

378 South Branch Road
Hillsborough, New Jersey
Somerset County



Kingsbridge Center

The Kingsbridge Center offers varied retail, medical & professional office space all in one convenient location. Located just 2 miles east of Route 206 at the intersection of Amwell Road & Beekman Lane in the heart of Hillsborough Township's residential district & across from the Township Municipal Complex.

The diverse collection of tenants provides residents a local neighborhood center that caters to all their needs. From restaurants, doctors, lawyers, a dry cleaner, day care & a convenience store, the Kingsbridge Center is the perfect one-stop solution to all your daily necessities.

Suite Sizes for Lease from:
1194, 1533, 1884, 1969
& 3186 (+/-) sq. ft.

- Built-to-suit tenant spaces designed to fit your individual needs
- Office suites available with private entrance, bathroom & kitchenette
- Retail suites available with private entrance and bathroom
- Separate utilities for each suite
- High-speed internet access available
- Easily accessible from Routes 1, 22, 202, 206, Interstates 78 & 287
- 250 Parking spaces available on-site with handicap accessibility
- Close proximity to hotels, restaurants, banking, shopping, associated retail services, entertainment & all area hospitals including Somerset Medical Center

Demographics

Radius	1 Mile	3 Miles	5 Miles	10 Miles
Population	10,848	32,697	78,048	372,776
Average Income	\$96,931	\$121,443	\$112,699	\$111,096

For Info Call (908) 874-8686 or visit www.larkenassociates.com



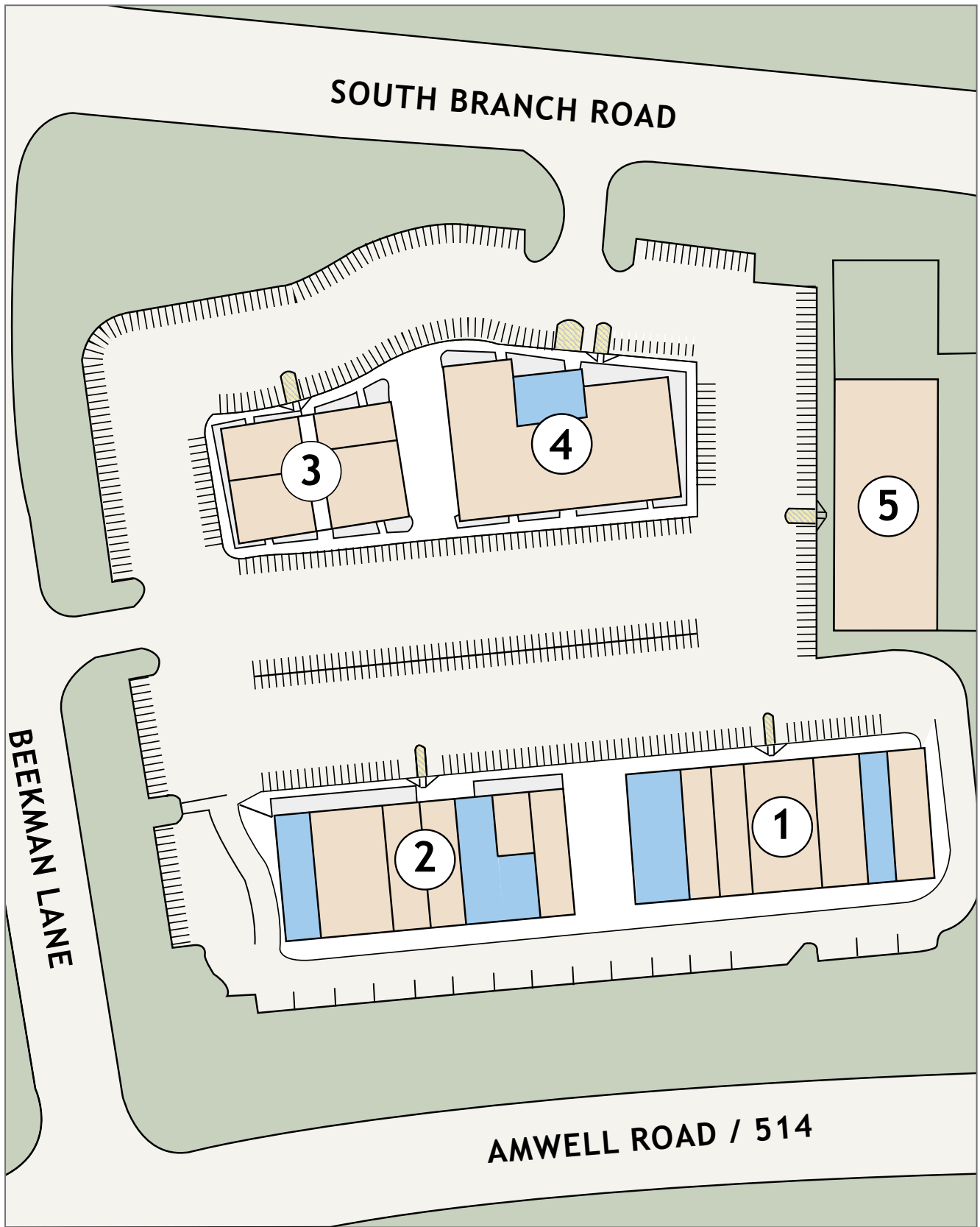
Immediate Occupancy | Brokers Protected

Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients. 12/11



378 South Branch Road
Hillsborough, New Jersey
Somerset County

Kingsbridge Center



LEASE OUT



LEASED



AVAILABLE

For Info Call (908) 874-8686 or visit www.larkenassociates.com



Immediate Occupancy | Brokers Protected

Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients. 12/11



378 South Branch Road
Hillsborough, New Jersey
Somerset County

Kingsbridge Center



For Info Call (908) 874-8686 or visit www.larkenassociates.com



Immediate Occupancy | Brokers Protected

Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients. 12/11



Kingsbridge Center

378 South Branch Road
Hillsborough, New Jersey
Somerset County



Kingsbridge Center

378 South Branch Road
Hillsborough, New Jersey
Somerset County



RETAIL



OFFICE



RETAIL



RETAIL

378 South Branch Road
Hillsborough, New Jersey
Somerset County

Kingsbridge Center

Area Amenities

Restaurants:

Alfonso's Pizzeria & Restaurant
411 US Highway 206
(908) 359-2727

Applebee's Neighborhood Grill
315 US Highway 206
(908) 874-4177

Bagelicious
601 US Highway 206
(908) 281-6199

Bellisimo Ristorante
378 South Branch Rd, Bldg. 2
(908) 369-0032

Bagels 4U
409 US Highway 206
(908) 359-210

Burger King
385 US Highway 206
(908) 874-4610

Carvel Ice Cream & Bakery
422 US Highway 206
(908) 874-8516

Catered Affair
424 US Highway 206
(908) 874-7790

Cafe Graziella
390 US Highway 206
(908) 281-0700

Charlie Brown's Restaurant
381 US Highway 206
(908) 874-6511

China Moon
601 US Highway 206
(908) 359-7733

Culinary Creations
434 US Highway 206
(908) 281-3894

Divine Curry
378 South Branch Rd, Bldg. 1
(908) 359-1222

Dunkin Donuts
411 US Highway 206
(908) 359-1222

Fruity Yogurt
424 US Highway 206
(908) 874-4988

Matsuba Japanese Steakhouse
450 Amwell Rd.
(908) 904-0088

IHOP
260 US Highway 206
(908) 281-9753

Just Subs III
422 US Highway 206
(908) 874-0088

Magic Wok
381 Triangle Rd.
(908) 281-6671

McDonald's
410 US Highway 206
(908) 359-3330

**Nelson's Corner Pizza
& Italian Restaurant**
601 US Highway 206
(908) 359-2253

Old Man Rafferty's
284 US Highway 206
(908) 904-9731

Petrock's Bar & Grille
419 Amwell Rd.
(908) 359-2333

Pheasants Landing
311 Amwell Rd.
(908) 281-1288

Philly Pretzel Factory
601 US Highway 206
(908) 281-0281

Sakura Sushi
220 Triangle Rd.
(908) 369-3112

Saladworks
30 Falcon Rd.
(908) 874-0022

Smoothie King
706 US Highway 206
(908) 359-6665

Starbucks Coffee
601 US Highway 206
(908) 359-8883

Subway
601 US Highway 206
(908) 874-3737

Taco Bell
409 US Highway 206
(908) 904-4460

Thai Kitchen
649 US Highway 206
(908) 904-8038

Wendy's
256 US Highway 206
(908) 904-6587

Banks:

Bank of America
430 Amwell Road
(908) 874-6000

TD Bank
380 Route 206
(908) 359-7004

Peapack Gladstone Bank
417 US Highway 206
(908) 281-1031

PNC
1 New Amwell Rd.
(908) 281-1011

Skylands Community Bank
601 US Highway 206
(908) 281-4009

Wachovia Bank
649 US Highway 206
(908) 904-6100

Hotels:

Days Inn Hillsborough
118 US Highway 206
(908) 685-9000

Grocery Stores:

Pathmark
315 US Highway 206
(908) 431-3070

Shop Rite Supermarket
601 US Highway 206
(908) 359-7400

Stop & Shop Supermarket
649 US Highway 206
(908) 359-7274

Stores:

Home Goods
315 US Highway
(908) 359-7034

Kmart
256 US Highway 206
(908) 359-1000

Kohl's
315 US Highway 206
(908) 431-3054

Wal-Mart
100 N. Main Street
(908) 575-8997

Quick Stop Food Store
378 South Branch Rd, Bldg. 2
(908) 575-8997

For Info Call (908) 874-8686 or visit www.larkenassociates.com



Immediate Occupancy | Brokers Protected
Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients.12/11

