

THE HILLS VILLAGE CENTER

BEDMINSTER, NJ



550 HILLS DRIVE, BEDMINSTER, NJ 07921

Highlights

The Hills Village Center is located in Bedminster, New Jersey. The vibrant shopping center is a bustling hub of activity located at the intersection of Hills Drive and Route 206. With its prominent position, the shopping center benefits from high visibility and easy access. Anchored by Kings Food Markets, and with Starbucks as a notable tenant, the center offers a diverse range of retail options, dining establishments, and professional services, ensuring an enjoyable and convenient shopping experience for residents of The Hills community and surrounding areas. The Hills Village Center's strategic location near Interstate 287 adds to its accessibility and appeal.

531-4,155 SF available



Located off Route 202 & 206



Over 19,000 cars per day on
Route 202



Thriving shopping center
anchored by Kings and CVS



Located at one of the busiest
major retail nodes and
intersections in Somerset County



I-287 access within
minutes of site



Great Clips



Notable surrounding retailers and restaurants, see map

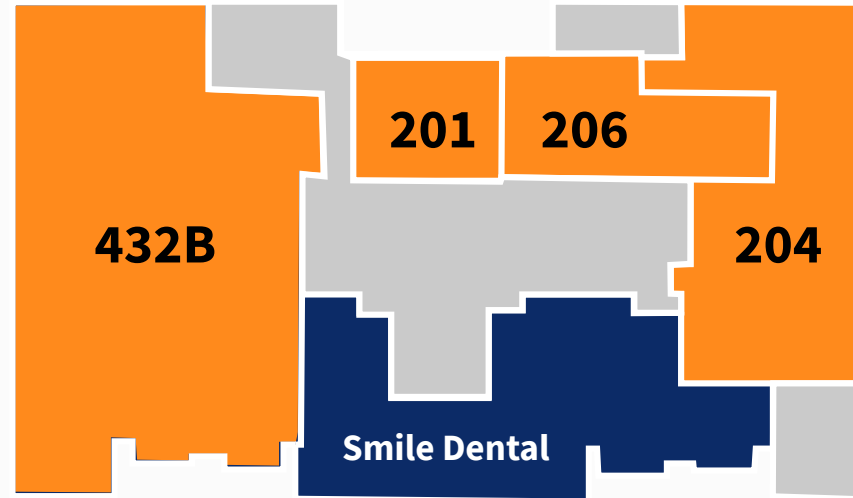
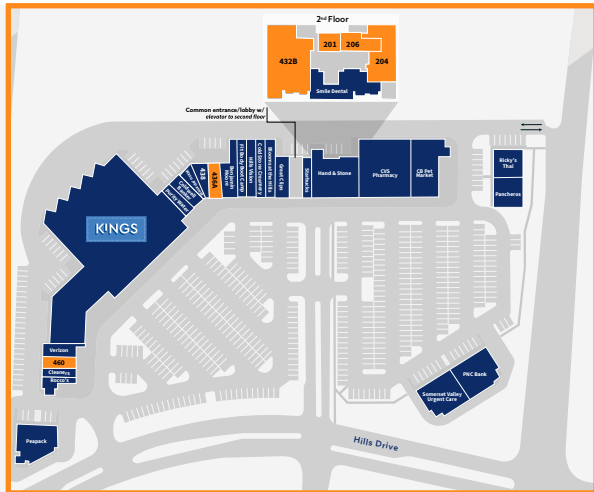


Site Plan



SUITE	FLOOR	TENANT	SF
201	2	Available	531
204	2	Available	2,012
206	2	Available	964
400	1	Ricky's Thai	2,650
402	1	Pancheros Mexican Grill	2,500
412	1	CB Pet Market	4,302
414	1	CVS	10,000
416	1	Hand & Stone	2,317
422	1	Great Clips	960
426	1	Blooms at the Hills	960
428A	1	Hills Vision Studio	1,084
428B	1	Cold Stone Creamery	1,084
432	1	Starbucks	1,943
432A	2	Smile! Dental	2,644
432B	2	Available	4,155
434	1	Fit Body Boot Camp	3,190
436	1	Ricciardi Brothers	3,147
436A	1	Available	1,942
438	1	Stretch Zone	1,059
440	1	Wasu Japanese	1,840
442	1	Coldwell Banker	2,299
446	1	Purity Water	1,000
450	1	Kings Food Market	35,692
456	1	Verizon	2,422
460	1	Available (Former Restaurant)	1,214
462	1	Village Cleaners at the Hills	2,655
466	1	Rocco's Pizza and Restaurant	1,860
468	1	Peapack Gladstone Bank	5,000
470	1	PNC Bank	5,487
470A	1	Somerst Valley Urgent Care	3,892

2nd Floor Site Plan

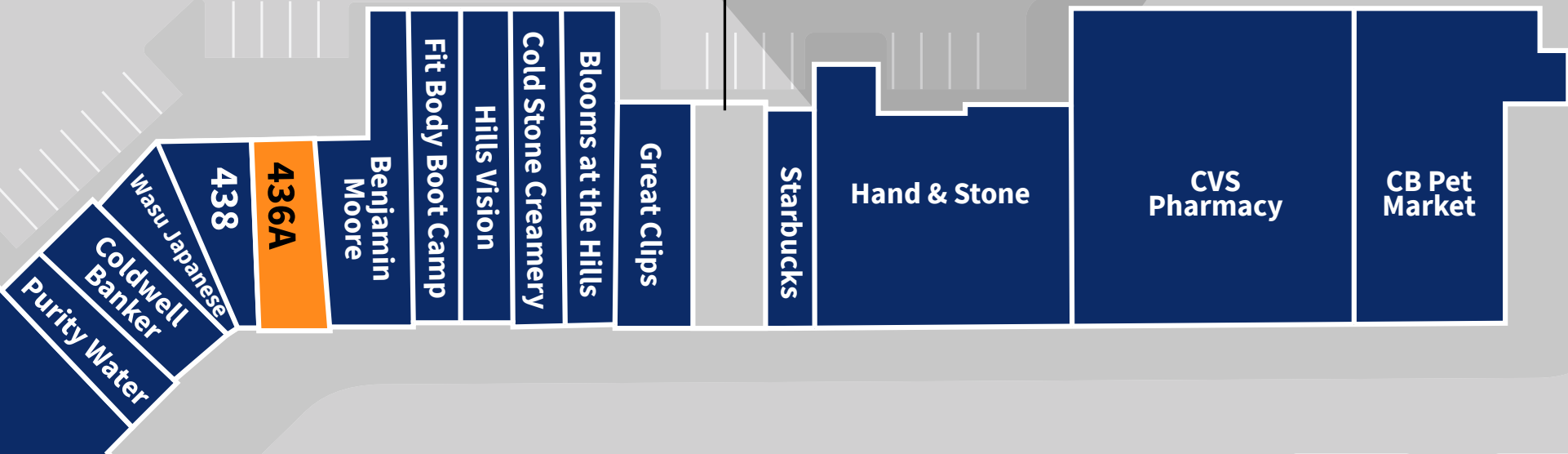


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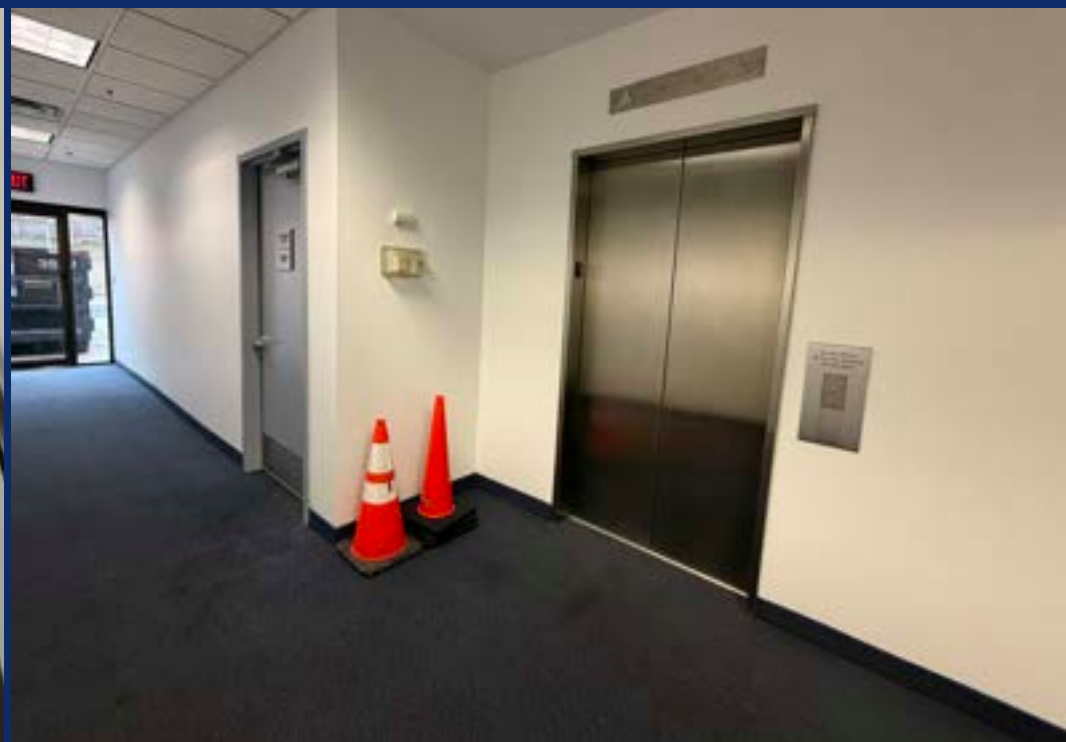
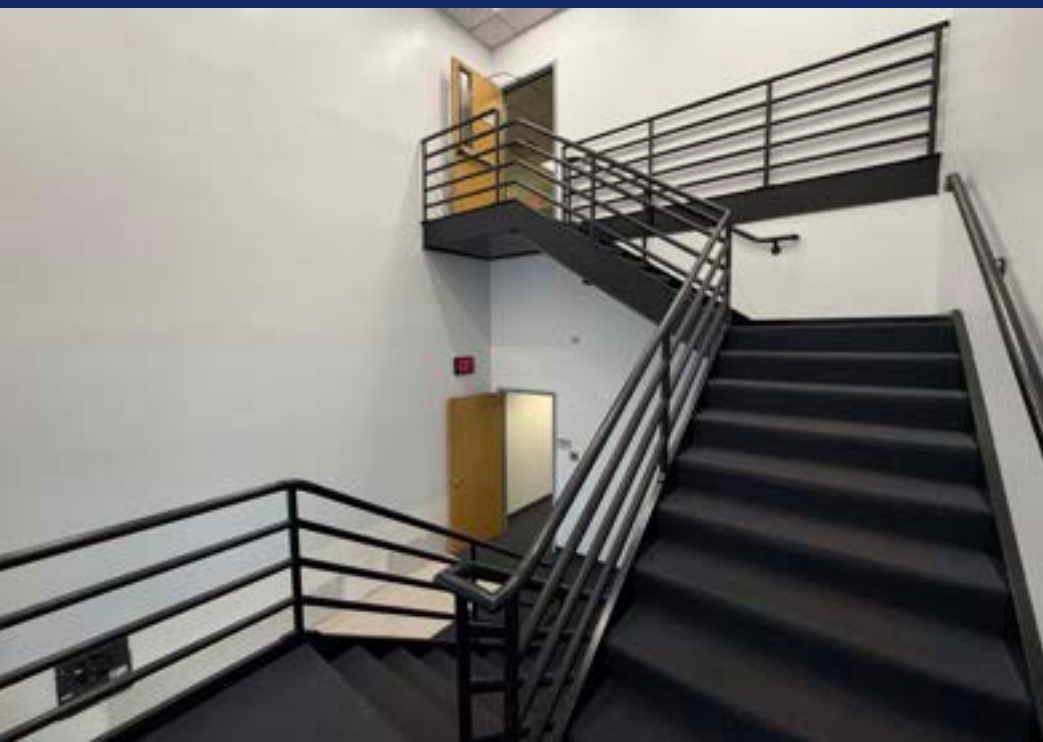
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201	2	Available	531
204	2	Available	2,012
206	2	Available	964
432B	2	Available	4,155
432A	2	Smile! Dental	2,644

**Common entrance/lobby w/
elevator to second floor**

Ground Floor



2nd Floor Common Lobby





5-MILE RADIUS

10-MINUTE DRIVE

15-MINUTE DRIVE

POPULATION

59,820

35,936

127,477

BACHELOR'S DEGREE & ABOVE

67.2%

68.4%

60.6%

AVG HOUSEHOLD INCOME

\$230,910

\$226,196

\$204,158

MEDIAN HOME VALUE

\$711,180

\$719,430

\$711,979

DAYTIME EMPLOYEES

83,927

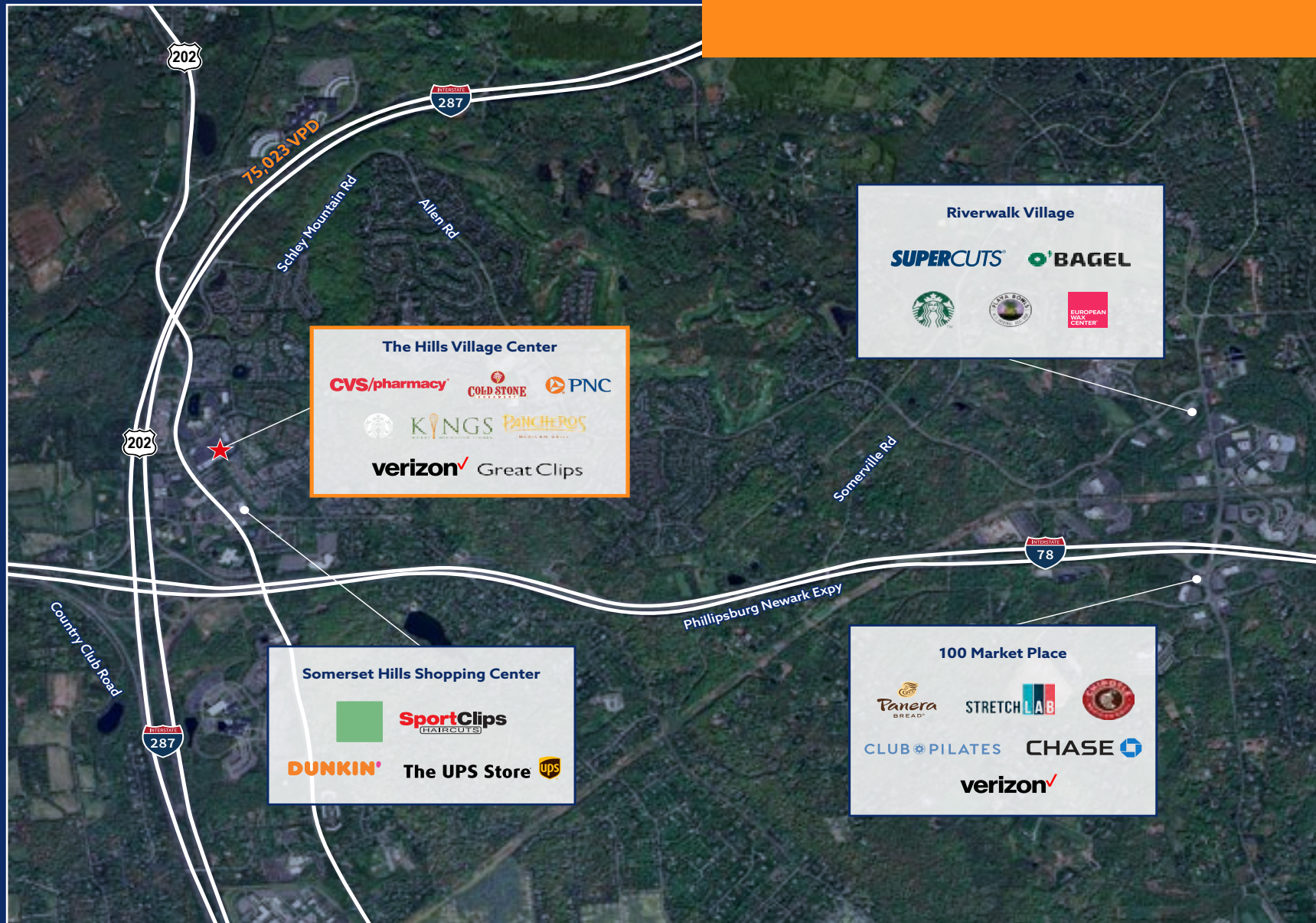
56,271

175,025

Trade Area



Aerial Location







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