



403 Route 206  
Hillsborough, NJ

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

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**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES



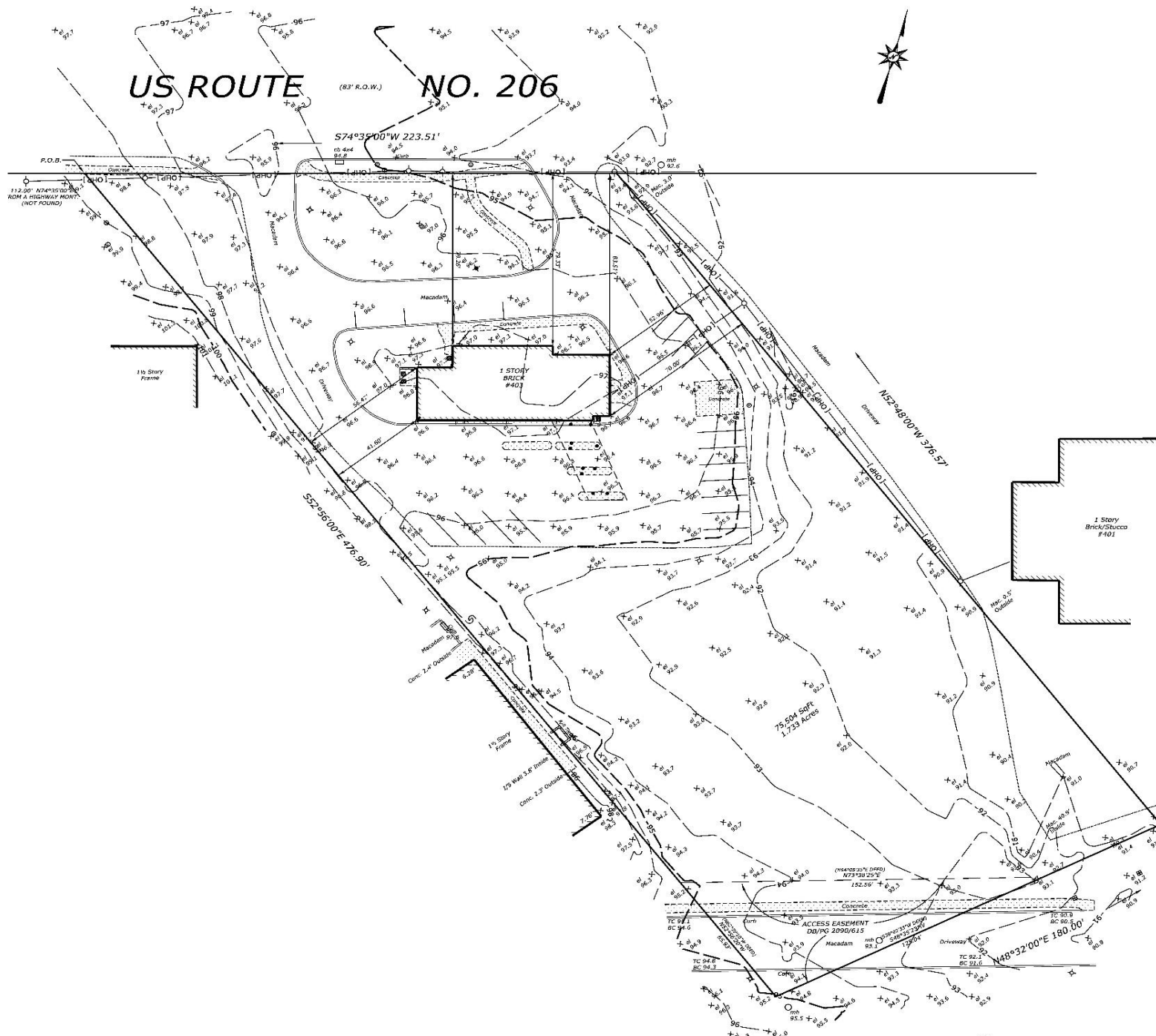




## AVAILABLE FOR LEASE

- Acres: 1.76 Available For Lease
- Existing Building: 2,788 SF
- Former Bank w/Drive-Thru (Building Expandable)
- Traffic Count Route 206: 29,950 VPD
- 4-way Ingress & Egress
- Secondary Access Through Rear of Property To Towne Centre Drive
- Zoning: Town Center (TC): [Click Here For More Information](#)
- Ample Parking
- Excellent Visibility and Access
- Nearby National Tenants: McDonald's, Burger King, Taco Bell, 7-Eleven, Five Guys, Shoprite, Pizza Hut, TD Bank, Chase Bank, and Many More.

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**SITE**

Hillsborough Club Plaza  
118 Residential Units To Be Built

TD Bank

206

All American Assisted Living at Hillsborough

Traffic Count: 29,950 VPD

206

Hillsborough Township Volunteer

Somerset Pediatric Group

Financial Resources Federal Credit Union

Great Clips

American Tire Service

Sunny Days Car Wash

National Pools & Spas

Central Jersey Nurseries

Hillsborough Internal Medicine

Hillsborough Radiology Centers

Provident BANK

Avalon Assisted Living at Hillsborough

Hillsborough School

Allagi Technologies

UPS

FIVE GUYS  
BURGERS and FRIES

Shell

MAVIS  
McCOMBAT TIRE

Bank of America

Chipotle Mexican Grill  
Verizon  
PET SUPPLIES PLUS  
Hallmark  
Fulton Bank

BUCKLE UP  
meineke car care center

Hillsborough Center

CHIPOTLE MEXICAN GRILL  
WELLS FARGO  
Quest Diagnostics  
HAND & STONE  
Planet Fitness

206

206

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# ZOLTEK





<b>DEMOGRAPHICS</b>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	11,054	37,794	95,052
Daytime Population	10,600	34,081	91,600
Households	2.53	2.73	2.70
Average Age	40.4	40.7	41.4
Average HH Income	\$104,110	\$125,820	\$117,181

**FOR FURTHER INFORMATION PLEASE  
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