



SITE

W Mt Pleasant Ave (Route 10)

FOR LEASE OR FOR SALE

Retail Development Site For Lease or For Sale

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



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3.88 Acres
Available

Immediate
Possession

Contact
Broker
Rate

JOIN NEIGHBORING TENANTS



DSW

NORDSTROM
rack



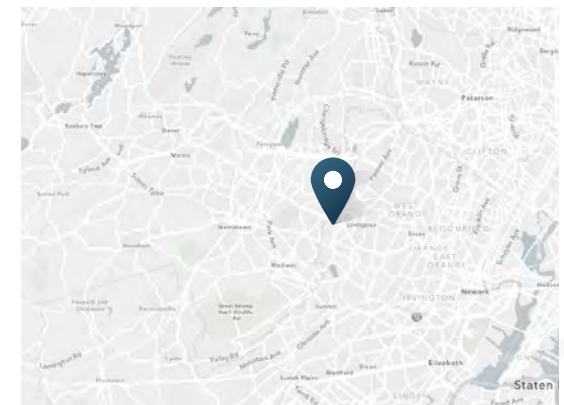
ABOUT THE PROPERTY

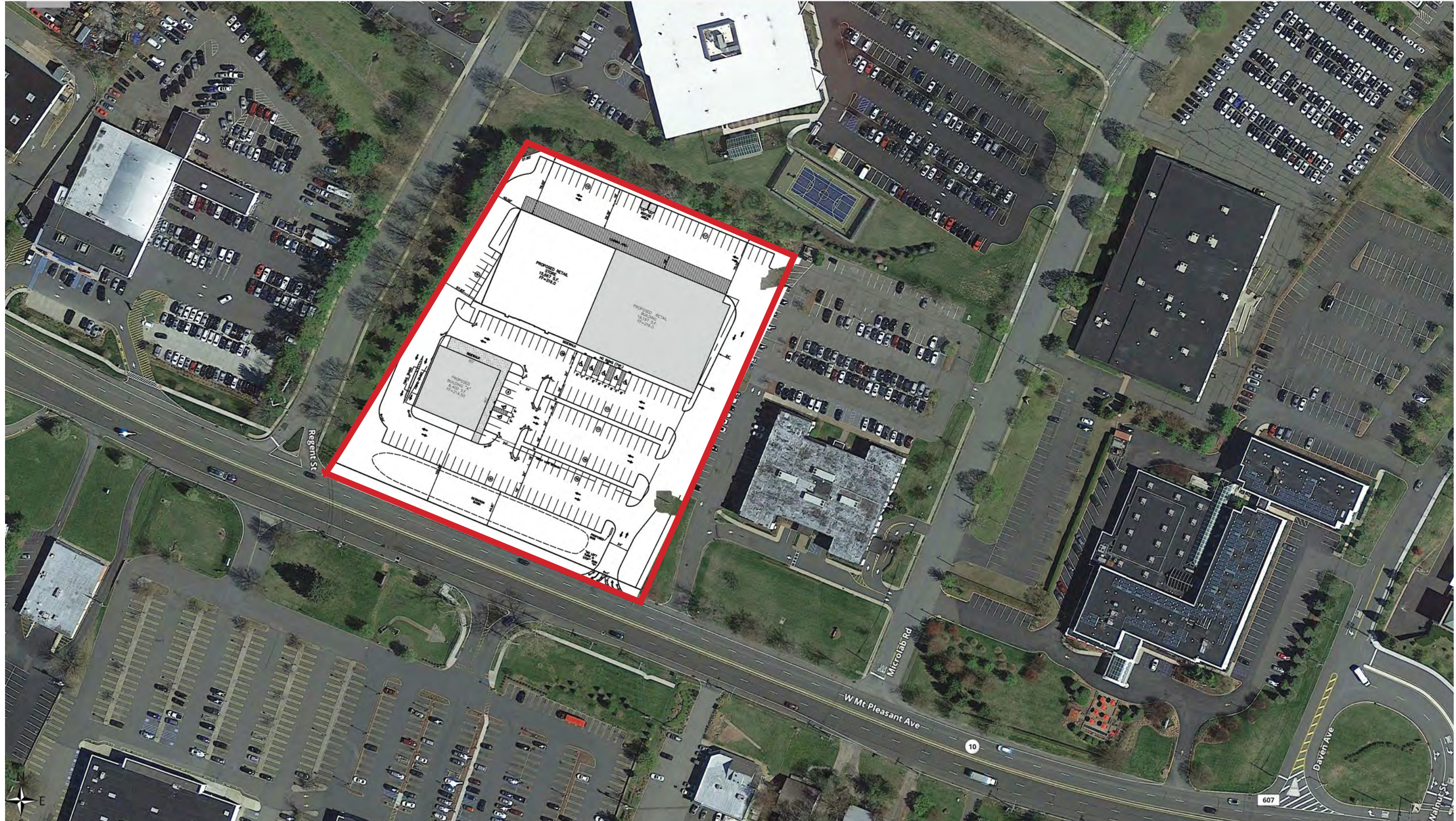
- Excellent visibility on Route 10 in the heart of the Livingston/East Hanover retail market
- Excellent access with close proximity to two jughandles
- Zoned for a wide variety of retail uses
- Designated an [area in need of rehabilitation](#) that provides certain benefits

CONTACTS

Hugh Kelly
212.710.5252 | hugh.kelly@srsre.com

David Wirth
484.883.7537 | david.wirth@srsre.com





ENTERING LOCATION



EXITING LOCATION



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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	4,338	49,522	154,667
2028 Projected Population	4,246	49,699	156,301
Projected Annual Growth Rate 2023 to 2028	-0.43%	0.07%	0.21%
Daytime Population			
2023 Daytime Population	8,650	78,473	213,844
Workers	6,637	53,923	138,604
Residents	2,013	24,550	75,240
Income			
2023 Est. Average Household Income	\$263,064	\$240,637	\$235,731
2023 Est. Median Household Income	\$184,674	\$165,908	\$163,168
Households & Growth			
2023 Estimated Households	1,666	17,651	54,919
2028 Estimated Households	1,654	17,985	56,313
Projected Annual Growth Rate 2023 to 2028	-0.14%	0.38%	0.50%
Race & Ethnicity			
2023 Est. White	67%	67%	66%
2023 Est. Black or African American	3%	3%	5%
2023 Est. Asian or Pacific Islander	23%	22%	18%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	2%	2%	3%
2023 Est. Hispanic	6%	6%	8%

