

# 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:

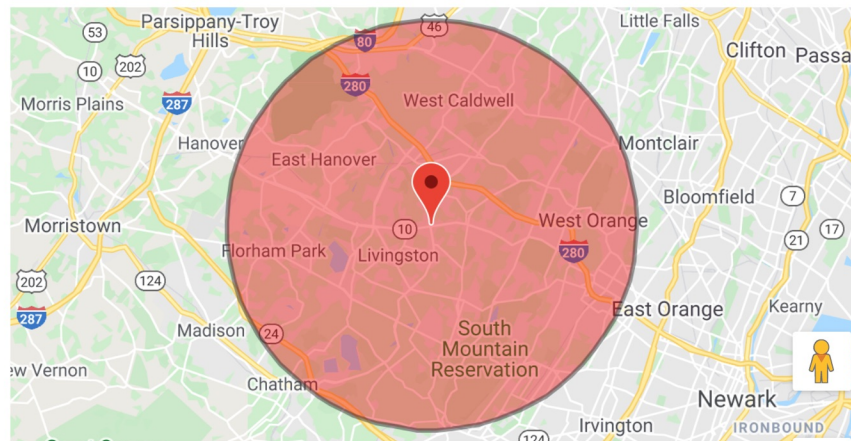
Parking: 269 spaces; 65,000 SF GLA.

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**  
 Executive Vice President  
 Broker Associate, NJ & NY  
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 201-444-9888 x 103



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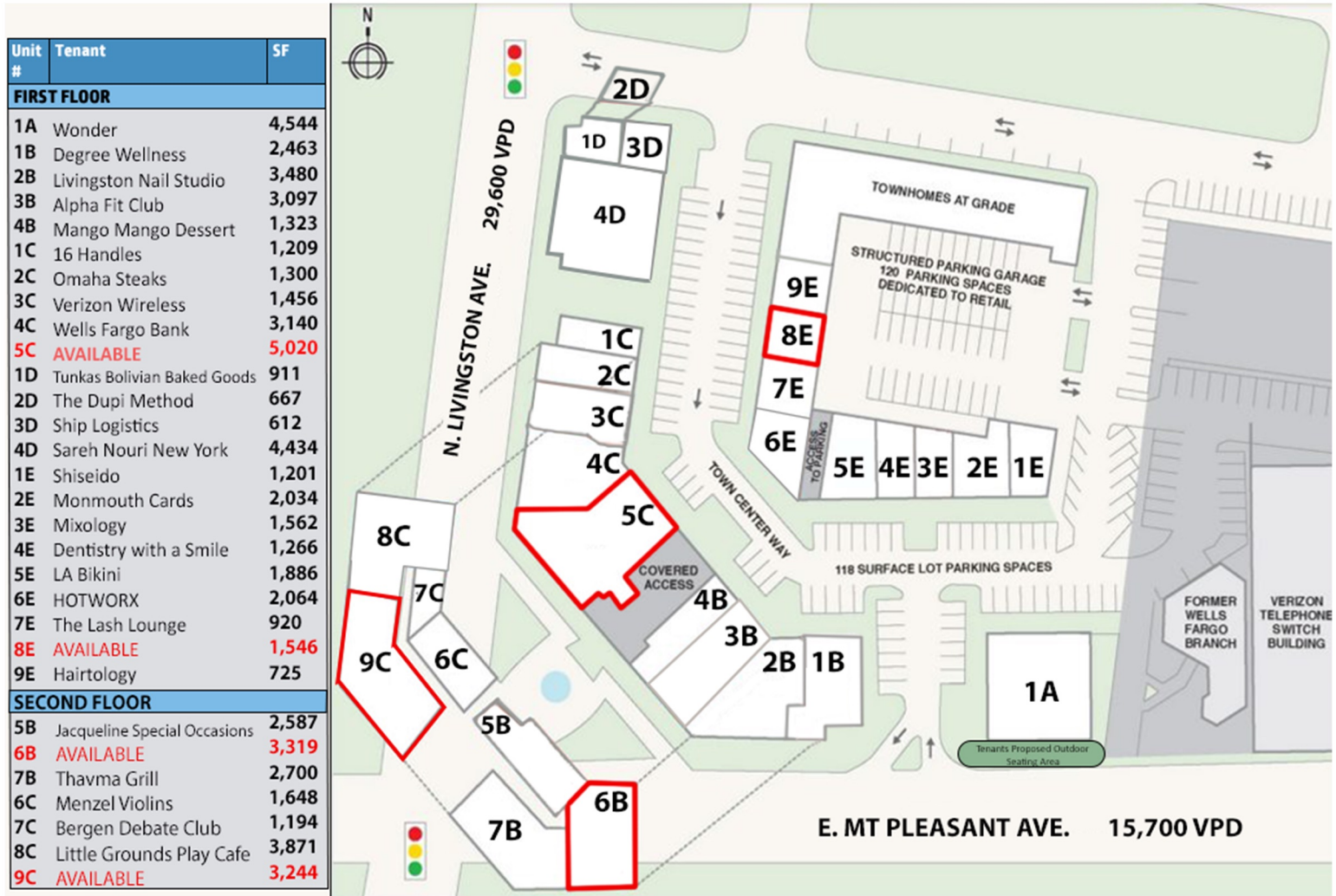
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**AZARIAN**  
REALTY CO.

## SITE PLAN:



## AVAILABILITY:

### 1st Floor Availability

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

### 2nd Floor Availability

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



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## NEIGHBORING TENANTS:



Source: Loopnet



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