

RETAIL SPACE

HILLSBOROUGH, NJ

771-773 US-206 & Homestead Road

NEW SHOPRITE CENTER

NEW JERSEY

Pad Sites with Drive-Thru

**1,200 SF -
25,000 SF**

New Retail Space Available



MARKET AERIAL



AVAILABLE SPACES

1,200 SF - 25,000 SF
Pad Sites w Drive-Thru

ASKING RENT

Upon Request

NNN

\$TBD psf (est)

DELIVERY

4th Quarter 2024

NEIGHBORS

Kohl's, Lowe's, HomeGoods, Pet Supplies Plus, Bottle King, Chipotle, Starbucks, Five Guys, Applebee's, Salad Works, European Wax

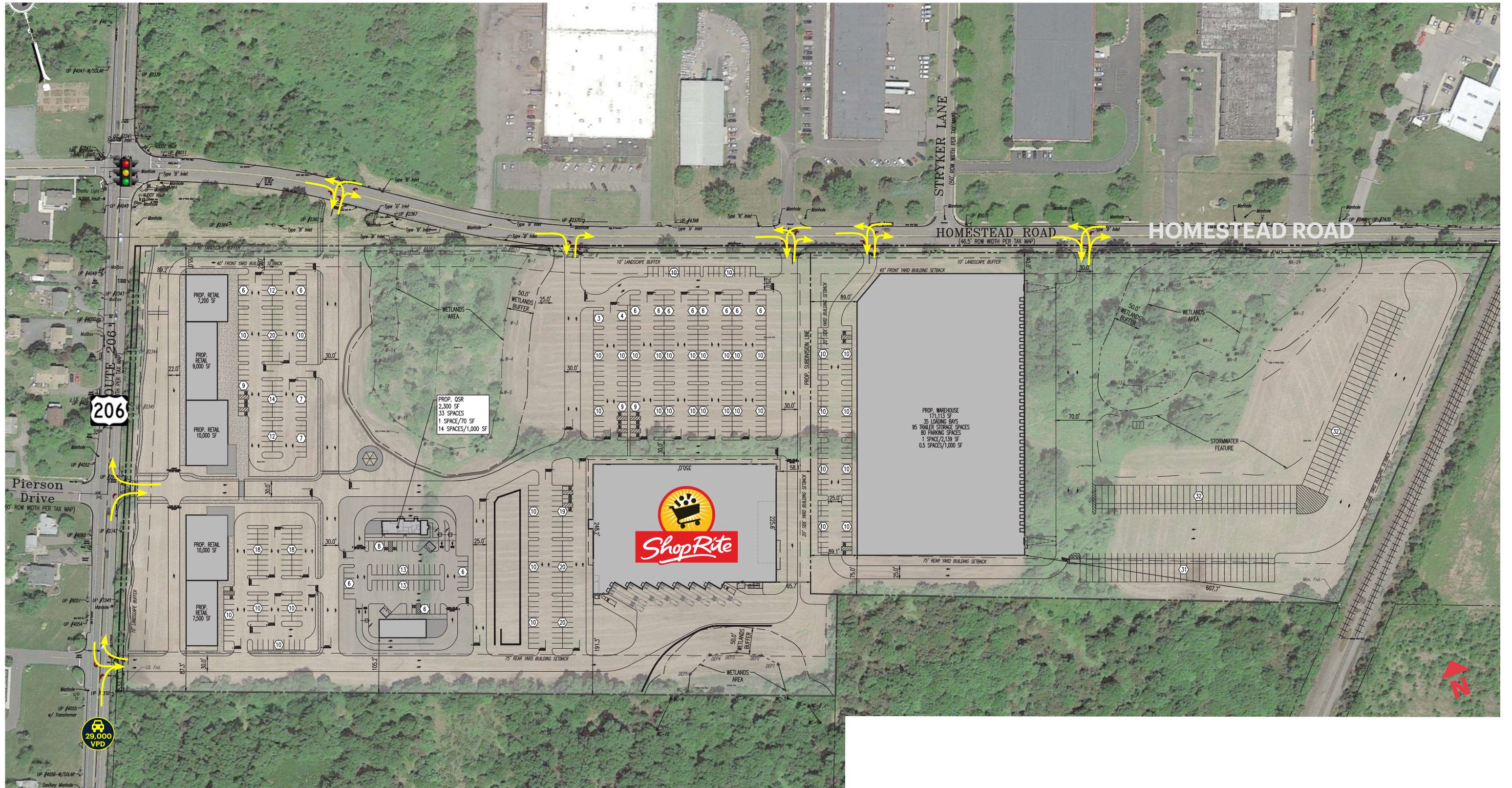
ATTRIBUTES

- New ShopRite Center
- ShopRite relocating existing 60,000 SF store to expand to 80,000 SF
- Traffic light Intersection
- Pylon signage
- 29,000 cars a day average traffic on US-206

LOW-LEVEL AERIAL



GREAT ACCESS

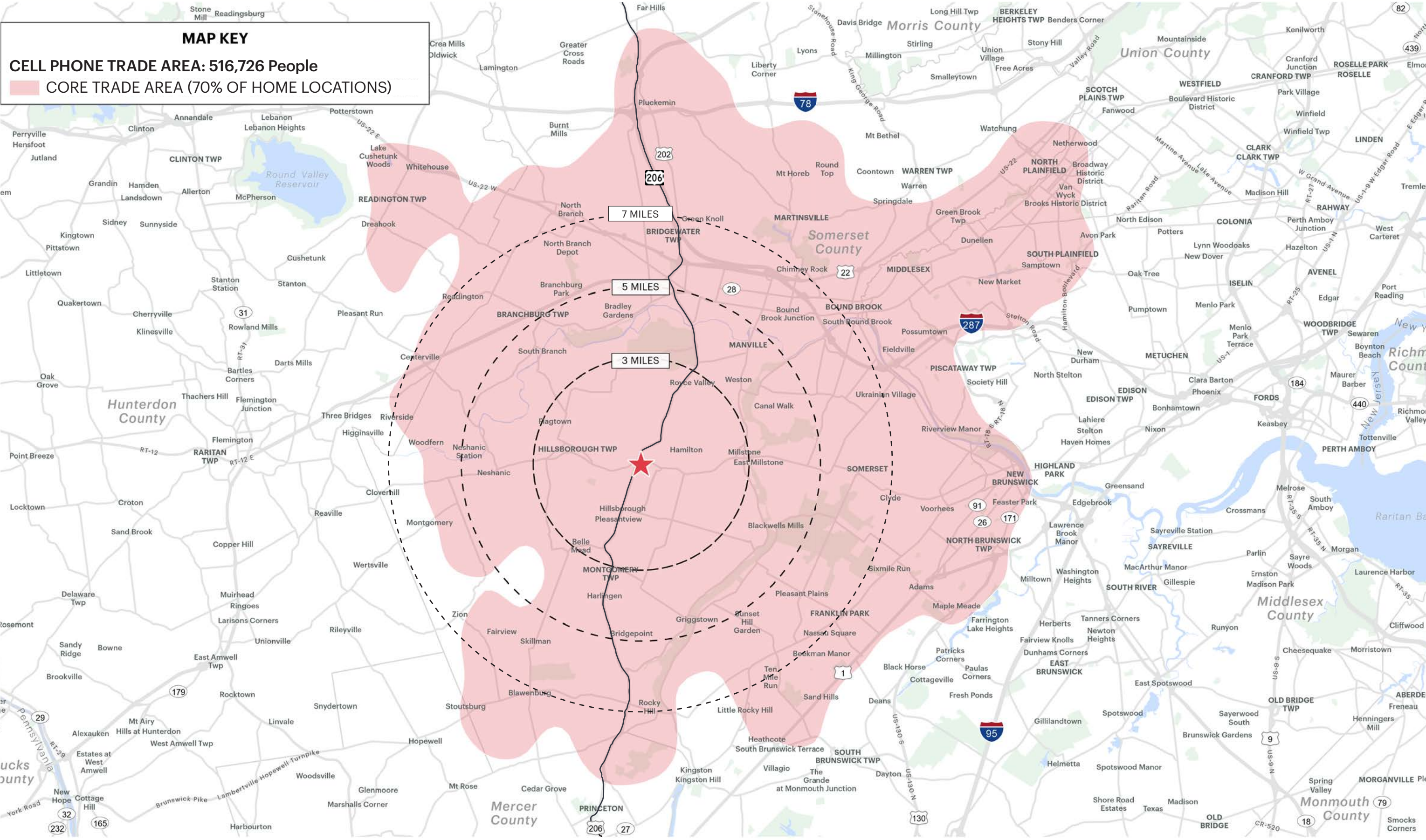


HILLSBOROUGH TRADE AREA

MAP KEY

CELL PHONE TRADE AREA: 516,726 People

CORE TRADE AREA (70% OF HOME LOCATIONS)



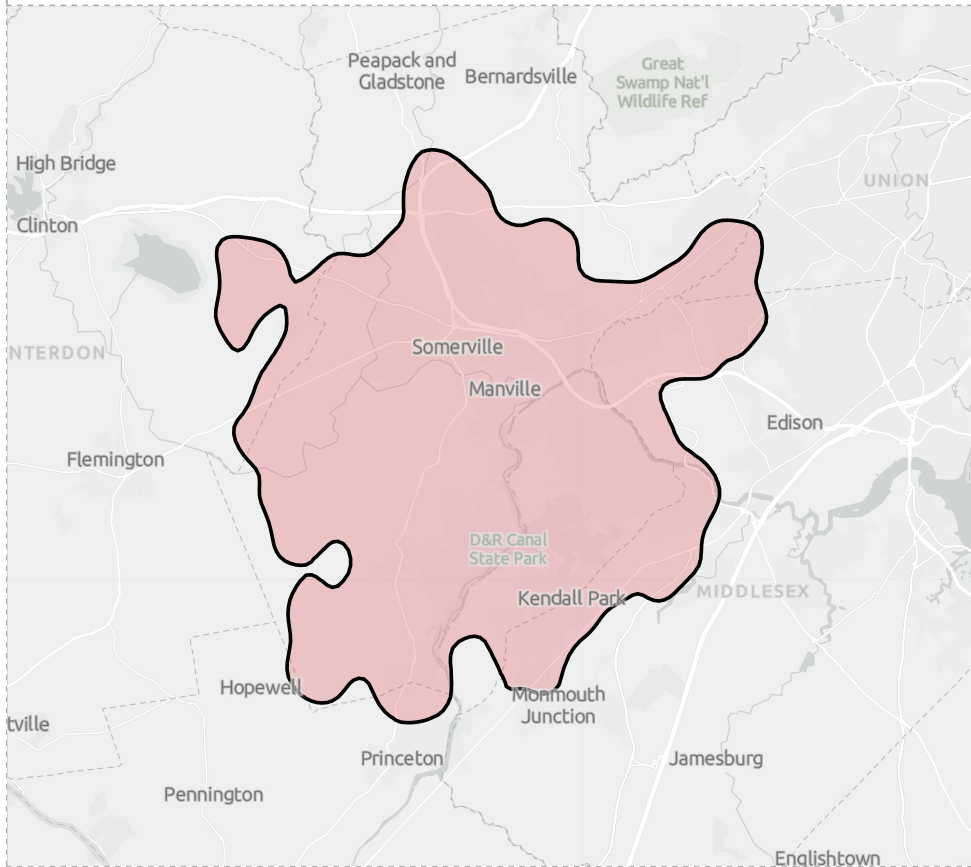
HILLSBOROUGH TRADE AREA DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

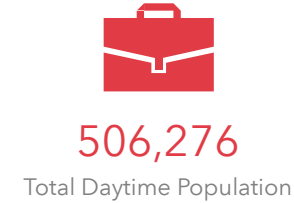
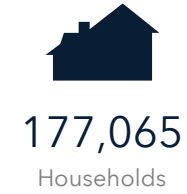
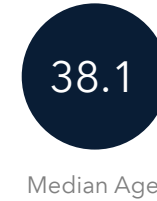


Kimco Center - GPS Trade Area

Area: 267.13 square miles



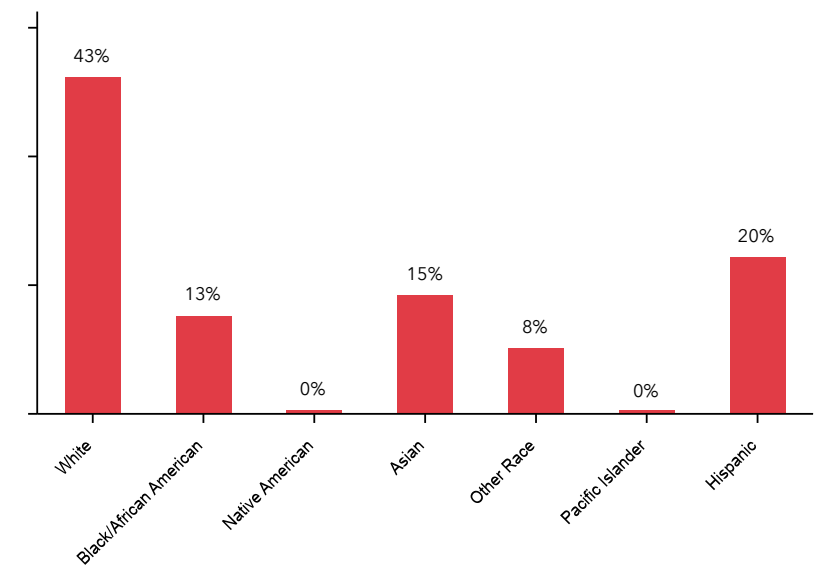
KEY FACTS



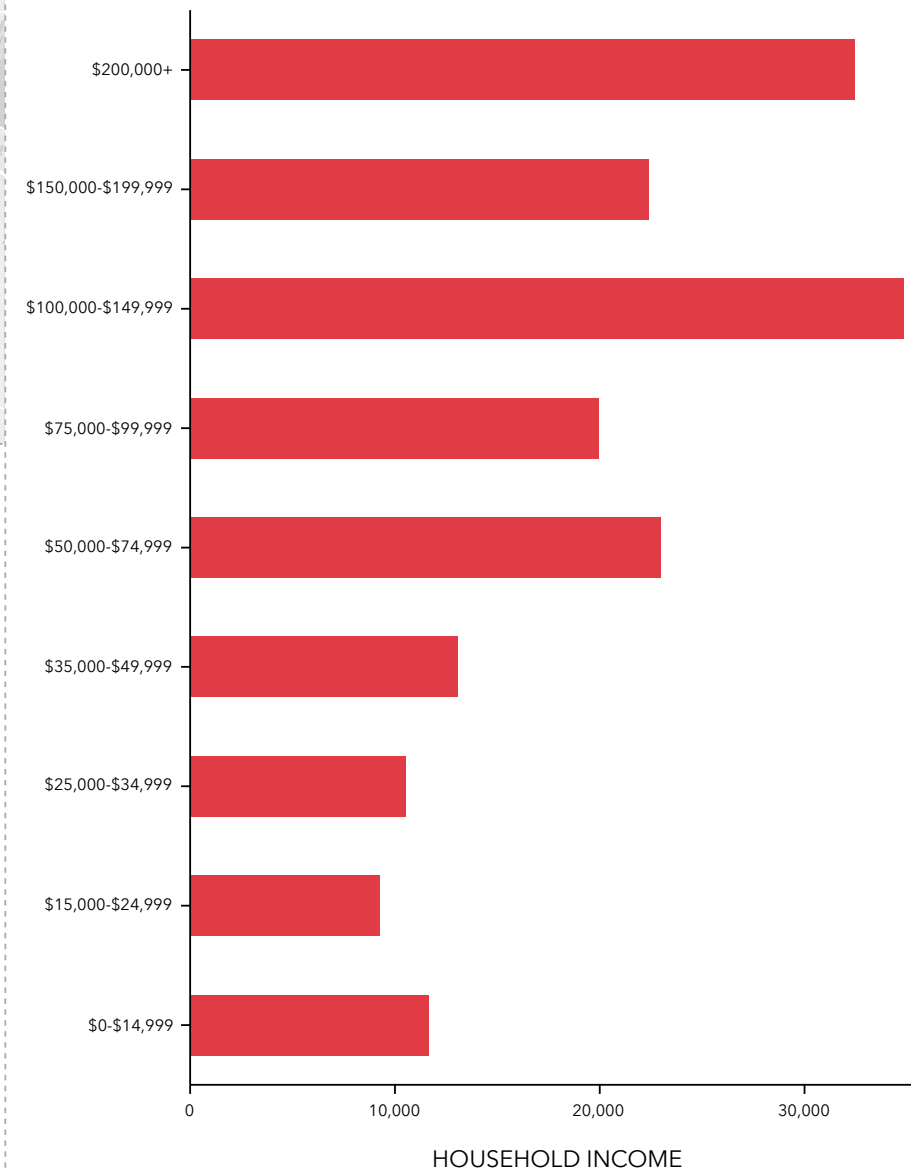
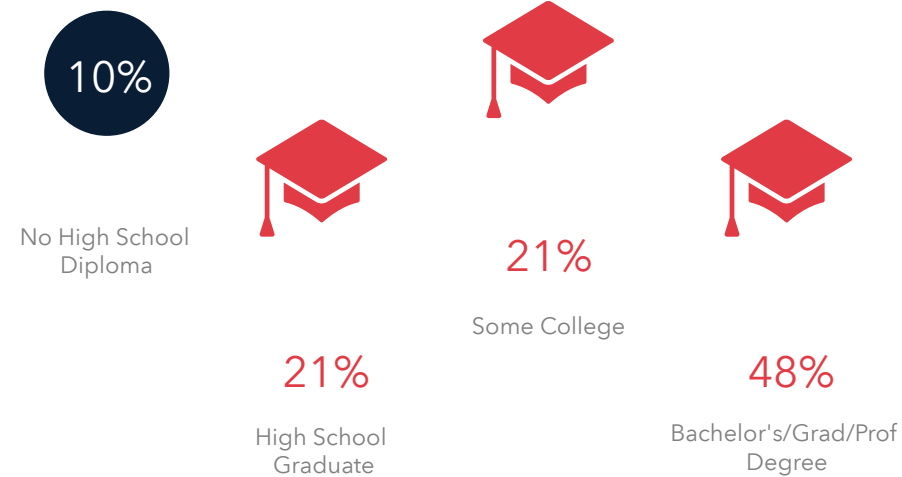
INCOME



RACE & ETHNICITY



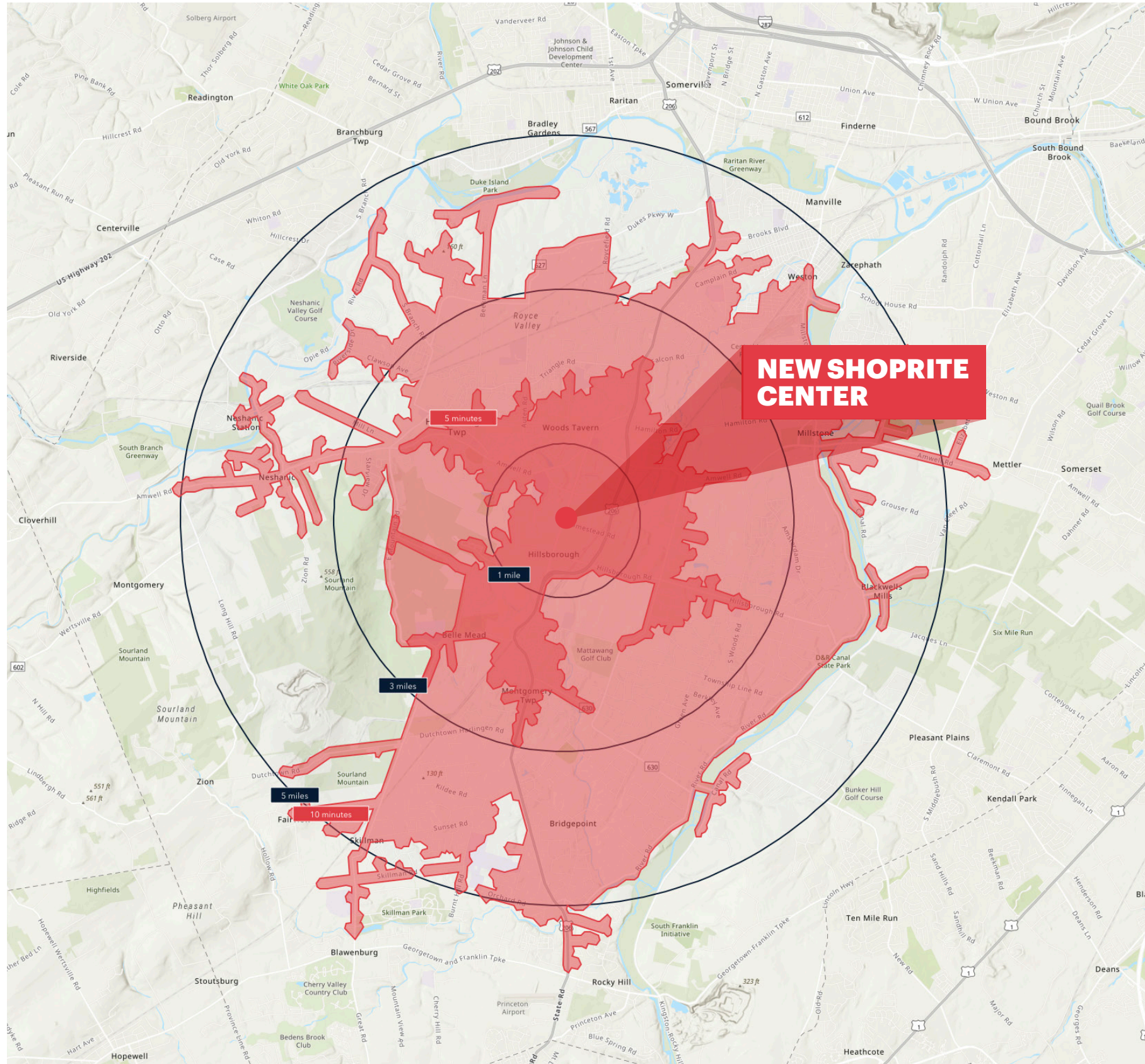
EDUCATION



Tapestry Segments

2D	Enterprising Professionals 30,560 households	17.3% of Households	▼
2B	Pleasantville 23,800 households	13.4% of Households	▼
1B	Professional Pride 21,179 households	12% of Households	▼

STRONG INCOMES & DENSITY



NEW SHOPRITE CENTER

1 MILE RADIUS

POPULATION
3,936
HOUSEHOLDS
1,645
MEDIAN AGE
40.1
COLLEGE GRADUATES (Bachelor's +)
1,781 - 62.0%

TOTAL BUSINESSES
503
TOTAL EMPLOYEES
4,245
AVERAGE HOUSEHOLD INCOME
\$158,455

3 MILE RADIUS

POPULATION
40,425
HOUSEHOLDS
14,364
MEDIAN AGE
40.5
COLLEGE GRADUATES (Bachelor's +)
18,200 - 64.0%

TOTAL BUSINESSES
1,178
TOTAL EMPLOYEES
16,307
AVERAGE HOUSEHOLD INCOME
\$187,731

5 MILE RADIUS

POPULATION
71,573
HOUSEHOLDS
25,374
MEDIAN AGE
41.6
COLLEGE GRADUATES (Bachelor's +)
30,866 - 62.0%

TOTAL BUSINESSES
1,919
TOTAL EMPLOYEES
25,720
AVERAGE HOUSEHOLD INCOME
\$188,985

5 MIN DRIVE TIME

POPULATION
20,520
HOUSEHOLDS
7,684
MEDIAN AGE
39.1
COLLEGE GRADUATES (Bachelor's +)
9,066 - 62.0%

TOTAL BUSINESSES
759
TOTAL EMPLOYEES
8,574
AVERAGE HOUSEHOLD INCOME
\$154,082

10 MIN DRIVE TIME

POPULATION
53,843
HOUSEHOLDS
18,778
MEDIAN AGE
41.2
COLLEGE GRADUATES (Bachelor's +)
24,536 - 65.0%

TOTAL BUSINESSES
1,436
TOTAL EMPLOYEES
20,084
AVERAGE HOUSEHOLD INCOME
\$154,082

*2022 estimates

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