

THE HILLMONT



Pad Sites For Sale or Lease

Mixed-Use New Construction

871 State Route 206, Hillsborough
Somerset County, New Jersey

PROPERTY DESCRIPTION

The Hillmont is a commercial and apartment mixed use development currently under construction and situated on approximately 28 acres, along commuter State Route 206 and directly adjacent the Mountain View Rd. signalized intersection. The Hillmont has started leasing for the 12,500 SF of commercial building, with one lease signed for 1,800 SF with a regional fitness concept. Situated on 2.2 acres of land and offering three buildings, two retail/commercial buildings and one medical which are all under construction at the entrance to the development and will afford direct access from both directions of Route 206. The Hillmont includes 175 luxury apartments within fourteen buildings with a clubhouse and pool. Development is served with all city utilities.

AVAILABLE SPACE

12,500 SF (Divisible)

Building A: 2,900 SF (Retail)

Building B: 4,500 SF (Medical)

Building C: 3,500 SF (Retail)

PRICING FOR SALE OR LEASE

Subject to use and creditworthiness
and conditions of delivery

ZONING

MUID / Mixed-Use Inclusionary District-1

TRAFFIC COUNTS

ADT 21,330 along State Route 206

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

David A. Greenman
SR VP Retail Services
908.604.6900 x 106

dgreenman@silbertrealestate.com

Brian S. Silbert
President & CEO
908.604.6900 x 116

info@silbertrealestate.com

SILBERT
REALTY & MANAGEMENT COMPANY, INC.

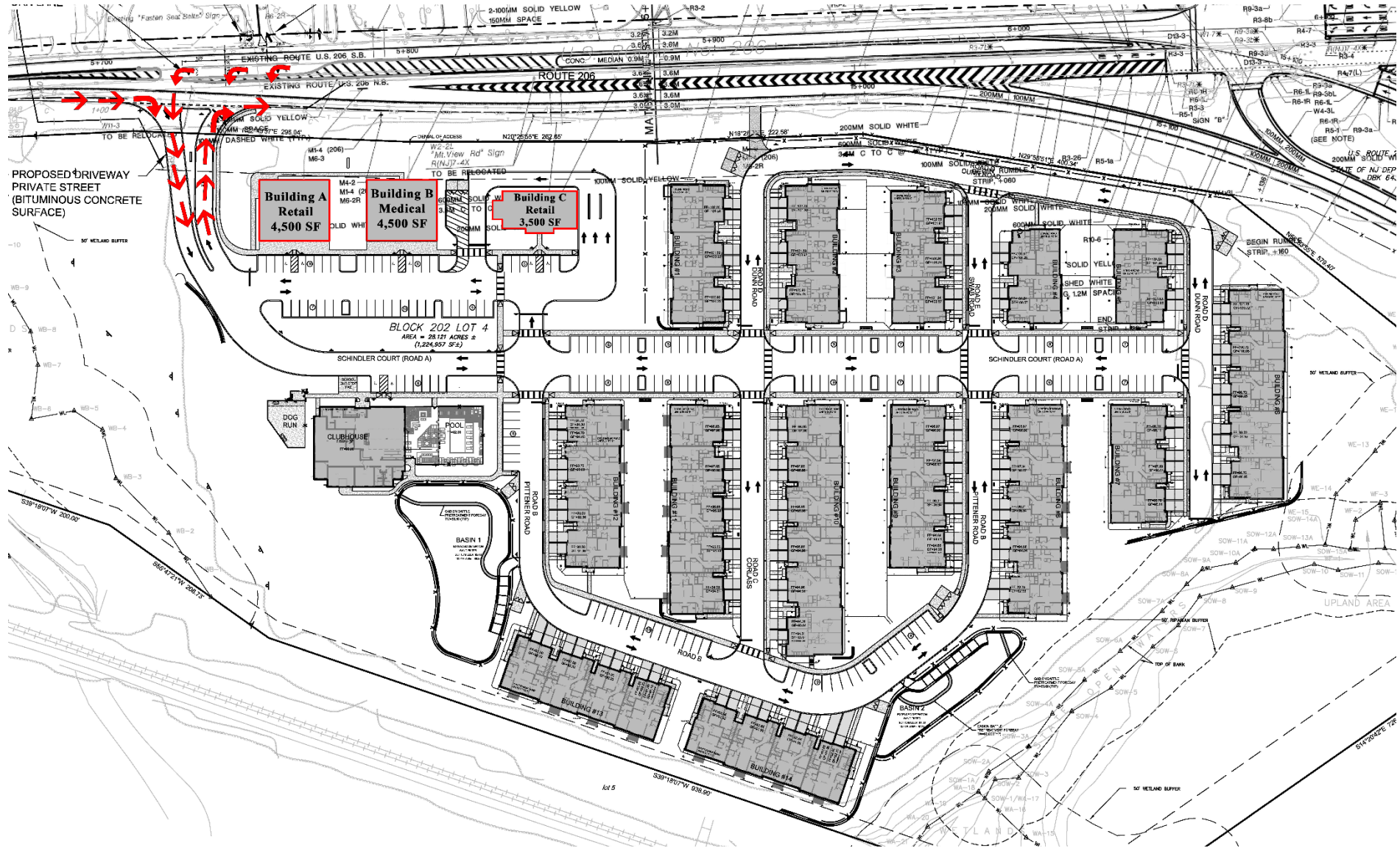
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

LinkedIn

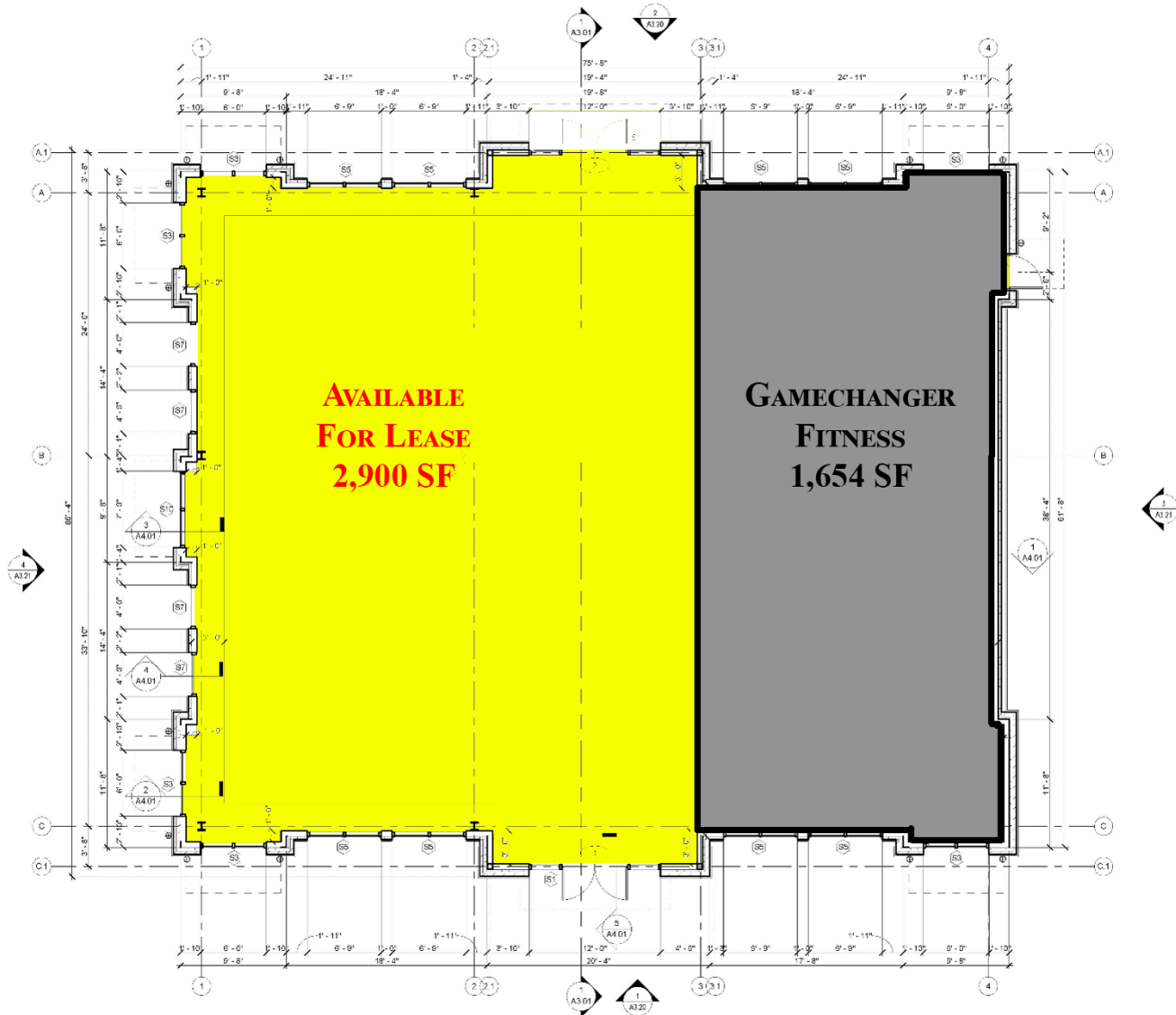


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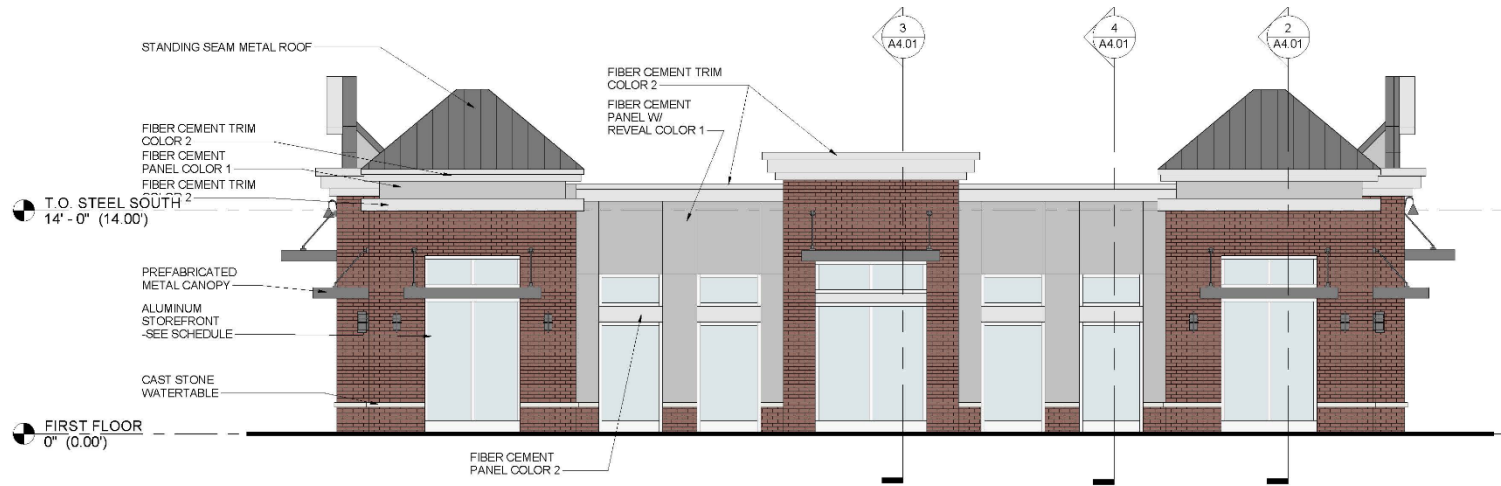
Approved Site Plan Configuration 1



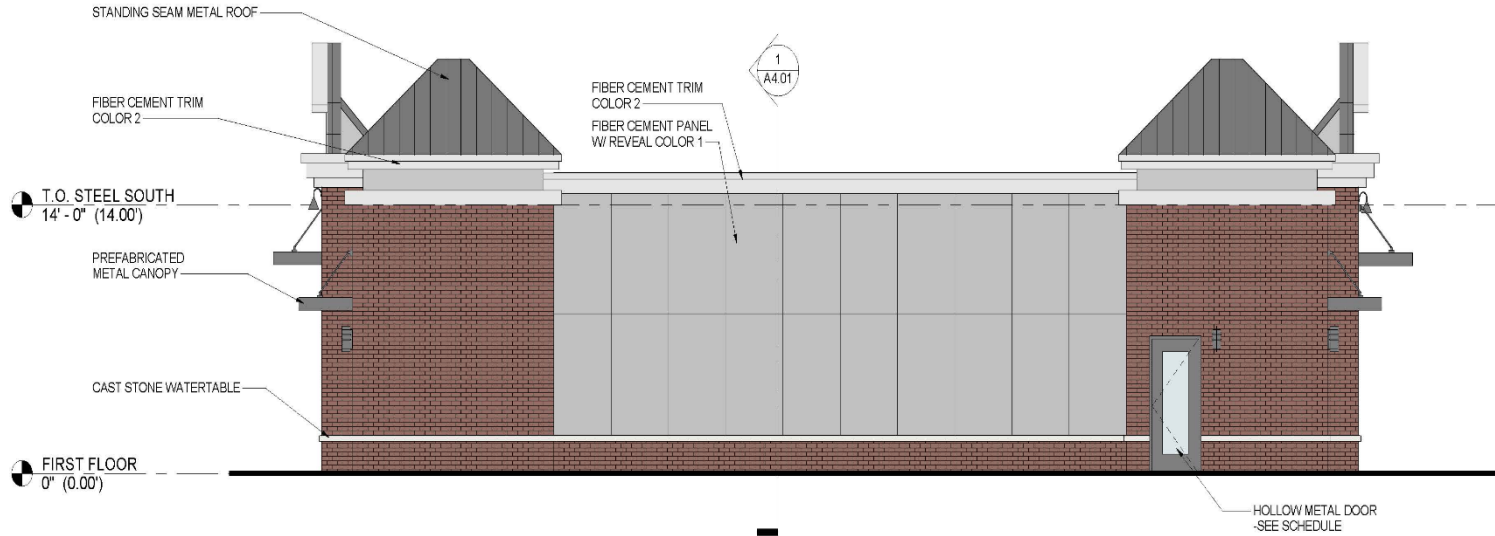
Building A: Floor Plan



Building A: Elevations



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

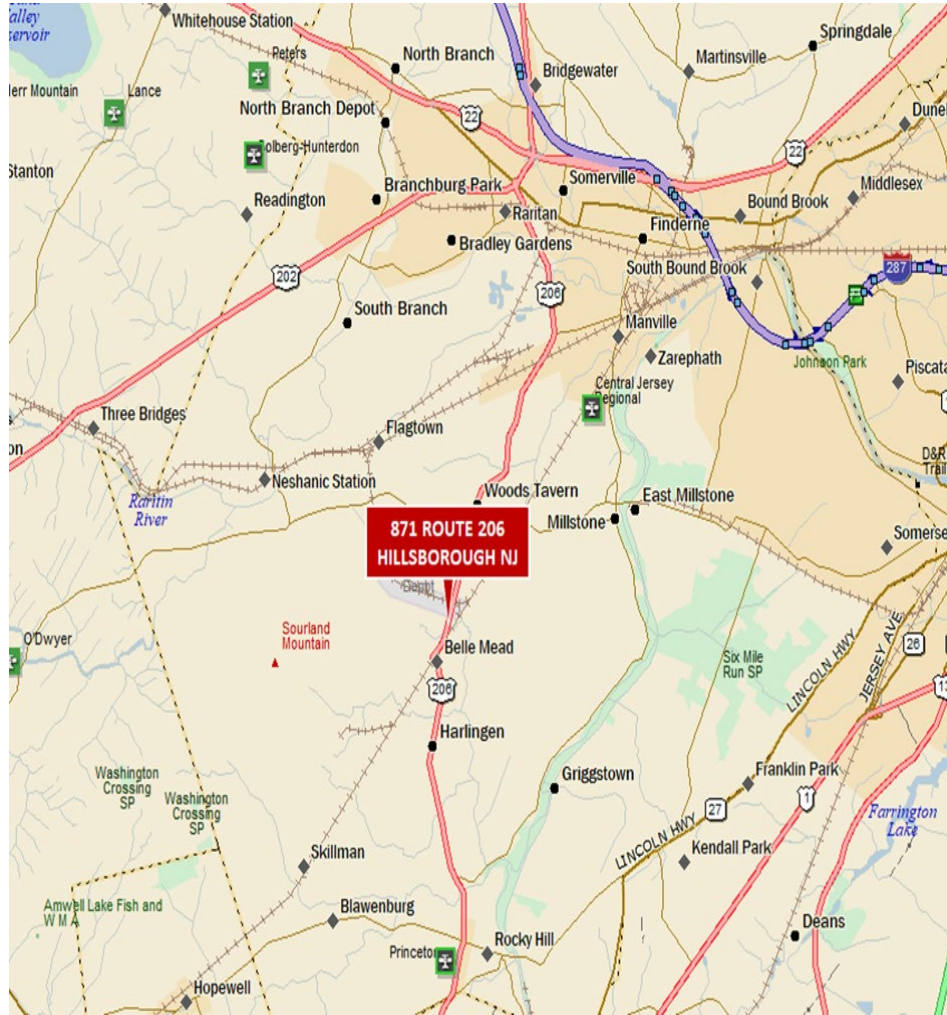
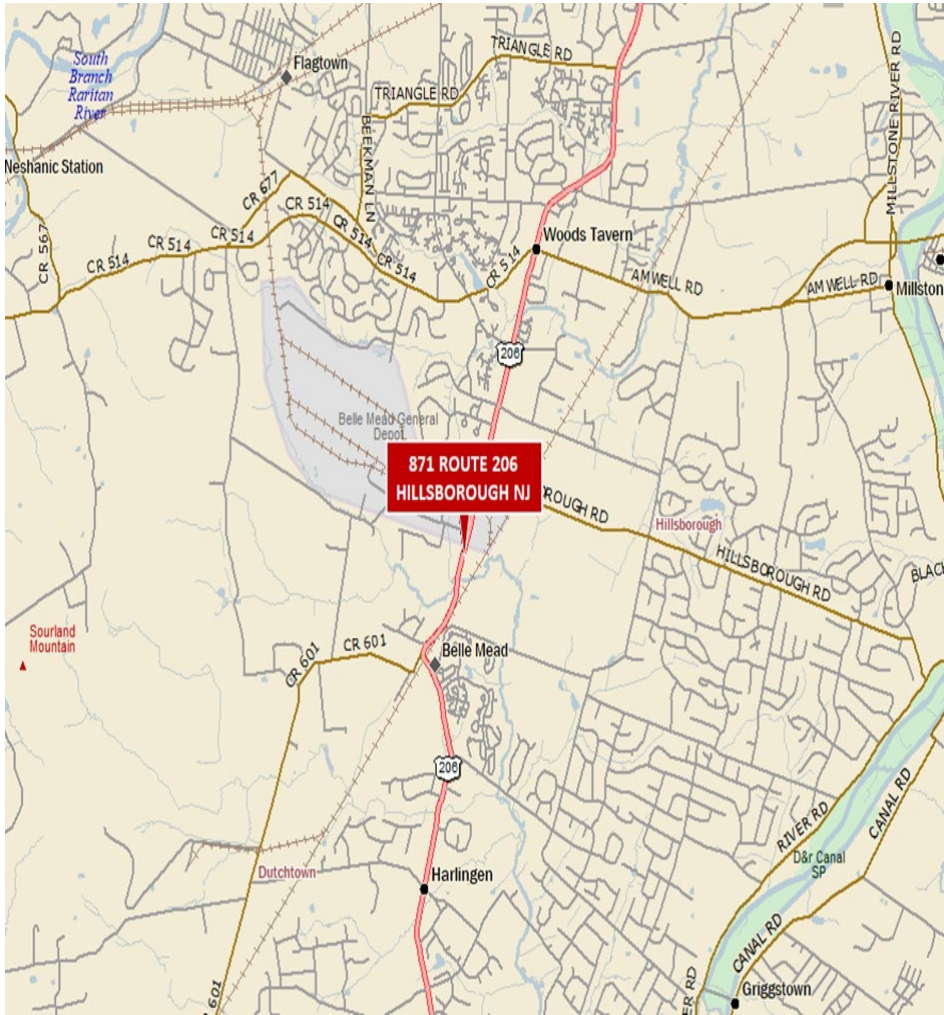


3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Surrounding Area Aerial



Regional Maps



AREA DEMOGRAPHICS

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

