

# Livingston Town Center

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



## LEASING AVAILABILITY:

**725 - 3,244 SF** | First Floor Retail and Second Floor Office Opportunities

## PROPERTY HIGHLIGHTS:

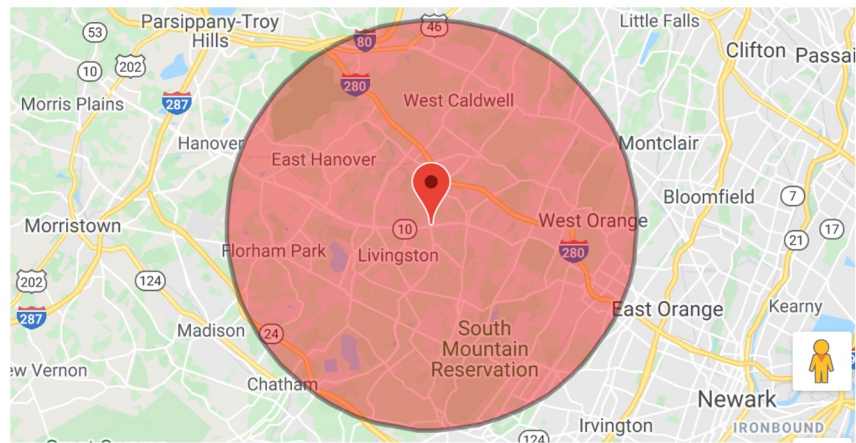
Parking: 269 spaces; 65,000 SF GLA.

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  
 kpelio@azariangroup.com  
 201-444-9888 x 103



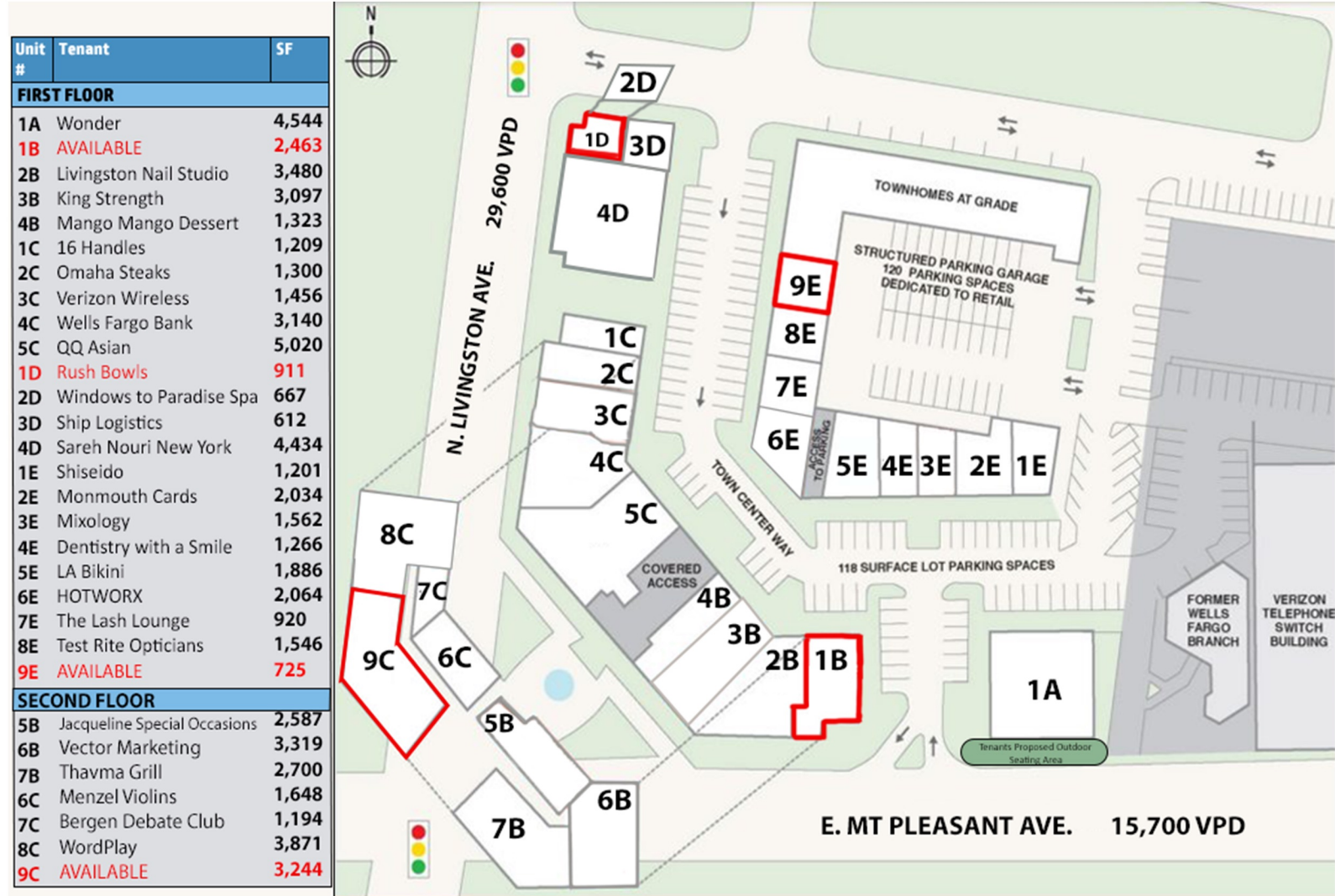
# Livingston Town Center

1100-8100 Town Center Way, Livingston, NJ 07039

Corner of North Livingston Avenue and Mt. Pleasant (Route 10)



## SITE PLAN:



## AVAILABILITY:

- 1B: 2,463 SF - 1st floor, available 01/01/2025
- 9E: 725 SF - 1st floor, Available
- 1D: 911 SF - 1st floor, Available
- 9C: 3,244 SF - 2nd floor, AVAILABLE NOW



### Kevin Pelio

Executive Vice President  
 Broker Associate, NJ & NY  
 kpelio@azariangroup.com  
 201-444-9888 x 103



# Livingston Town Center

1100-8100 Town Center Way, Livingston, NJ 07039

Corner of North Livingston Avenue and Mt. Pleasant (Route 10)



**2ND GENERATION RESTAURANT SPACE AVAILABLE - 911 SF**



## Kevin Pelio

Executive Vice President  
Broker Associate, NJ & NY  
kpelio@azariangroup.com  
201-444-9888 x 103



# Livingston Town Center

1100-8100 Town Center Way, Livingston, NJ 07039

Corner of North Livingston Avenue and Mt. Pleasant (Route 10)



**AZARIAN**  
REALTY CO.

## NEIGHBORING TENANTS:



Source: Loopnet



**AZARIAN**  
REALTY CO.

### Kevin Pelio

Executive Vice President  
Broker Associate, NJ & NY  
kpelio@azariangroup.com  
201-444-9888 x 103

