

Livingston Town Center

1100-8100 Town Center Way, Livingston, NJ 07039
 Corner of North Livingston Avenue and Mt. Pleasant (Route 10)



LEASING AVAILABILITY:

1,546 - 5,020 SF | First Floor Retail and Second Floor Office Opportunities

PROPERTY HIGHLIGHTS:

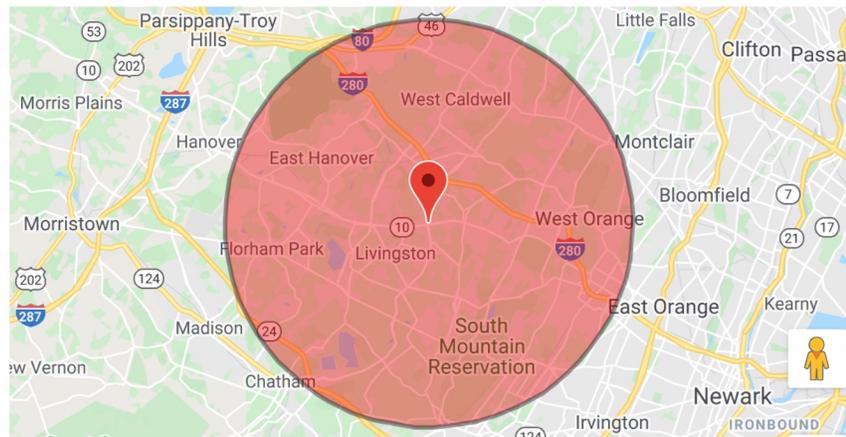
Parking: 269 spaces; 65,000 SF GLA.

VPD: 29,600 (N. Livingston Ave.), 15,700 (E. Mt. Pleasant Ave).

Description: Premium Town Center with 28 tenant spaces ranging from 600-5,000 SF plus 114 integrated luxury townhomes. 3-level enclosed garage with elevator access.

Neighborhood: Located in one of the wealthiest townships in New Jersey.

DEMOGRAPHICS:



Radius	Population	Median HH Income	Median Age
3 mile	62,000	\$ 137,000.00	44
5 mile	209,000	\$ 106,000.00	41
8 mile	892,000	\$ 73,000.00	38

TENANT MIX:



Kevin Pelio

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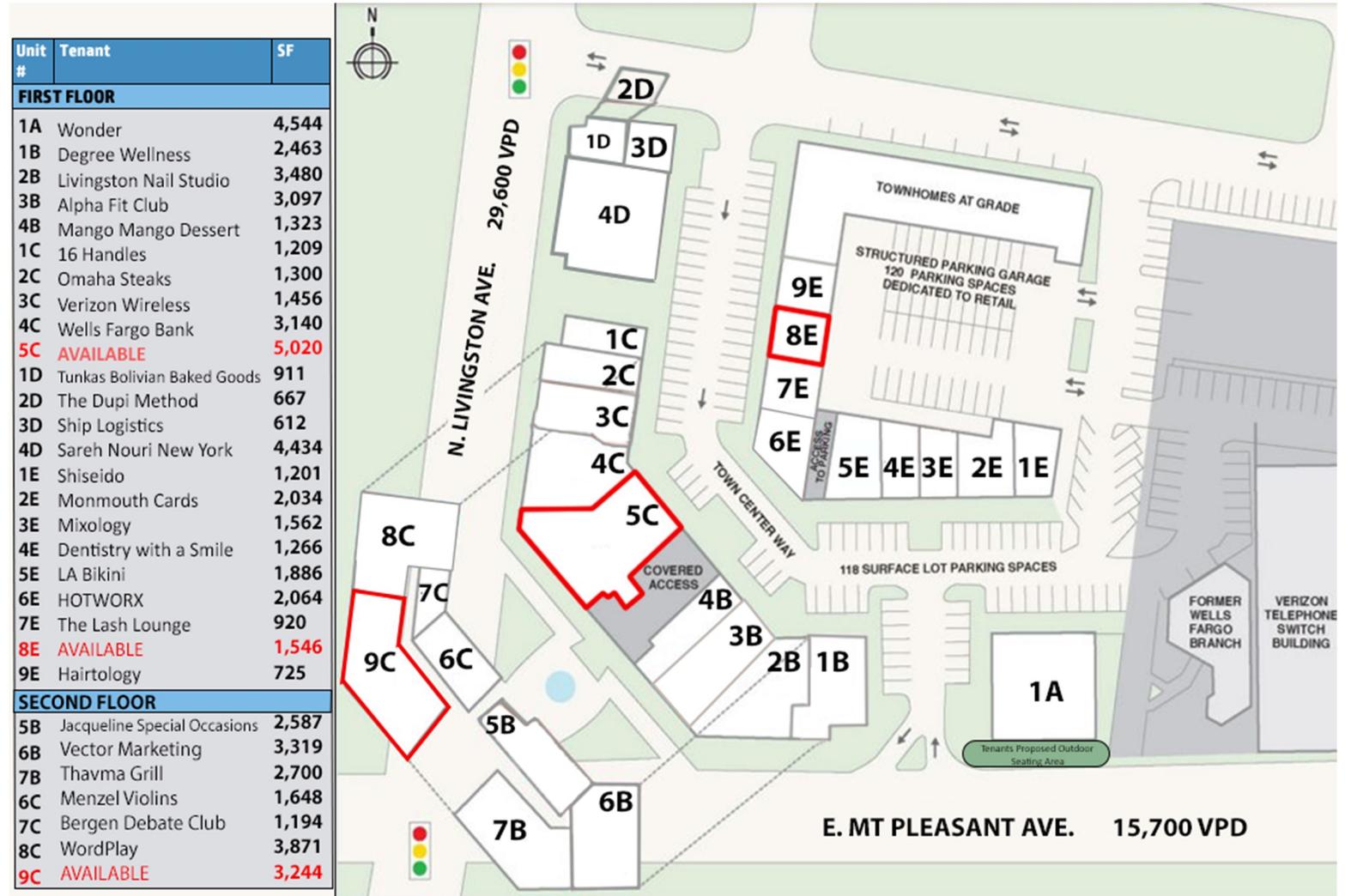
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AZARIAN
REALTY CO.

SITE PLAN:



Unit #	Tenant	SF
FIRST FLOOR		
1A	Wonder	4,544
1B	Degree Wellness	2,463
2B	Livingston Nail Studio	3,480
3B	Alpha Fit Club	3,097
4B	Mango Mango Dessert	1,323
1C	16 Handles	1,209
2C	Omaha Steaks	1,300
3C	Verizon Wireless	1,456
4C	Wells Fargo Bank	3,140
5C	AVAILABLE	5,020
1D	Tunkas Bolivian Baked Goods	911
2D	The Dupi Method	667
3D	Ship Logistics	612
4D	Sareh Nouri New York	4,434
1E	Shiseido	1,201
2E	Monmouth Cards	2,034
3E	Mixology	1,562
4E	Dentistry with a Smile	1,266
5E	LA Bikini	1,886
6E	HOTWORX	2,064
7E	The Lash Lounge	920
8E	AVAILABLE	1,546
9E	Hairtology	725
SECOND FLOOR		
5B	Jacqueline Special Occasions	2,587
6B	Vector Marketing	3,319
7B	Thavma Grill	2,700
6C	Menzel Violins	1,648
7C	Bergen Debate Club	1,194
8C	WordPlay	3,871
9C	AVAILABLE	3,244

AVAILABILITY:

1st Floor Availability

- 5C: 5,020 SF - Available Now
- 8E: 1,546 - Available Now

2nd Floor Availability

- 9C: 3,244 SF - Available Now
- 6B: 3,319 SF - Available Now



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NEIGHBORING TENANTS:



Source: Loopnet



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