

TRIANGLE PLAZA

281-286 US HIGHWAY 206
HILLSBOROUGH, NEW JERSEY

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OFFERING MEMORANDUM

PREPARED BY:
DELUCCIA COMMERCIAL GROUP | EXCLUSIVELY LISTED

OFFERING HIGHLIGHTS

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- Retail/Office (6 total buildings) located in Hillsborough, Somerset County, New Jersey
- 9.786 acres of land at the signalized intersection of Route 206 and Triangle Rd – Over 32,000+ cars/day
- Well-maintained property
- Great demographics with over 45K+ people within 3 miles and an average household income over \$141K+ within 1-mile
- Located on U.S. Route 206, one of Somerset County's primary north-south commercial corridors.
- Strong daytime population driven by nearby professional offices, retail, medical users, and schools.
- Convenient access and minutes away to Route 202, I-287, and I-78.



HILLSBOROUGH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,224	42,887	86,477
HOUSEHOLDS	3,685	15,478	31,308
AVERAGE HOUSEHOLD INCOME	\$171,000+	\$190,000+	\$181,000+
MEDIAN HOUSEHOLD INCOME	\$141,224	\$158,624	\$150,683

MARKET OVERVIEW

HILLSBOROUGH, NEW JERSEY

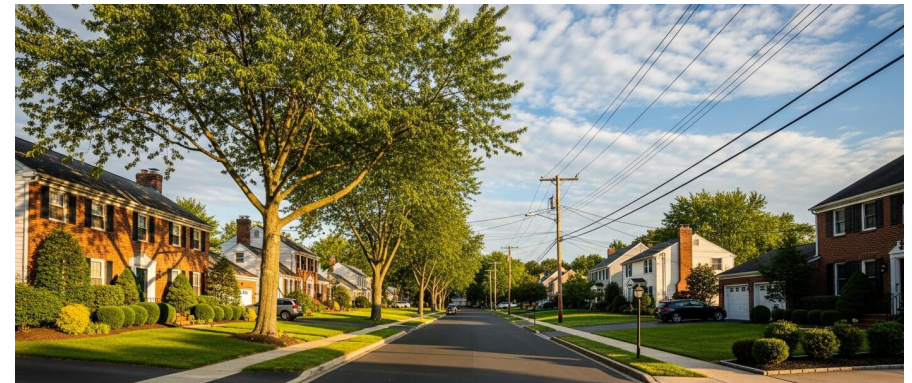
Hillsborough Township, New Jersey, is a premier suburban community located in Somerset County, one of the state's most affluent and economically stable counties. Strategically positioned along the Route 206 corridor, the township offers convenient access to Routes 202, I-287, I-78, and the New York City and Philadelphia metropolitan areas, making it an attractive location for residents, businesses, and investors alike.

Known for its highly rated schools, affluent demographics, and exceptional quality of life, Hillsborough continues to experience steady residential and commercial growth. The township's strong household incomes, expanding population, and educated workforce have created sustained demand for retail, dining, healthcare, and professional services.

Route 206 serves as Hillsborough's primary commercial corridor, featuring a diverse mix of national retailers, restaurants, financial institutions, and neighborhood service providers. The corridor benefits from strong daily traffic counts, excellent visibility, and a loyal customer base drawn from Hillsborough and the surrounding Somerset County communities.

Supported by a robust local economy, continued residential development, and limited retail vacancy, Hillsborough has established itself as one of Central New Jersey's most desirable commercial markets. Its combination of strategic location, affluent consumer base, and long-term growth potential continues to make the township an attractive destination for commercial real estate investment.

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PROPERTY DETAILS

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Rentable Square Feet 42,021

Parcel Size 9.786

Zoning OLC

Block 152.03

Lot 13

Year Built Multiple, each building separate

Number of Stories 1 & 2

Number of Buildings 6 buildings

Traffic Count 32k+ cars a day

Number of tenants 17



PROPERTY OVERVIEW

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ZONING USES - OLC (OFFICE, LIGHT COMMERCIAL)

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§ 188-101. OLC Office, Light Commercial Zone. [Added 9-25-1980 by Ord. No. 80-14]

- A. Purpose. This zone is established to provide a mixture of retail and office uses to serve the high density residential area in this vicinity. The design standards require a plan for the entire district, whether designed at one time or in stages, in order to emphasize controlled access to Route 206 and highway safety at the intersection of two major roads.
- B. Permitted principal uses.
- (1) Retail sales of goods and personal service establishments. [Amended 6-7-2010 by Ord. No. 2010-14]
 - (2) Offices, fiduciary institutions, medical centers.
 - (3) Freestanding restaurants and restaurants located in multi-use buildings, not including drive-through facilities. [Amended 6-23-2009 by Ord. No. 2009-23]
 - (4) Libraries and museums.
 - (5) Child-care and adult day-care centers. Child-care and adult day-care centers shall be subject to site plan approval. Site plan approval is also required where the original site plan does not anticipate use of all or a part of the premises as a child-care or adult day-care center but such use subsequently occurs. No building permit shall be issued for modification of all or part of the premises for use as a child-care or adult day-care center until revised site plan approval has been obtained from the Planning Board or Board of Adjustment, as appropriate.¹ [Added 8-14-1990 by Ord. No. 90-14; amended 9-22-2009 by Ord. No. 2009-31]
 - (6) Commercial instructional activities. [Added 3-23-2010 by Ord. No. 2010-05]
- C. Accessory uses.
- (1) Parking areas.
 - (2) Trash and garbage collection areas.
 - (3) Loading areas.
- D. Conditional uses. [Amended 6-10-1986 by Ord. No. 86-8; 6-23-2009 by Ord. No. 2009-23]
- (1) Gasoline service stations.
 - (a) Must be located at least 100 feet from any residence or residential zone.
 - (b) Any outdoor storage of wrecked, damaged or dissembled vehicles waiting for repairs must be provided in a screened-in area in the rear yard at least 250 feet from any residence or residential zone.
 - (c) There is one parking space required for each employees plus two spaces for each service bay.
 - (d) A retail convenience store may be provided in conjunction with a gasoline service station, provided that the following standard is followed:
 - [1] A minimum of 3.5 parking spaces are provided for each 1,000 feet of gross floor area.
 - (e) Vehicle repair may be provided in conjunction with a gasoline service station, provided that all repairs are conducted in an enclosed building.
 - (f) A screened trash enclosure must be located at least 30 feet any property line.

E. Area, yard and bulk regulations.

- (1) The development of this district shall be done as a single entity requiring coordination of building locations, access drives, parking, buffers, loading and all other design elements among the individual lots comprising this district. Controlling access to Route 206 is essential, and primary access shall be from Triangle Road.
- (2) Minimums:
 - (a) Lot area: two acres.
 - (b) Lot width: 200 feet.
 - (c) Lot depth: 250 feet from any proposed right-of-way, as shown on the Master Plan.
 - (d) Front yard: 90 feet from any proposed right-of-way, as shown on the Master Plan.
 - (e) Side yards: 50 feet.
 - (f) Rear yard: 50 feet.
 - (g) Maximum height: 35 feet. [Added 7-14-1981 by Ord. No. 81-11; amended 6-22-1993 by Ord. No. 93-21]
- (3) Maximums.
 - (a) Building coverage: 20%.
 - (b) Other impervious surface coverage: 45%.
 - (4) Buffer areas shall be at least 25 feet wide and are required along all property lines abutting any residential district, around loading and trash collection points and along street lines where residences or residential zoning is across the street.

F. Surface access requirements. Neither principal nor conditional uses shall be permitted in any zone until such time as the proposed improvements to the off-site road infrastructure are completed as provided in the Master Plan or until such time as the Township Engineer and the Planning Board by majority vote certify to the Township Committee that then-current alternate surface roadways will safely and adequately handle the projected traffic entering and exiting the development proposed for the district, except that those uses provided may be permitted if the developer places a pro rata share in an escrow fund to be administered by the Township and used for completion of off-site road improvements. Each developer's pro rata share of the total road improvement cost will be in proportion to the area to be developed as compared to the district as a whole. Funds in the escrow account shall be expended by the Township for their intended purpose within five years of deposit or shall be returned with interest to the developer. [Added 10-12-1982 by Ord. No. 82-13]

CONTACT US

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Thank you for your interest in this exclusive investment opportunity. Our team is available to answer questions, provide supplemental due diligence materials, and arrange private property tours. We look forward to assisting you throughout the acquisition process.



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