



ARTIST'S RENDERING



UNDER CONSTRUCTION

RETAIL SPACE

LIVINGSTON, NJ

THE 545

545 South Livingston Ave

SIZE

2,510 SF

ASKING RENT

Upon Request

STATUS

Under final construction

POSSESSION

January 2025

TERM

10 Years

NEIGHBORS

Neros, ShopRite, Dunkin', Livingston Bagels, Calabria Restaurant, Summit Health

COMMENTS

Tremendous location

High corner lot visibility

Four way traffic light intersection

High traffic count intersection

Direct access towards Route 10, 280, and The Mall at Short Hills

CONTACT EXCLUSIVE AGENT

FLORIAN SUSERMAN

fsuserman@ripconj.com

201.777.2301

RIPCO
REAL ESTATE

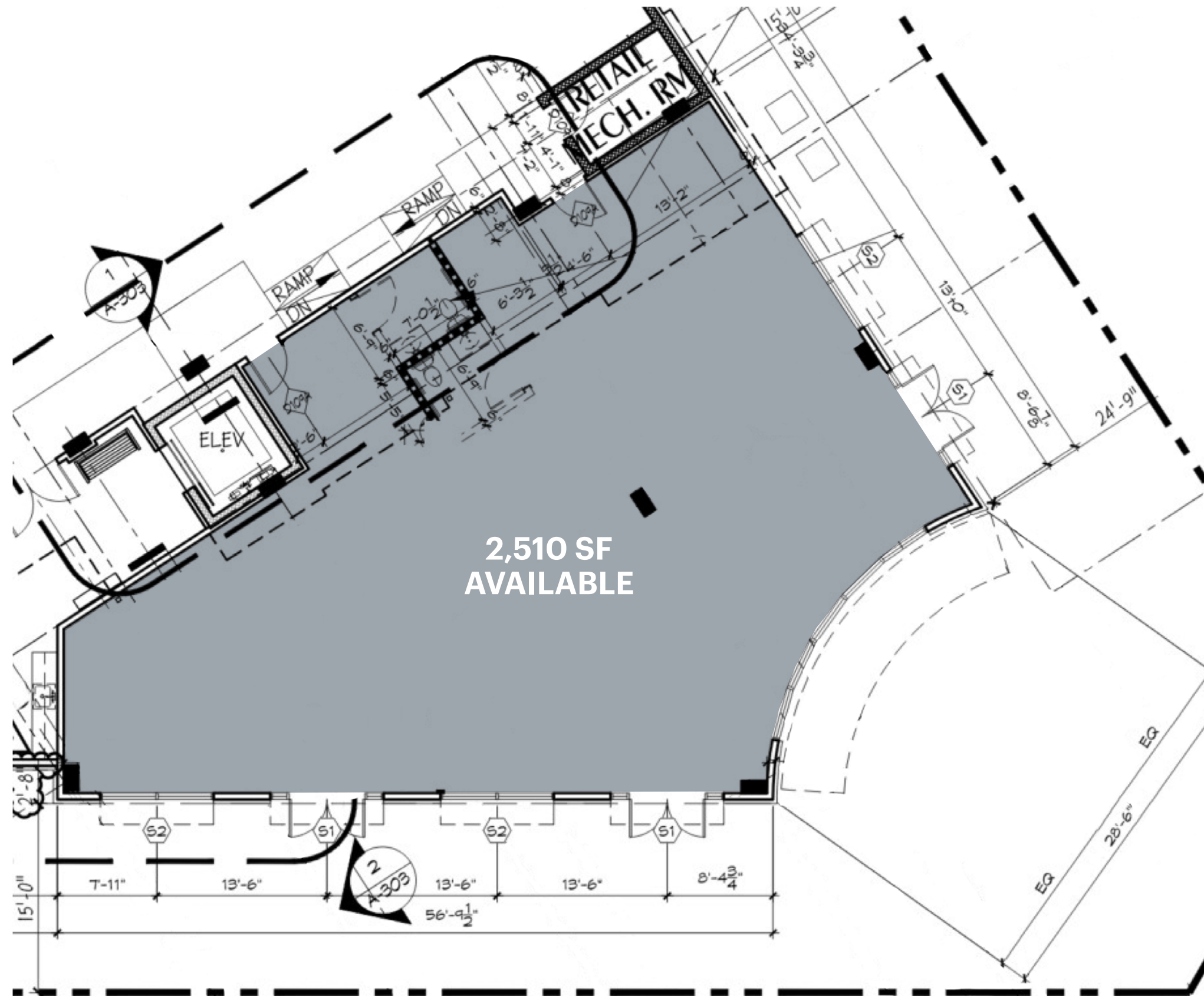
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN

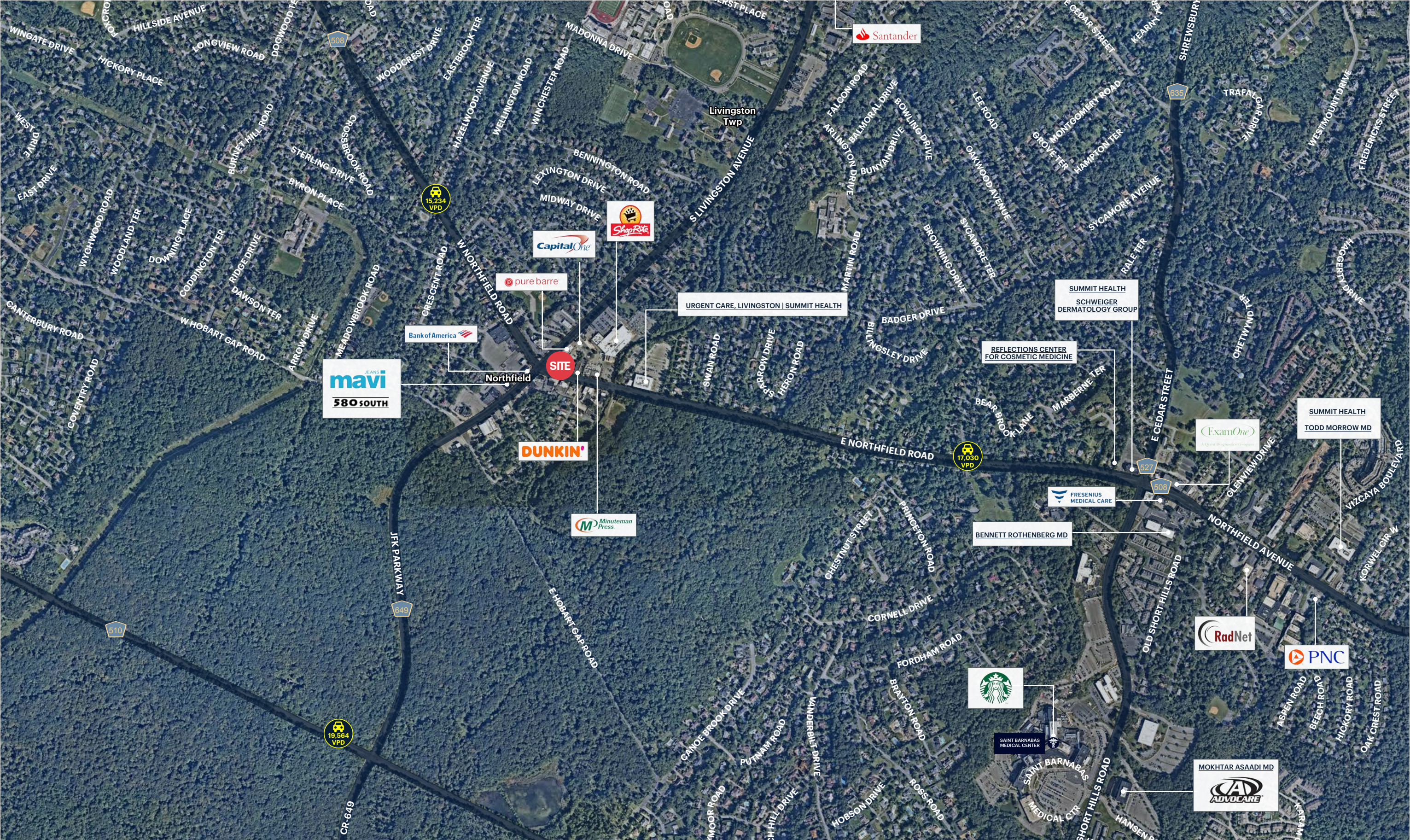
GROUND FLOOR



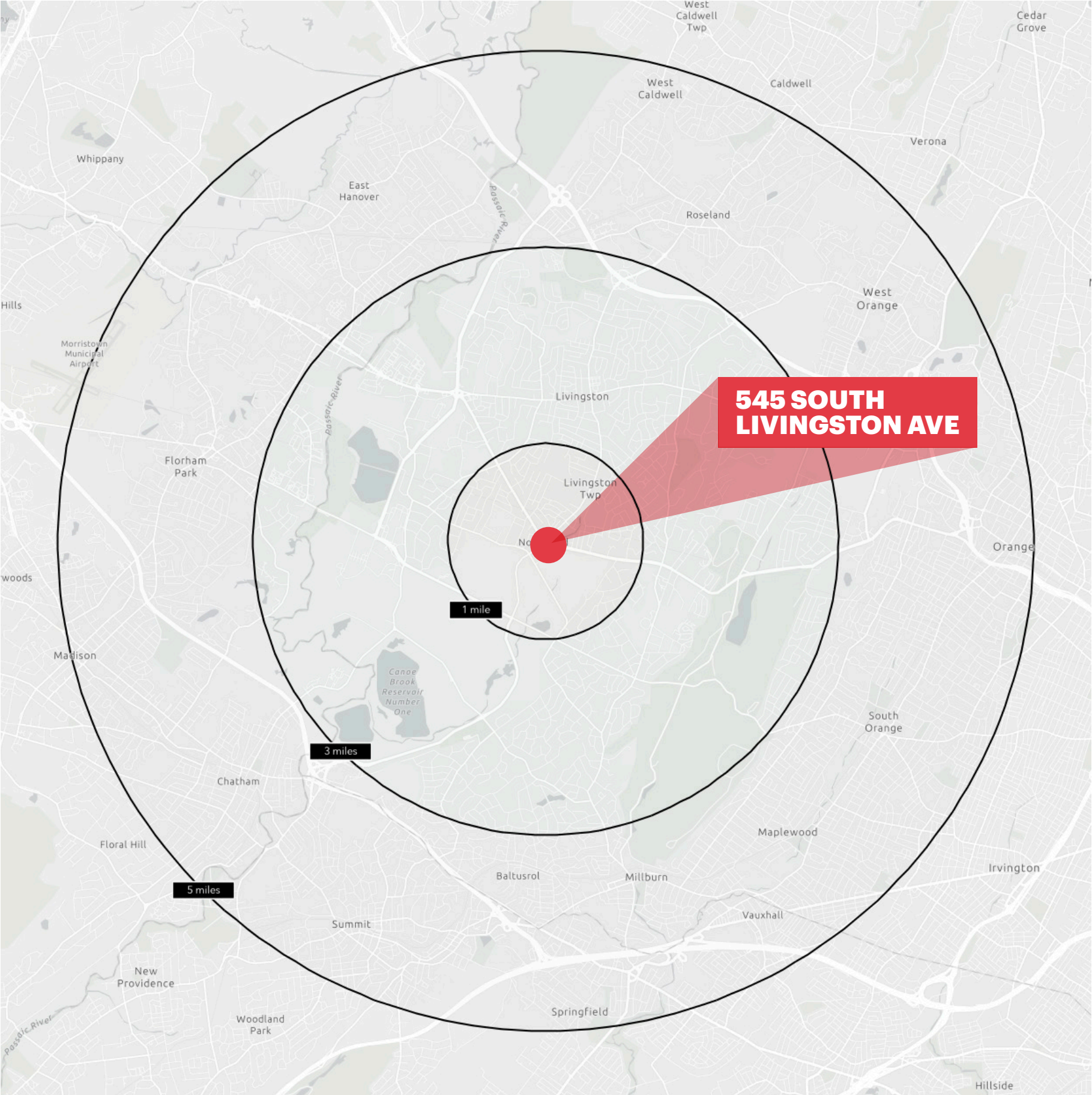
MID-LEVEL AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
7,206
HOUSEHOLDS
2,354
MEDIAN AGE
45.5
COLLEGE GRADUATES (Bachelor's +)
3,878 - 77.8%

TOTAL BUSINESSES
281
TOTAL EMPLOYEES
3,490
AVERAGE HOUSEHOLD INCOME
\$259,482

3 MILE RADIUS

POPULATION
56,752
HOUSEHOLDS
19,540
MEDIAN AGE
46.0
COLLEGE GRADUATES (Bachelor's +)
29,724 - 74.8%

TOTAL BUSINESSES
2,177
TOTAL EMPLOYEES
45,193
AVERAGE HOUSEHOLD INCOME
\$268,813

5 MILE RADIUS

POPULATION
256,363
HOUSEHOLDS
91,289
MEDIAN AGE
42.0
COLLEGE GRADUATES (Bachelor's +)
111,837 - 63.7%

TOTAL BUSINESSES
11,091
TOTAL EMPLOYEES
161,652
AVERAGE HOUSEHOLD INCOME
\$210,080

*2023 estimates