

Livingston Town Center

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



LEASING AVAILABILITY:

911 - 3,244 SF | First Floor Retail and Second Floor Office Opportunities

PROPERTY HIGHLIGHTS:

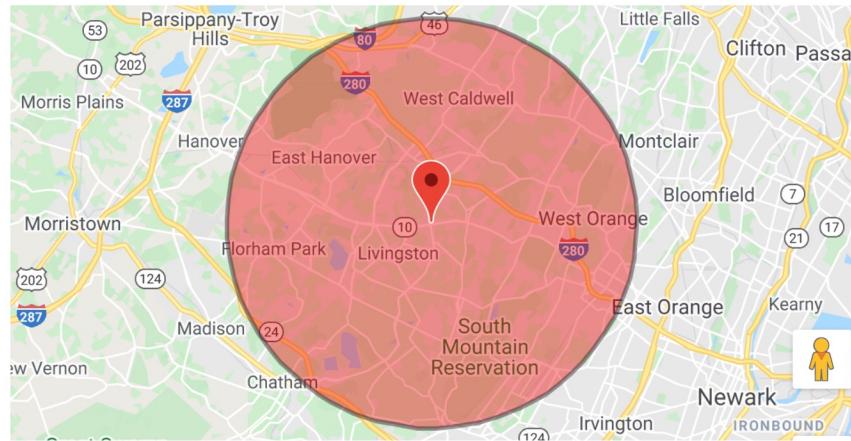
Parking: 269 spaces; 65,000 SF GLA.

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



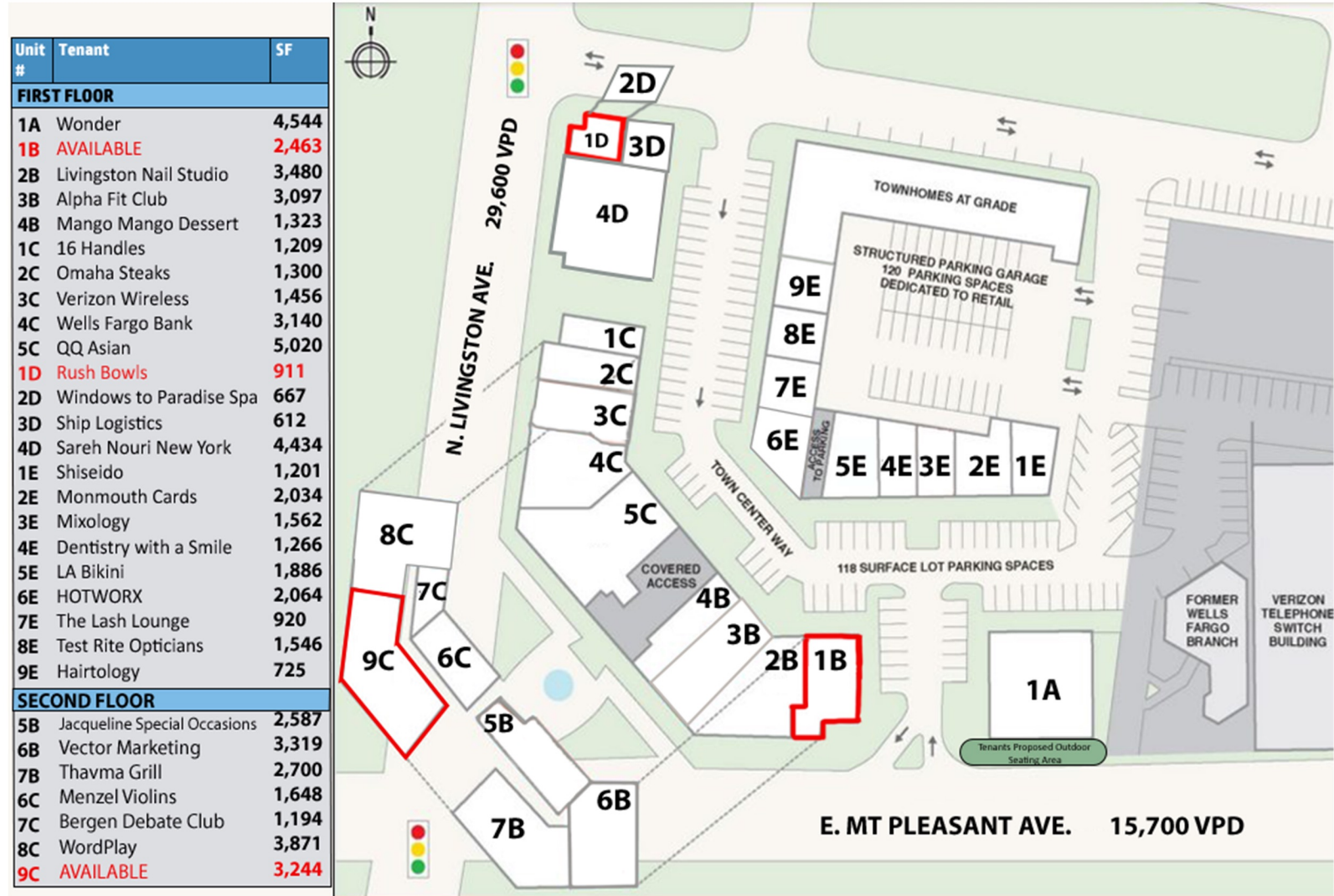
Livingston Town Center

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
- 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



Kevin Pelio

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

