

For Sale or Lease Commercial Development Site

576-586 W Mt Pleasant Avenue | Livingston, NJ 07039



HUGH KELLY
212.710.5252
hugh.kelly@srsre.com





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576-586 W Mt Pleasant Avenue
Livingston, NJ 07039

* Designated as an
Area in Need of Rehabilitation
[Click for Redevelopment Plan](#)

Property Specifications

PARCEL SIZE

3.88 Acres

ZONING

CI - Commercial Industrial*

LINKS

[Click for Zoning Map](#)

[Click for Survey \(DWG\) \(PDF\)](#)



About the Property

- Excellent visibility on Route 10 in the heart of the Livingston/East Hanover retail market
- Excellent access with close proximity to two jughandles
- Zoned for a wide variety of commercial uses
- 225 residential units under construction on adjacent property

Traffic Counts

| | |
|----------------------------------|------------|
| W Mt Pleasant Avenue (2-way) | 32,541 VPD |
| W Mt Pleasant Avenue (Eastbound) | 16,984 VPD |
| W Mt Pleasant Avenue (Westbound) | 15,556 VPD |
| Year: 2025 Source: NJ DOT | |

Join these Retailers





SELF STORAGE

- MAX 50 FT HIGH (4 STORIES)
- 1.0 ACRE MIN LOT AREA
- 90% BUILDING COVERAGE MAX
- 95% IMPERVIOUS COVERAGE MAX
- 20 FT FRONT SETBACK (TO ROUTE 10)
- 20 FT SIDE YARD
- 20 FT REAR YARD

REDEVELOPMENT PLAN KEY STANDARDS (SELECTED)

- MAX BUILDING HEIGHT: UP TO 50 FT (SELF STORAGE)
- IMPERVIOUS COVERAGE: UP TO 95% (SELF STORAGE)
- BUILDING COVERAGE: UP TO 90% (SELF STORAGE)
- FRONT SETBACK (ROUTE 10): BUILDING 30-50 FT / PARKING 20 FT
- SIDE YARD: BUILDING 20 FT / PARKING 5 FT
- REAR YARD: BUILDING 20-30 FT / PARKING 5 FT
- MAX 3 PARCELS (CONCEPT SHOWN ON SINGLE PARCEL)

SITE SUMMARY

- TOTAL SITE AREA: ±3.88 ACRES
- PARCEL CONFIGURATION: CONCEPT ONLY (SUBDIVISION SUBJECT TO APPROVAL)
- ONE PRINCIPAL USE PER PARCEL

QSR

- QUICK-SERVE RESTAURANT WITH DRIVE-THRU
- 20 FT PARKING SETBACK FROM ROUTE 10
- 1 DRIVE-THRU QSR PERMITTED (SITEWIDE)

RETAIL STRIP CENTER

- ONE STORY
- 20 FT PARKING SETBACK FROM ROUTE 10
- 30 FT BUILDING SETBACK FROM ROUTE 10

30 FT BUILDING SETBACK

20 FT SIDE YARD

20 FT PARKING SETBACK FROM ROUTE 10

NOTE: RENDERING IS CONCEPTUAL. FINAL DESIGN, LAYOUT, AND DIMENSIONS SUBJECT TO SITE PLAN APPROVAL AND ENGINEERING.





East Hanover Plaza

- TARGET
- COSTCO WHOLESALE
- HomeGoods
- HOME SENSE
- SIERRA

Hanover Commons

- THE HOME DEPOT
- Marshall's
- Burlington
- Raymour & Flanigan FURNITURE | MATTRESSES
- DICK'S
- KAM MAN MARKET

Castle Ridge Plaza

- BEST BUY
- Michaels
- DOLLAR TREE
- five BELOW
- carter's

Livingston Shopping Center

- WORLD MARKET
- TJ-maxx
- BARNES & NOBLE
- Staples
- ULTA BEAUTY
- Rack
- DSW DESIGNER SHOE WAREHOUSE

Florham Park Plaza

- TRADER JOE'S
- W

Bassett

- MEN'S WEARHOUSE
- SAFAVIEH HOME FURNISHINGS

BOTTLE KING

- CVS pharmacy

KINGS

- CVS pharmacy
- Panera BREAD

DUNKIN'

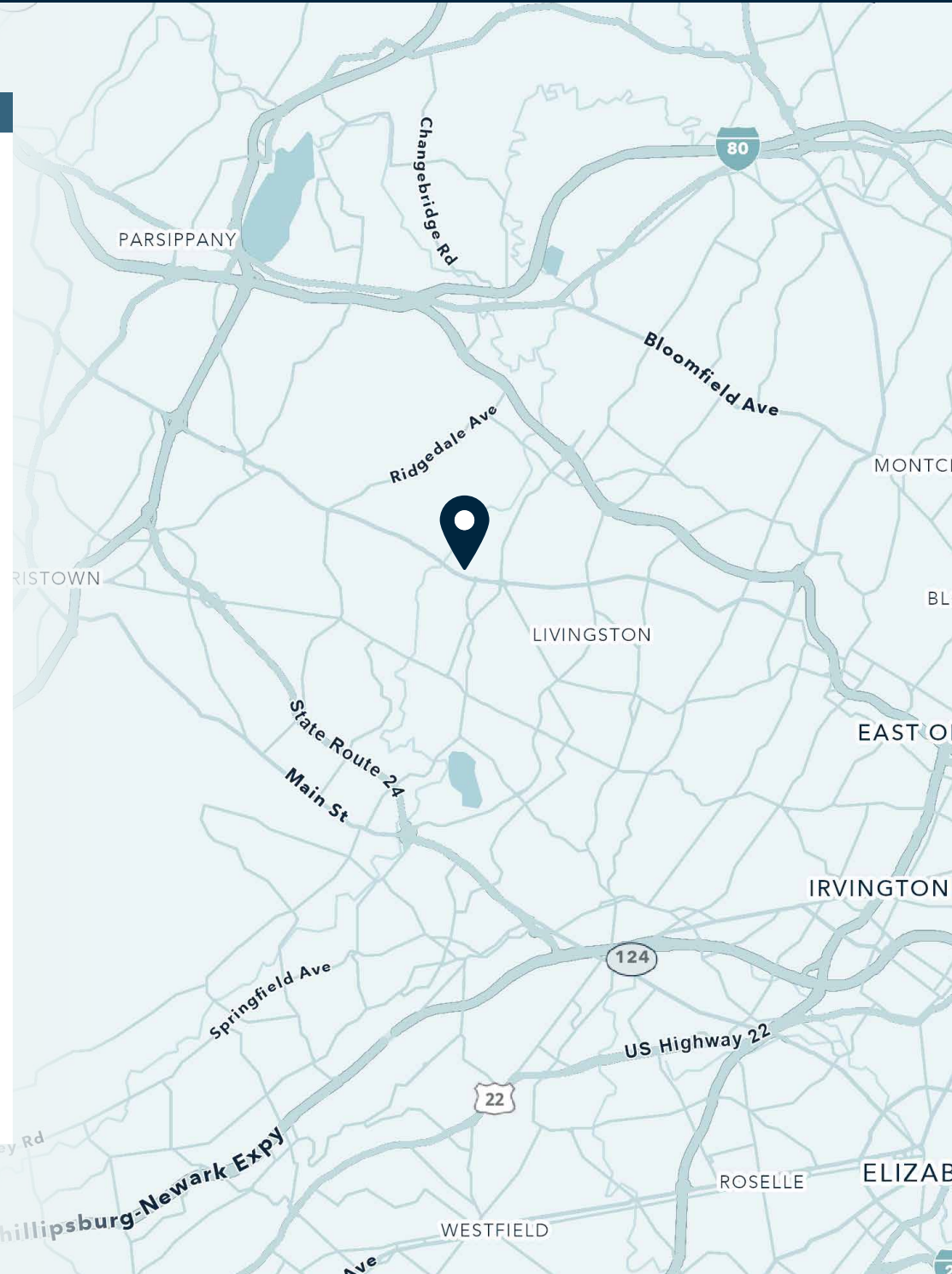
CVS pharmacy

KINGS



Area Snapshot

| | 1 MILE | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 5,088 | 49,035 | 156,130 |
| 2030 Projected Population | 5,780 | 50,979 | 158,719 |
| Proj. Annual Growth 2025 to 2030 | 2.58% | 0.78% | 0.33% |
| Daytime Population | | | |
| 2025 Daytime Population | 8,456 | 80,252 | 221,860 |
| Workers | 6,020 | 56,111 | 147,092 |
| Residents | 2,436 | 24,141 | 74,768 |
| Income | | | |
| 2025 Est. Average Household Income | \$272,868 | \$269,714 | \$266,162 |
| 2025 Est. Median Household Income | \$201,730 | \$197,334 | \$187,833 |
| Households & Growth | | | |
| 2025 Estimated Households | 1,896 | 17,475 | 55,792 |
| 2030 Estimated Households | 2,199 | 18,366 | 57,204 |
| Proj. Annual Growth 2025 to 2030 | 3.01% | 1.00% | 0.50% |
| Race & Ethnicity | | | |
| 2025 Est. White | 65% | 66% | 65% |
| 2025 Est. Black or African American | 2% | 3% | 5% |
| 2025 Est. Asian or Pacific Islander | 25% | 24% | 19% |
| 2025 Est. American Indian or Native Alaskan | 0% | 0% | 0% |
| 2025 Est. Other Races | 7% | 8% | 10% |
| 2025 Est. Hispanic (Any Race) | 6% | 6% | 9% |



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS REAL ESTATE PARTNERS

340 Madison Avenue, Suite 3E
New York, NY 10173
212.710.5250

SRSRE.COM

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