

Towne Centre II
Prime Retail Space
Now Available

409 Route 206
Hillsborough, NJ



Square Footage: 2,186 sf

Base Rent: \$20.00 sf

CAMS*: \$7.00 sf

(*Includes snow plowing, lawn care & maintenance, sewer, trash & recycling, insurance, outdoor security lighting and property management fee)

Total Monthly Rent + CAMs: \$4,918.50

Availability: April 1, 2014

For More Information Please Call:

Railsedge Enterprises

908-904-0885

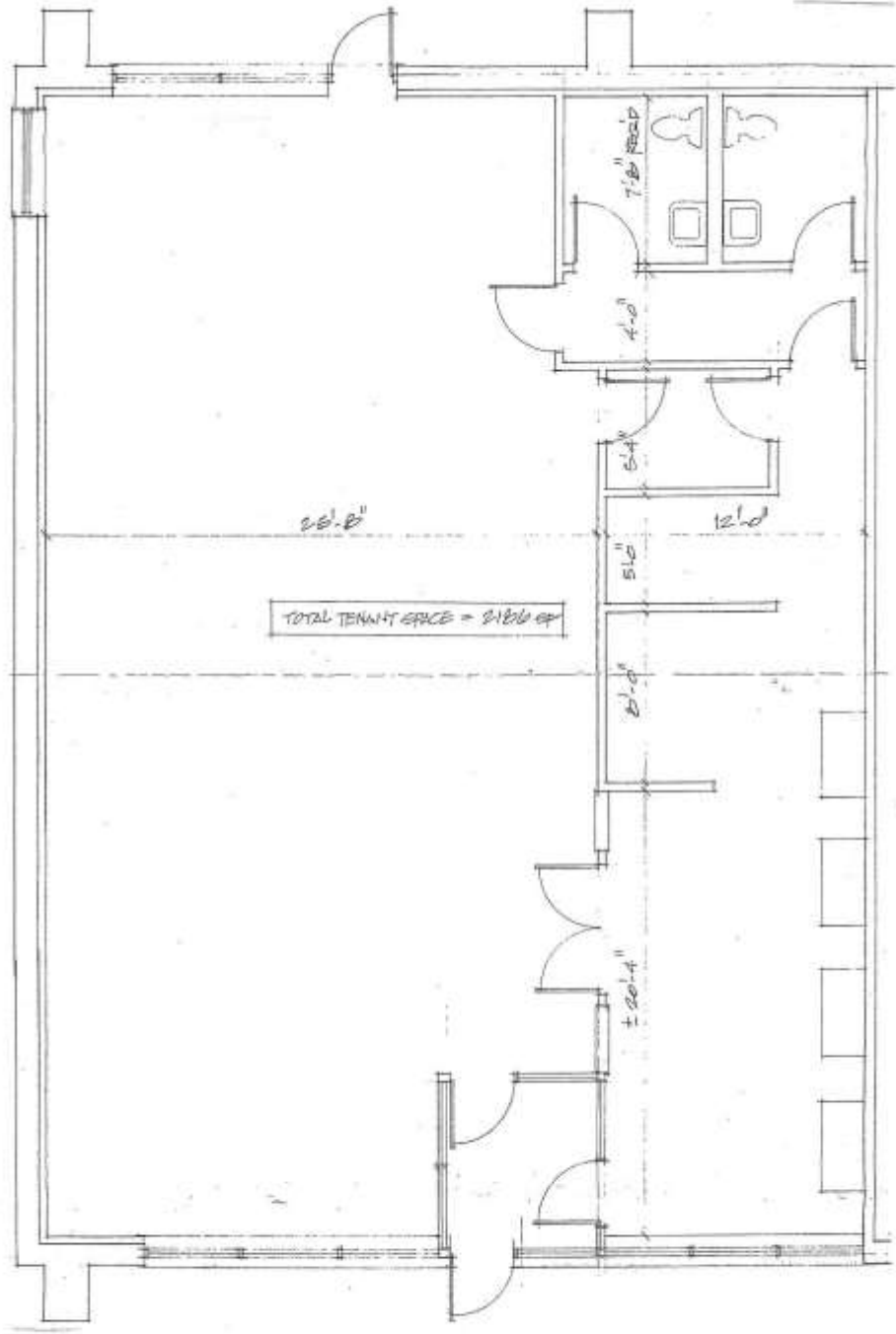
Towne Centre II

Current Tenants

Taco Bell
Enterprise Rent A Car
Bagels 4 U
Furry Tails Pet Grooming
The Piano Studio

Neighboring Tenants

Dunkin Donuts
Sal's Custom Tailors
Peapack Gladstone Bank (drive thru)
Luli's Bridal Boutique
Alphonso's Pizza
Reaissance Hair Salon
Xact Studios – Fine Photography
Perfect Formations Physical Therapy
Kathleen's Academy of Dance
Sylvan Learning Center
Dentist, Dr. Albert Internosia
McDonald's
National Pool & Spa
PNC Bank
Weichert Realtors



Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2013 Projection	8,935	34,674	81,873
2008 Estimate	8,853	33,473	77,723
2000 Census	8,819	31,562	70,943
Growth 2008-2013	0.93%	3.59%	5.34%
Growth 2000-2008	0.39%	6.06%	9.56%
2008 Population By Hispanic Origin:	1,036	2,623	6,767
2008 Population by Race:			
White	6,782	26,467	61,407
Black or African American	553	1,535	3,835
American Indian and Alaska Native	12	34	87
Asian	963	3,954	9,029
Native Hawaiian and Pacific Islanders	10	23	39
Other Race	272	693	1,659
Two or More Races	262	768	1,668
2008 Households:			
2013 Projection	3,378	11,830	28,593
2008 Estimate	3,363	11,534	27,328
2000 Census	3,375	11,055	25,204
Growth 2008-2013	0.46%	2.56%	4.63%
Growth 2000-2008	(0.35%)	4.34%	8.43%
Owner Occupied	2,460	9,390	21,287
Renter Occupied	903	2,144	6,042
2008 Avg Household Income	\$97,381	\$122,922	\$114,403
2008 Med Household Income	\$82,577	\$101,702	\$92,034
2008 Per Capita Income	\$37,189	\$42,564	\$40,392
2008 Households by Household Inc:			
Income Less than \$15,000	144	343	1,172
Income \$15,000 - \$24,999	138	373	1,196
Income \$25,000 - \$34,999	153	405	1,352
Income \$35,000 - \$49,999	321	894	2,620
Income \$50,000 - \$74,999	742	1,915	4,659
Income \$75,000 - \$99,999	605	1,729	3,912
Income \$100,000 - \$149,999	775	2,944	6,216
Income \$150,000 - \$249,999	397	2,198	4,607
Income \$250,000 - \$499,999	74	594	1,256
Income \$500,000 or more	13	141	339