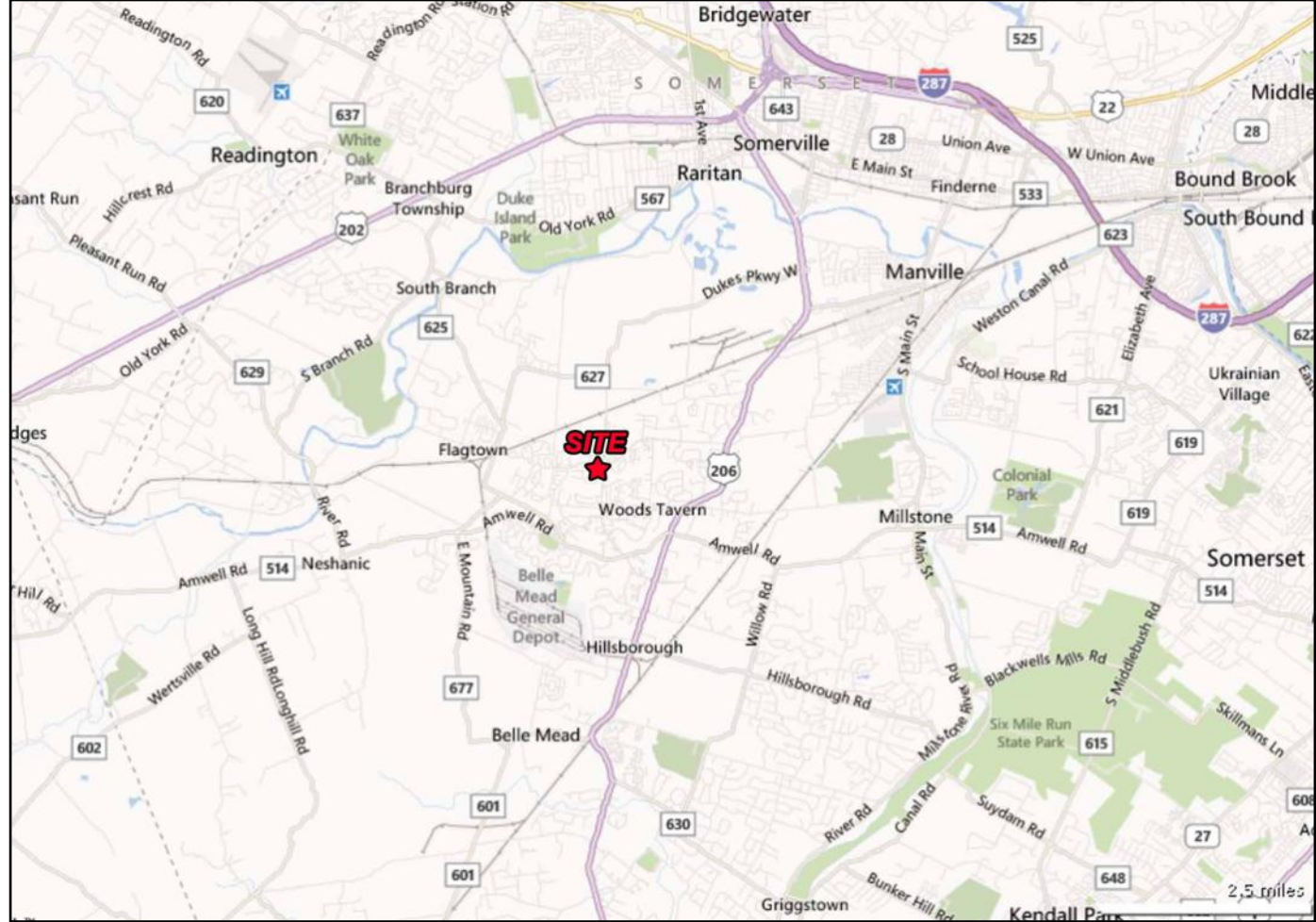
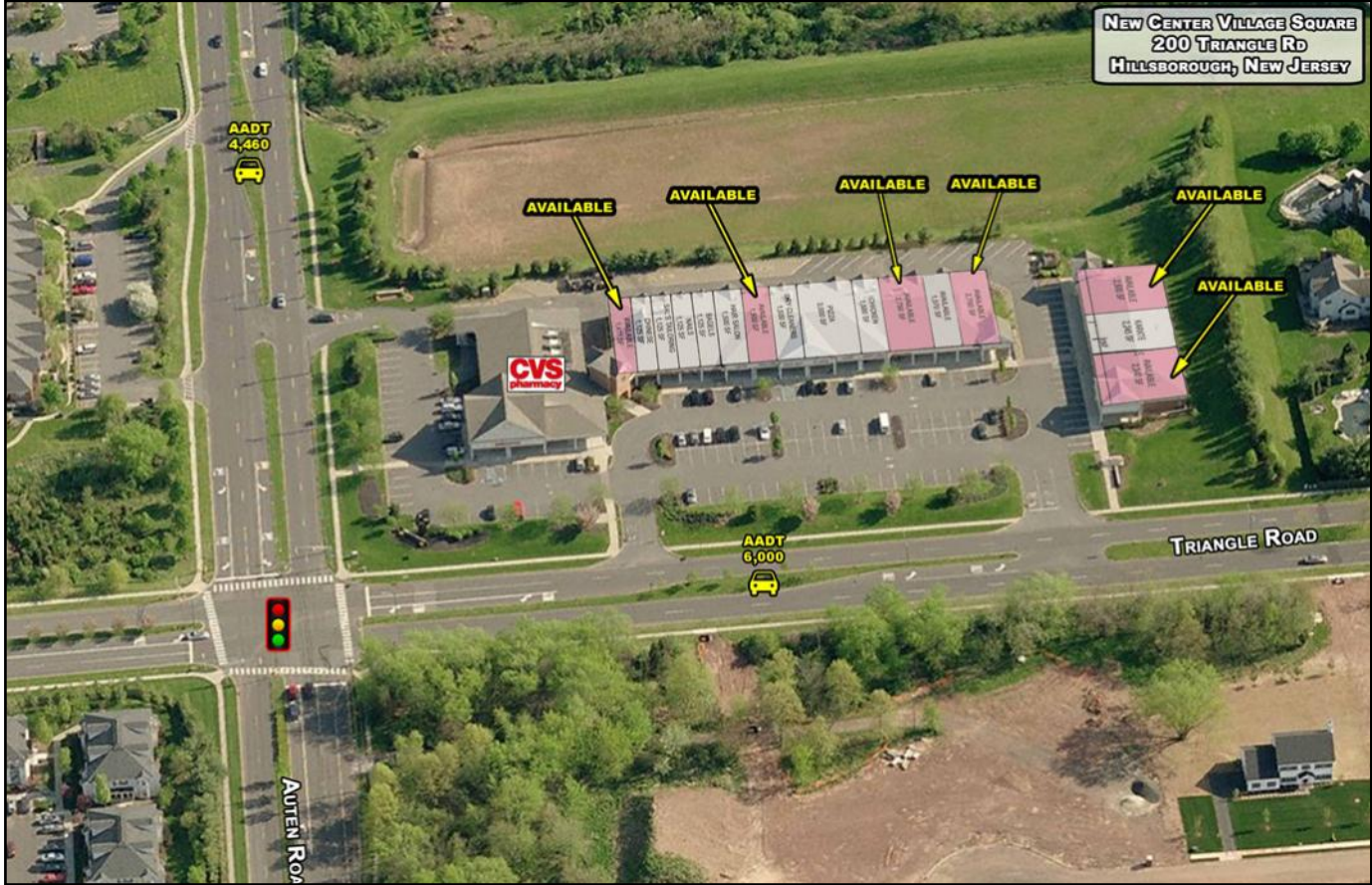


NEW CENTER VILLAGE SQUARE
200 TRIANGLE RD
HILLSBOROUGH, NEW JERSEY



RJBRUNELLI
RETAIL LEASING SPECIALISTS

AVAILABLE
NEW CENTER VILLAGE SQUARE
200 TRIANGLE ROAD
HILLSBOROUGH, (SOMERSET COUNTY), NEW JERSEY



The subject center anchored by CVS is an attractive neighborhood strip center located at the intersection of Triangle Road and Auten Road, which has a traffic count of 4,460 and 6,000 cars per day respectively. The subject site is surrounded by a dense population of 12,300 people within 1 mile and 27,000 people within 3 miles who have an average HH income of \$104,000 - \$111,000.

We are seeking the following uses: medical uses such as a dialysis center, chiropractic, dentist, optomologist, etc; health and fitness uses, yogurt or ice cream, children's learning center or day care, specialty food store, and other convenient oriented uses that this highly educated and family oriented community would welcome.

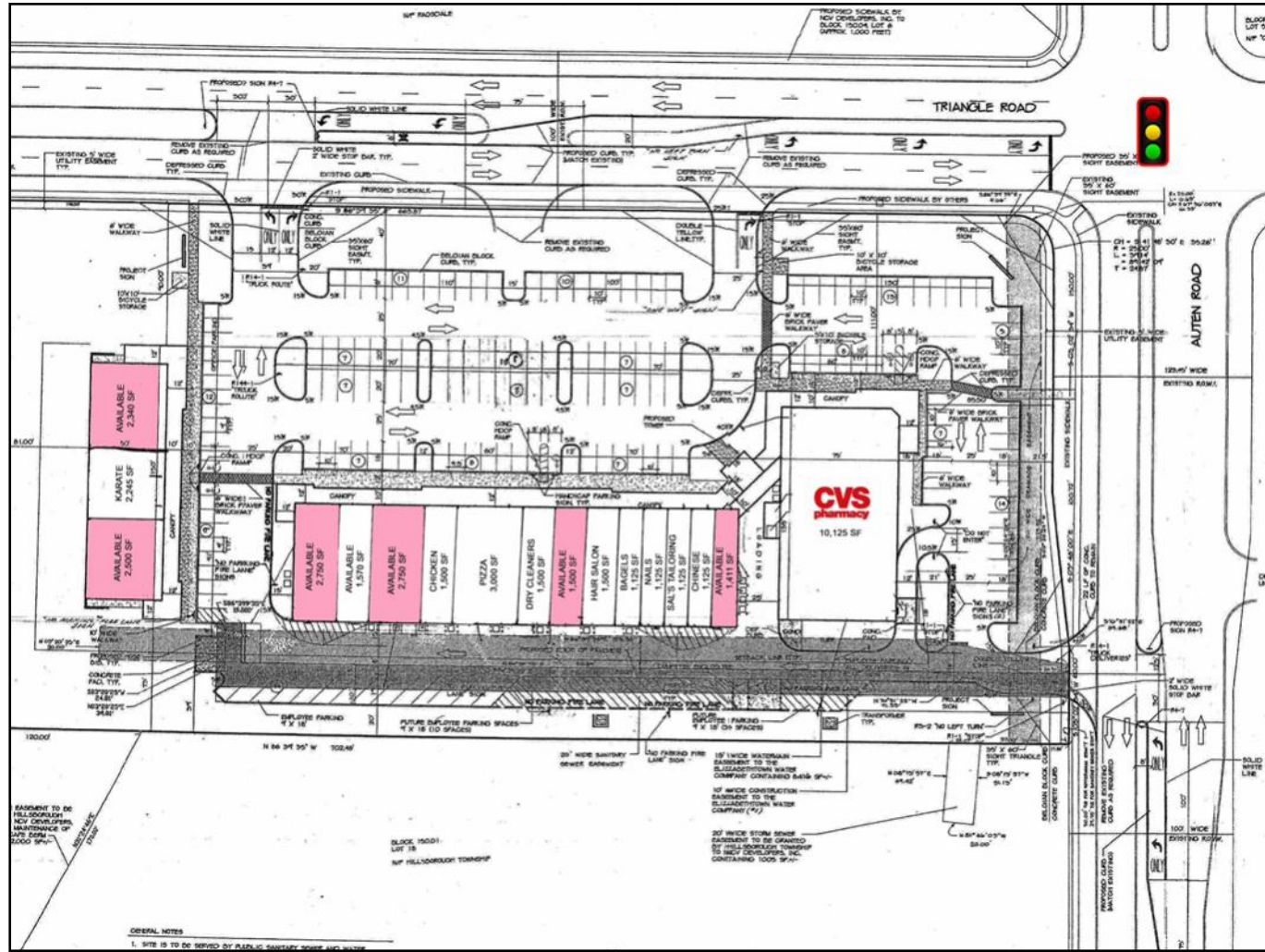
R.J. Brunelli & Co. LLC

Available - 1,200 - 7,500 SF
 Traffic Count: Triangle Rd = 6,000 cars daily
 Auten Rd = 4,460 cars daily

2010 DEMOGRAPHICS		
Criteria	Population	Avg HH Income
Miles: 1	12,350	\$104,145
Miles: 3	26,996	\$111,845
Miles: 5	90,954	\$110,795
Criteria	Daytime Population	
Miles: 5	31,657	

For more information please contact:
EXCLUSIVE BROKER
 Danielle Brunelli Albrecht
 R.J. Brunelli & Co., LLC
 400 Perrine Road, Suite 405
 Old Bridge, NJ 08857
 Phone: 732-721-5800, ext. 29
 Email: dbrunelli@rjbrunelli.com
 Visit our website: www.rjbrunelli.com

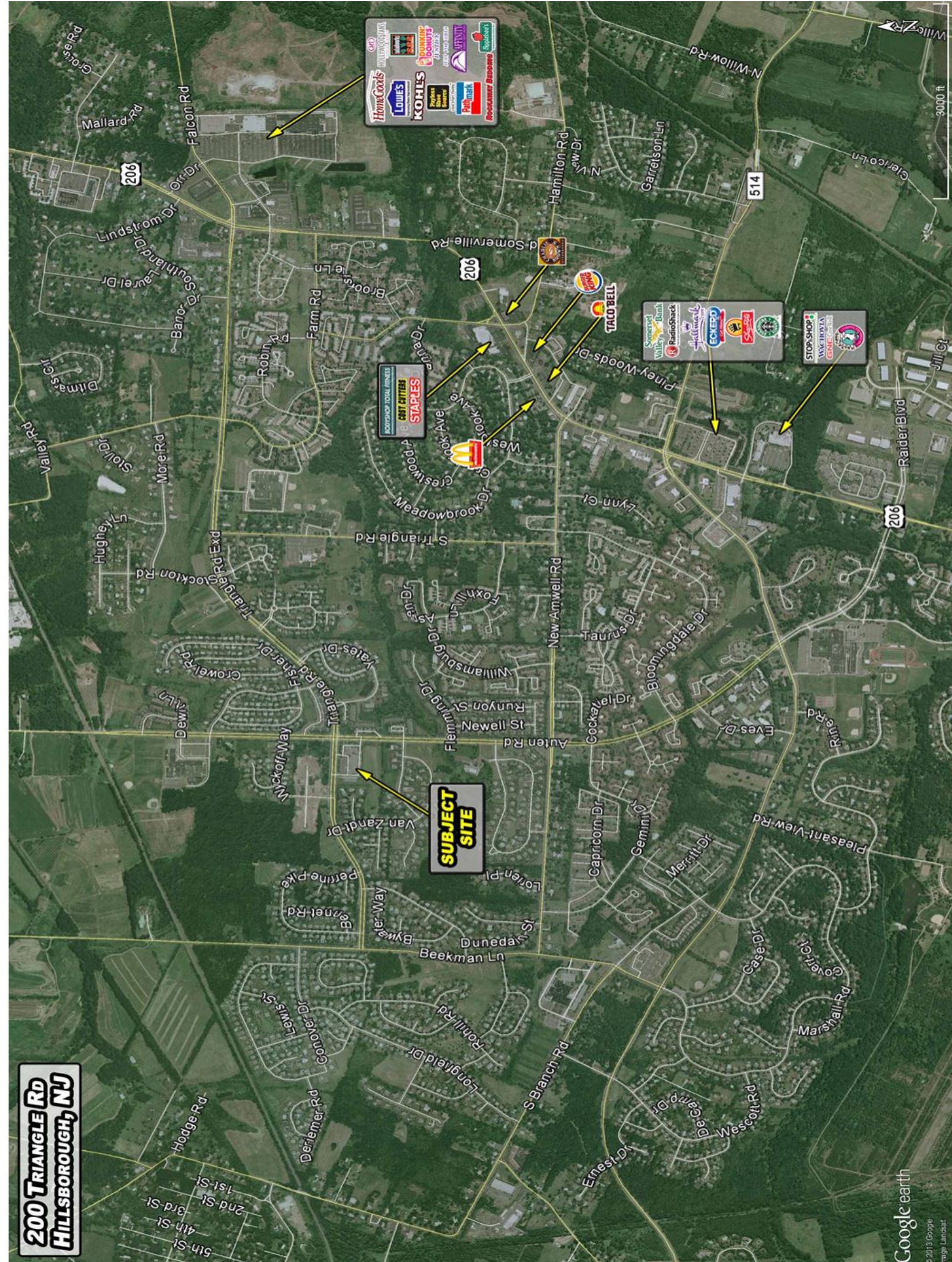
INFORMATION		
LOCATION	GLA	TRAFFIC COUNTS
200 Triangle Road Hillsborough, New Jersey	AVAILABLE 1,200 - 7,500 SF	Triangle Rd 6,000 cars daily Auten Rd 4,460 cars daily



www.rjbrunelli.com



The information provided above is for general information purposes only, and is subject to change by the broker and the landlord from time to time. Nothing contained above is intended to be a binding representation. The broker and the landlord make no warranty in the above information as to the accuracy, character, occupancy or configuration of the property represented.
 UPDATED: SEPT 09, 2013 P://Active Flyers/Hillsborough - Center Village Square



**200 TRIANGLE RD
HILLSBOROUGH, NJ**