

# THE HILLS VILLAGE CENTER

BEDMINSTER, NJ

531-4,155 SF 2nd Floor Available for Lease



A Longpoint Subsidiary

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 2nd Floor Available



Ideal for professional services, medical, legal services, financial services, corporate offices, training/educational facilities, and more!



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



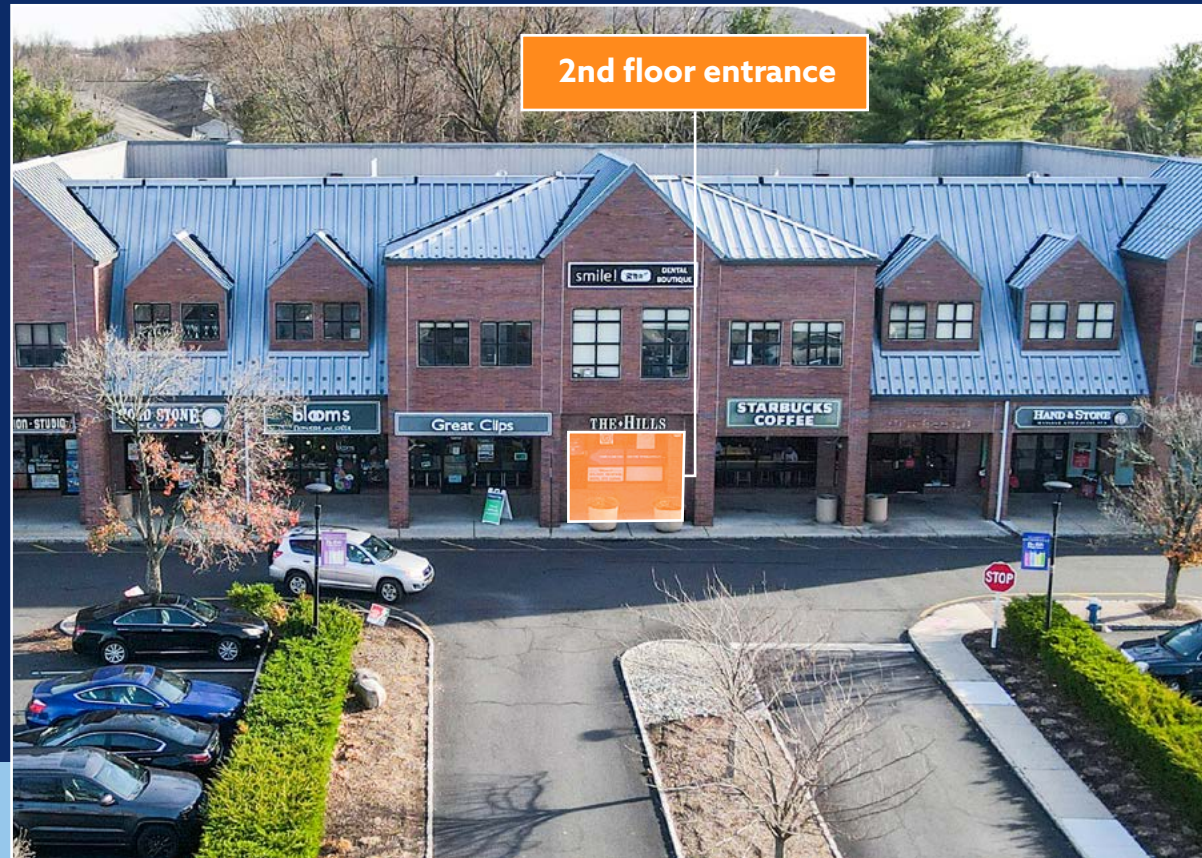
I-287 access within minutes of site



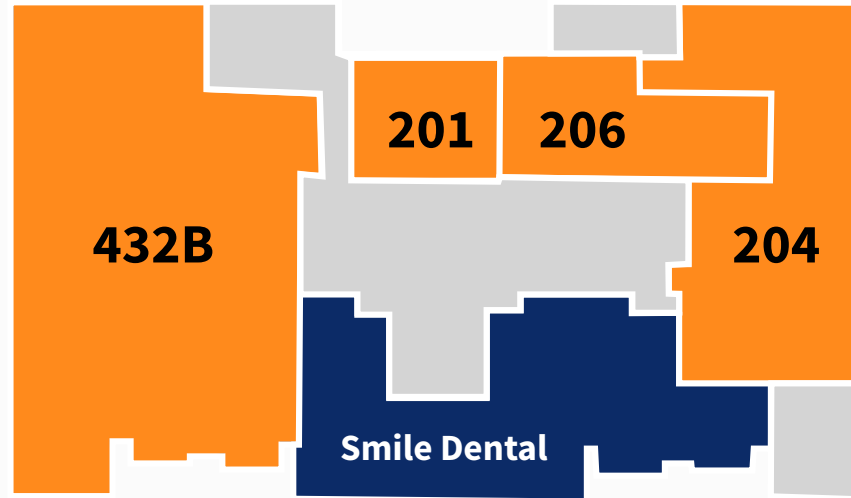
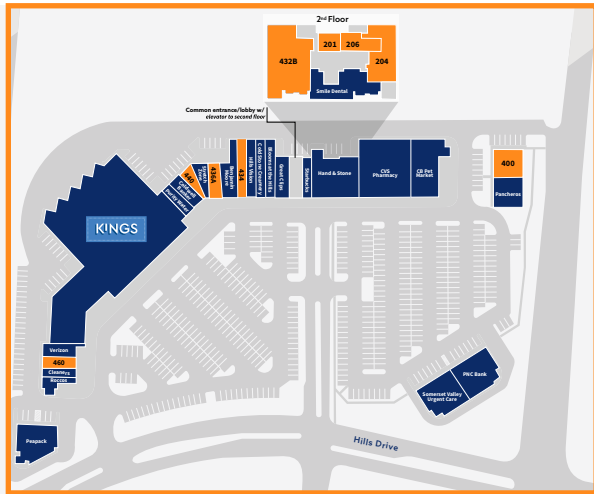
Great Clips



Notable surrounding retailers and restaurants, see map



# 2nd Floor Site Plan

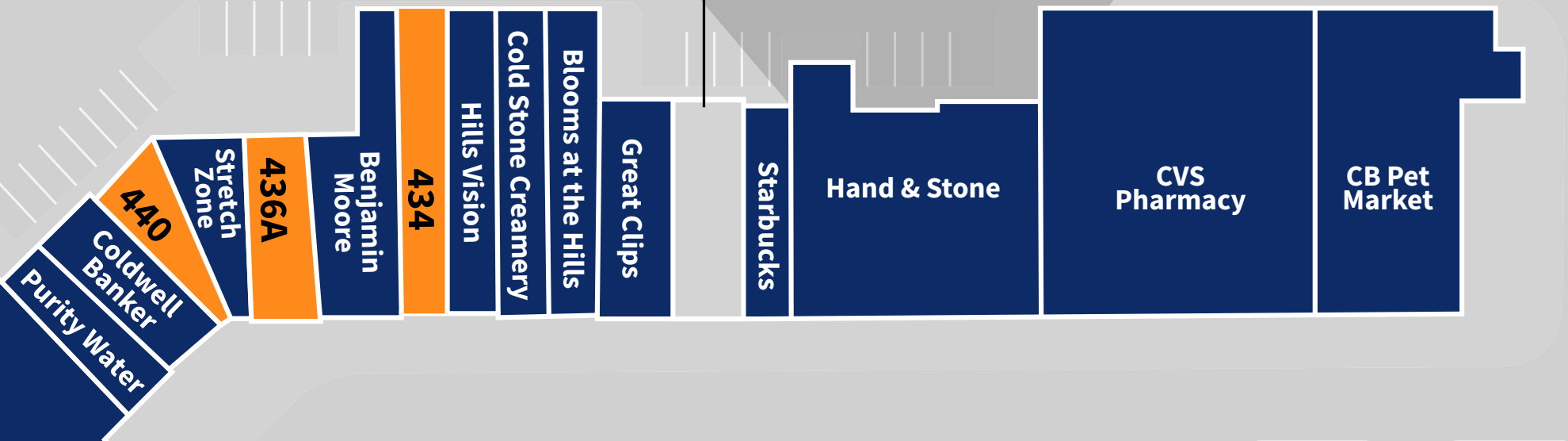


■ OCCUPIED ■ AVAILABLE

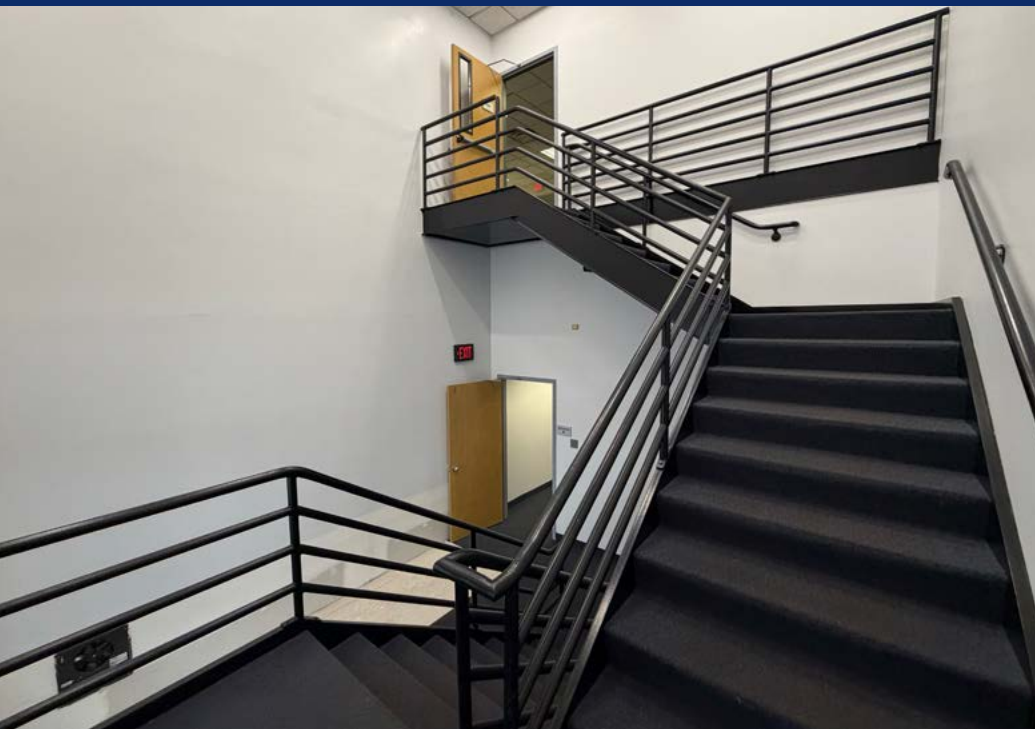
SUITE	FLOOR	TENANT	SF
201	2	Available	531
204	2	Available	2,012
206	2	Available	964
432B	2	Available	4,155
432A	2	Smile! Dental	2,644

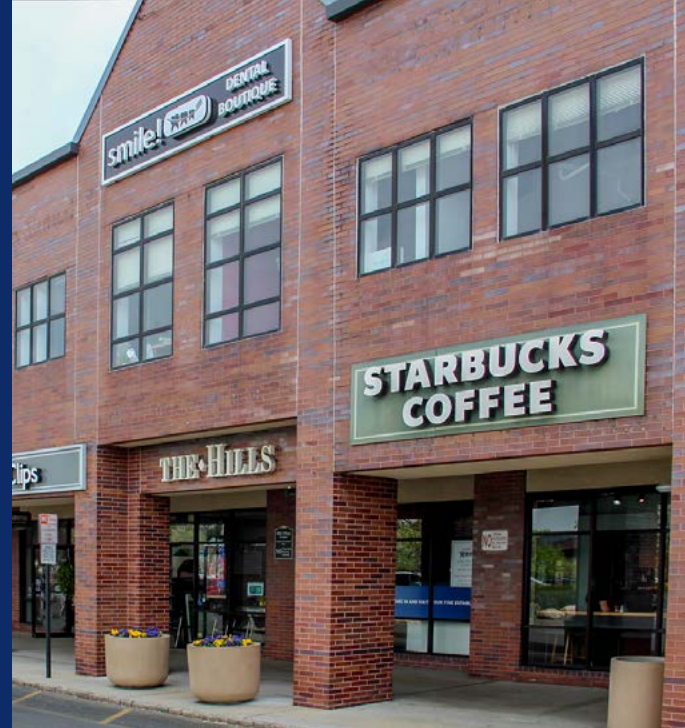
Common entrance/lobby w/  
elevator to second floor

## 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 HOUSEHLD INCOME**

\$230,910

\$226,196

\$204,158

**MEDIAN HOME VALUE**

\$711,180

\$719,430

\$711,979

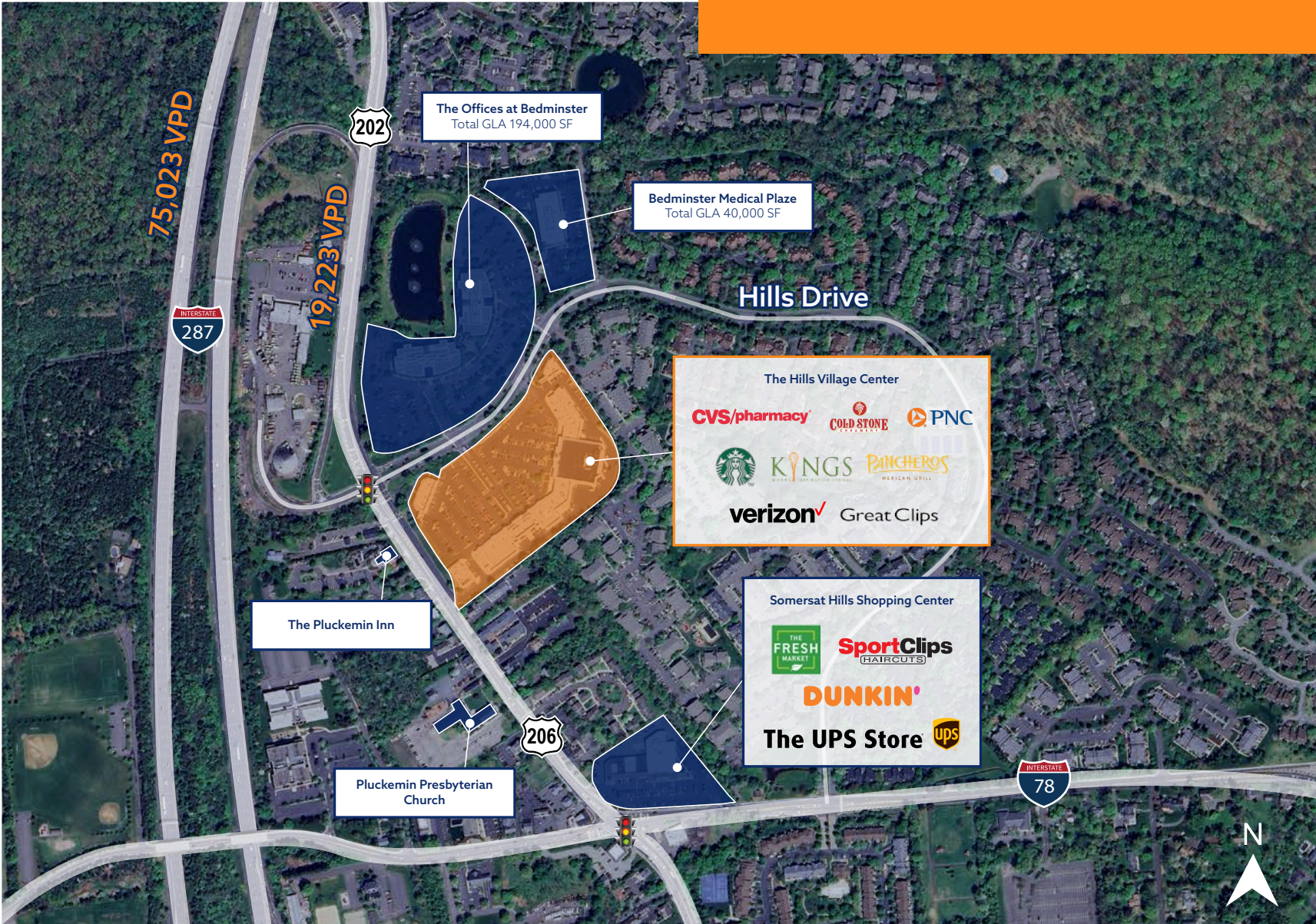
**DAYTIME EMPLOYEES**

83,927

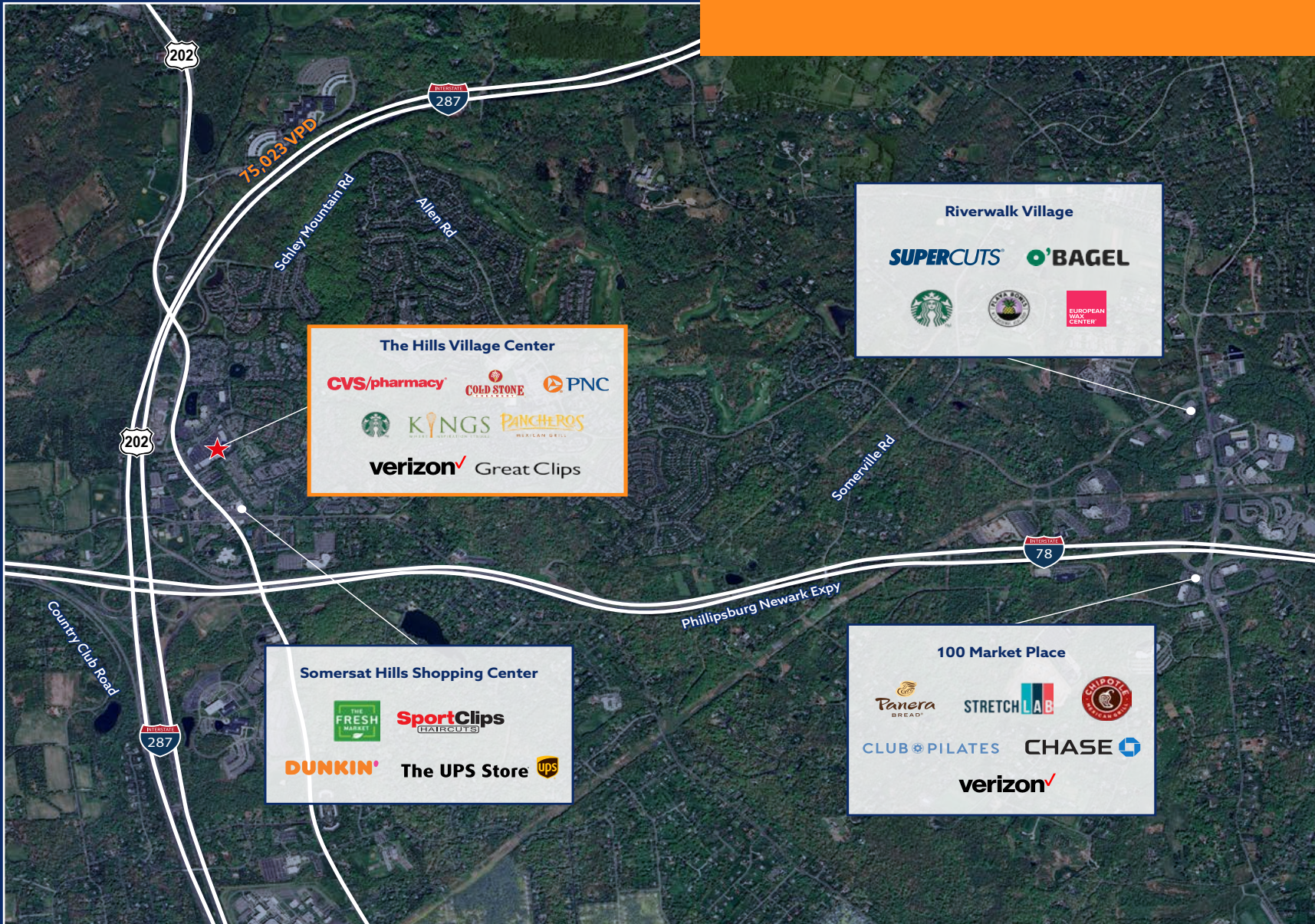
56,271

175,025

# Trade Area



# Aerial Location





## Contact

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