FOR LEASE Avalon At Hilltop

Ø

AVALON 280 UNITS

NICKOLE CIRCLE

STARBUCKS

EVERYBODY FIGHTS

AVAILABLE

110 GRILL

SALEM

FIVE BANK

GEICO

AVAILABLE

ASPEN DENTAL

RETAIL

etco 🗐

PATIO

110 Grill

Salemŀ GEICO

Àspen Dental

FOR LEASE Avalon At Hilltop



1,266 & 1,678 SF AVAILABLE

FEATURES:

- + Avalon at Hilltop is a mixed-use development between Avalon Bay and Crosspoint, which features 280 residential units and 23,050 SF of prime retail up front on Route 1 with 1,266 and 1,678 SF available
- + The site offers over 475' of frontage along Route 1 with a staggering traffic count of 113,778 cars per day
- + Six parking spaces per 1,000 SF dedicated to retail
- + The 65' iconic Hilltop sign will be renovated to include prominent retail signage
- + Located at the '50-yard line' of a market that includes more than 8 MSF within three miles of Avalon at Hilltop along the Route 1 corridor
- + The three mile demographics offer a population of over 106,000 people with an average household income of over \$109,000 and a significant daytime population of almost 80,000 people
- + Available immediately

BRO THURSDAY & ú 123

5

Walmart >

CONTACT US

Rob Robledo

2

3

4

5

6

7

Senior Vice President +1 617 912 6869 rob.robledo@cbre.com

John Ferris

2,400 S

3,800 SI

1,266 SI

5,618 S

2,000 SI

2,712 SI

1,678 SF

3,604 SI

First Vice President +1 617 912 6871 john.ferris@cbre.com

Roberto Cordero

Associate +1 617 912 6818 roberto.cordero@cbre.com

Rernie & Phvi

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.







www.cbre.us



RETAIL



www.cbre.us

FOR LEASE Avalon At Hilltop



RETAIL

			Print Start
RAPHICS	1 mile	3 miles	5 miles
on	7,524	106,004	397,655
olds	3,148	41,091	152,074
Household Income	\$110,802	\$109,524	\$94,006
Population	9,597	79,915	312,163
And the second se	ALC: NOT OF THE OWNER.		The second se