

**FORMER BANK  
WITH DRIVE-THRU**



# 425 Route 206

## Hillsborough, New Jersey

### Availabilities

- +/-4,368 SF with Drive-Thru or up to 3.2 Acres for Redevelopment

### Traffic Count

- +/- 30,216 VPD

### Zoning - Town Center District (TC)

- Sample Permitted Uses:
  - Banks and Financial Institutions
  - Office and Medical Centers
  - Retail Sales of Goods and Services
  - Business Services
  - Personal Service Establishments
  - Freestanding Child-Care Centers
  - Restaurants (Variance Needed for Drive-Thru)

### Site Description

- Former bank building with drive-thru for lease, or a 3.2-acre redevelopment opportunity to be located in the heart of the Hillsborough retail corridor along Route 206
- Positioned along Route 206 (the main thoroughfare within Somerset County) running through the major Hillsborough retail corridor with heavy vehicular traffic and successful long-standing national, regional and local retailers
- Dense market pulling from vast area of surrounding towns with a residential population of approximately 81,000 people and strong median incomes of approximately \$154,000 within 3 miles
- High visibility and strong pylon signage with ingress and egress along Route 206, including a dedicated turn lane allowing for full-access entering and exiting the site

### Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	10,965	10,482	\$124,673
3 Mile	38,238	33,362	\$154,302
5 Mile	93,304	82,657	\$143,535

### Retail for Lease - Contact

Gregg Medvin  
Ph. 732-724-3962  
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## Market Aerial



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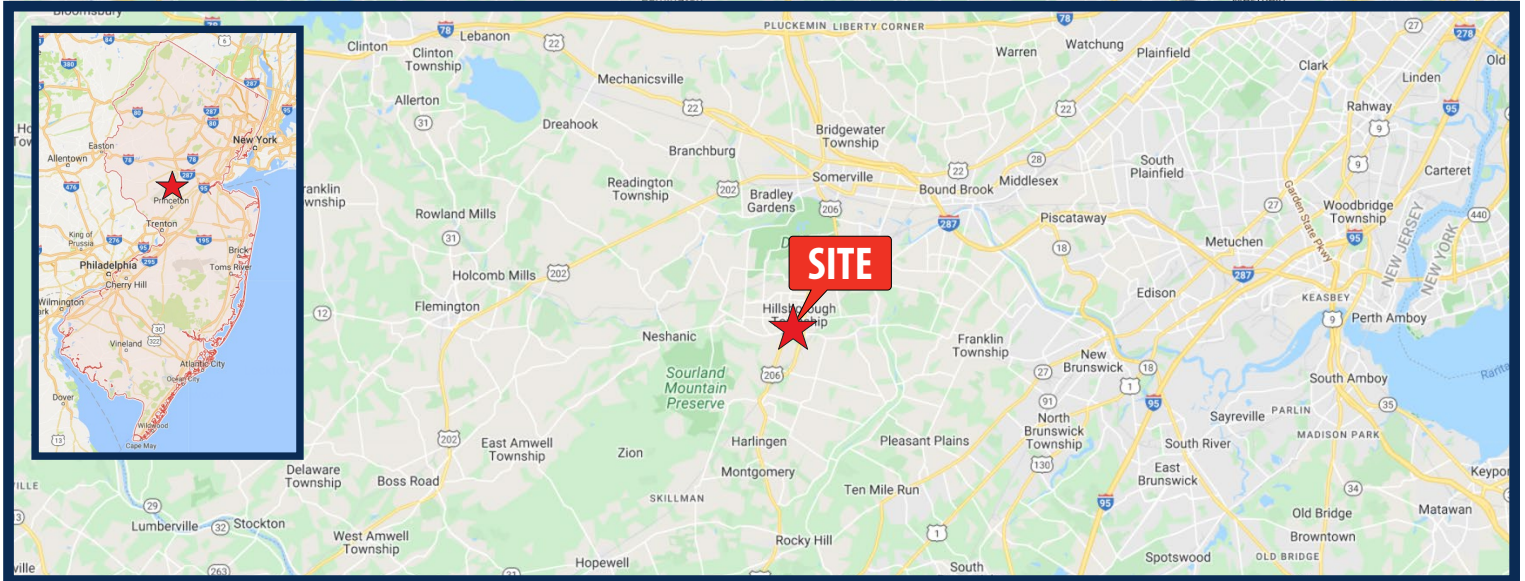
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## State Map



## Live View



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