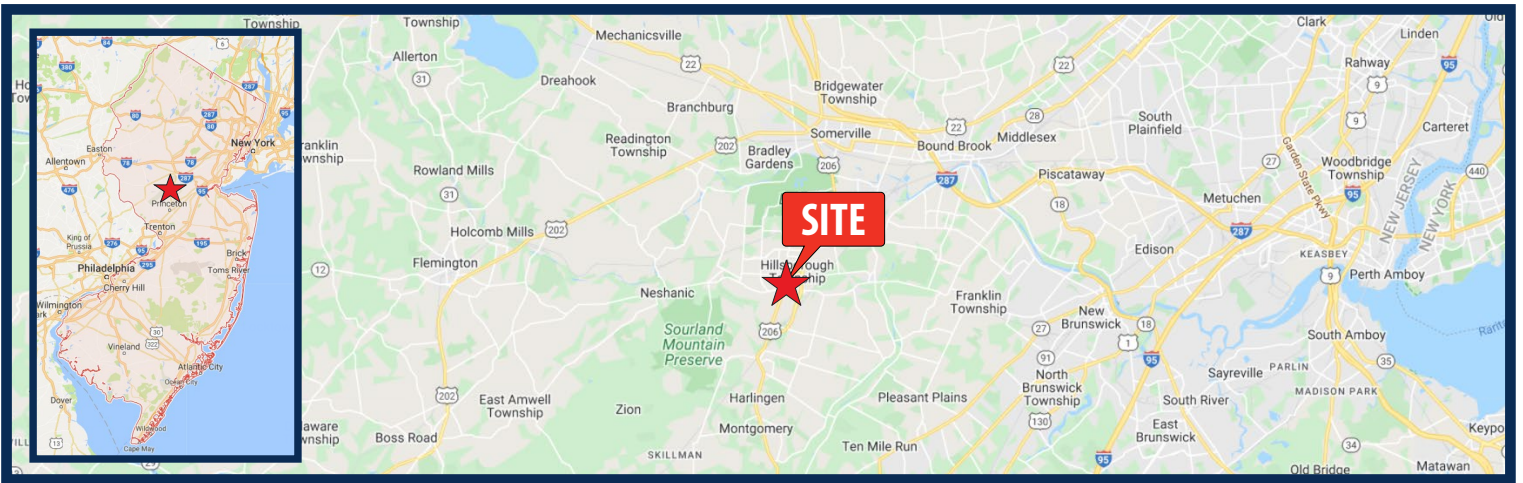
## Concept Plan A



## Concept Plan B



## State Map



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