



ARTIST'S RENDERING

8,105 SF

Available for sale or lease

RETAIL SPACE

**437 ROUTE
10 EAST**

Mount Pleasant Avenue

ESSEX COUNTY

LIVINGSTON | NEW JERSEY



RIPCO
REAL ESTATE

SPACE DETAILS

LOW LEVEL AERIAL



SIZE
Ground Floor 8,105 SF*
*Divisible

ASKING RENT
Upon request

NNN
\$7 PSF (est.)

POSSESSION
Immediate

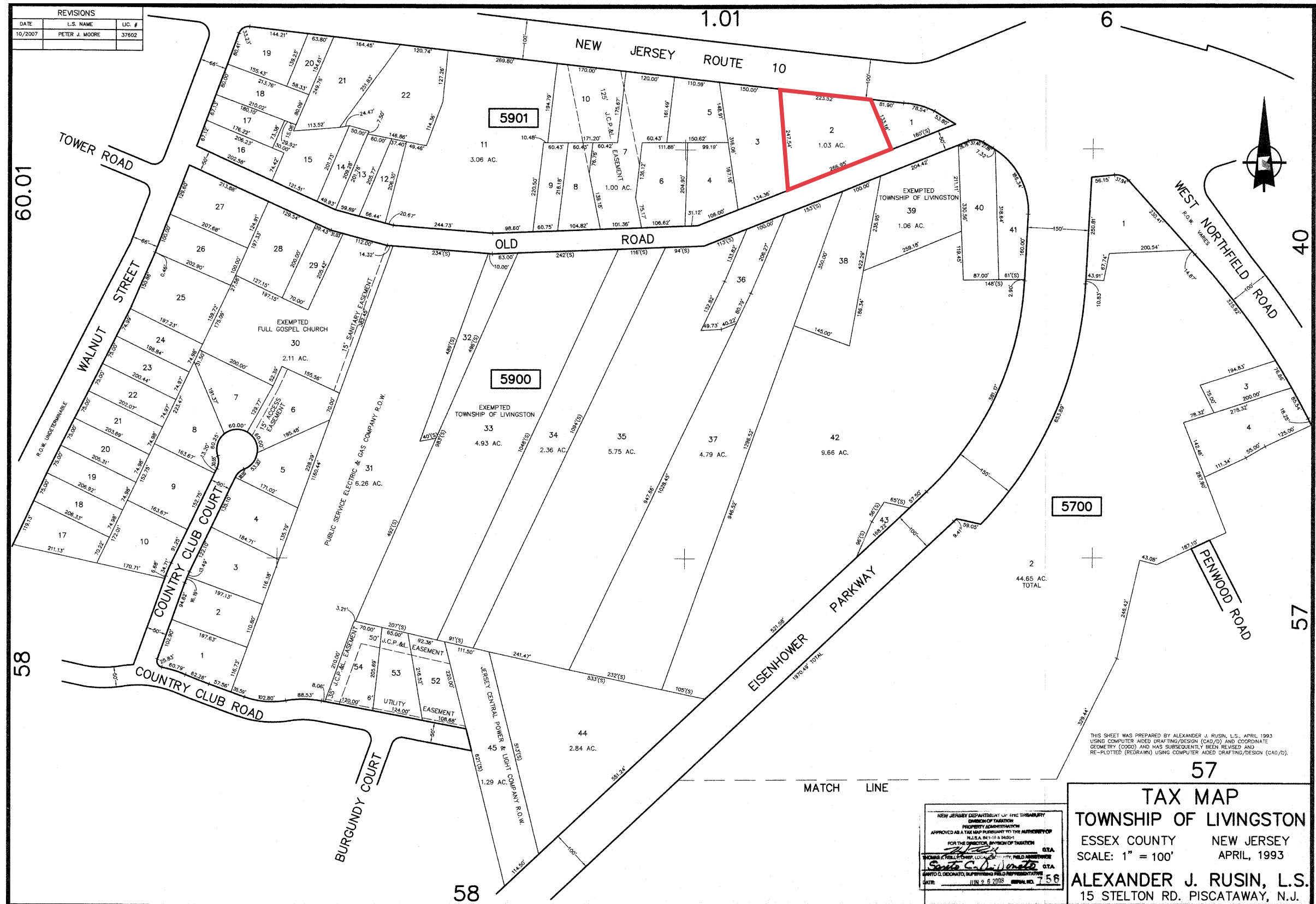
PARKING
50 cars

NEIGHBORS
Men’s Wearhouse, Dunkin’, Mattress Firm, The Container Store, Bottle King, CVS, Bassett Furniture, Safavieh Home, Hand and Stone, Shake Shack, Club Pilates, Fortunoff Backyard Store, Jos. A. Bank, Staples, Blinds To Go, Cost Plus World Market, Nordstrom Rack, Starbucks, Verizon, Buy Buy Baby, TJ Maxx, St. Barnabas Hospital, Cedar Hill Country Club, Professional Law, Accounting, and Medical Offices

COMMENTS
For lease or for sale
Free standing building
Loading area
Great storefront signage
Prime location in the heart of the Route 10 retail corridor
Excellent highway exposure and access
Immediately west of Livingston circle

SPACE DETAILS

TAX MAP



BLOCK
5901

LOT
2

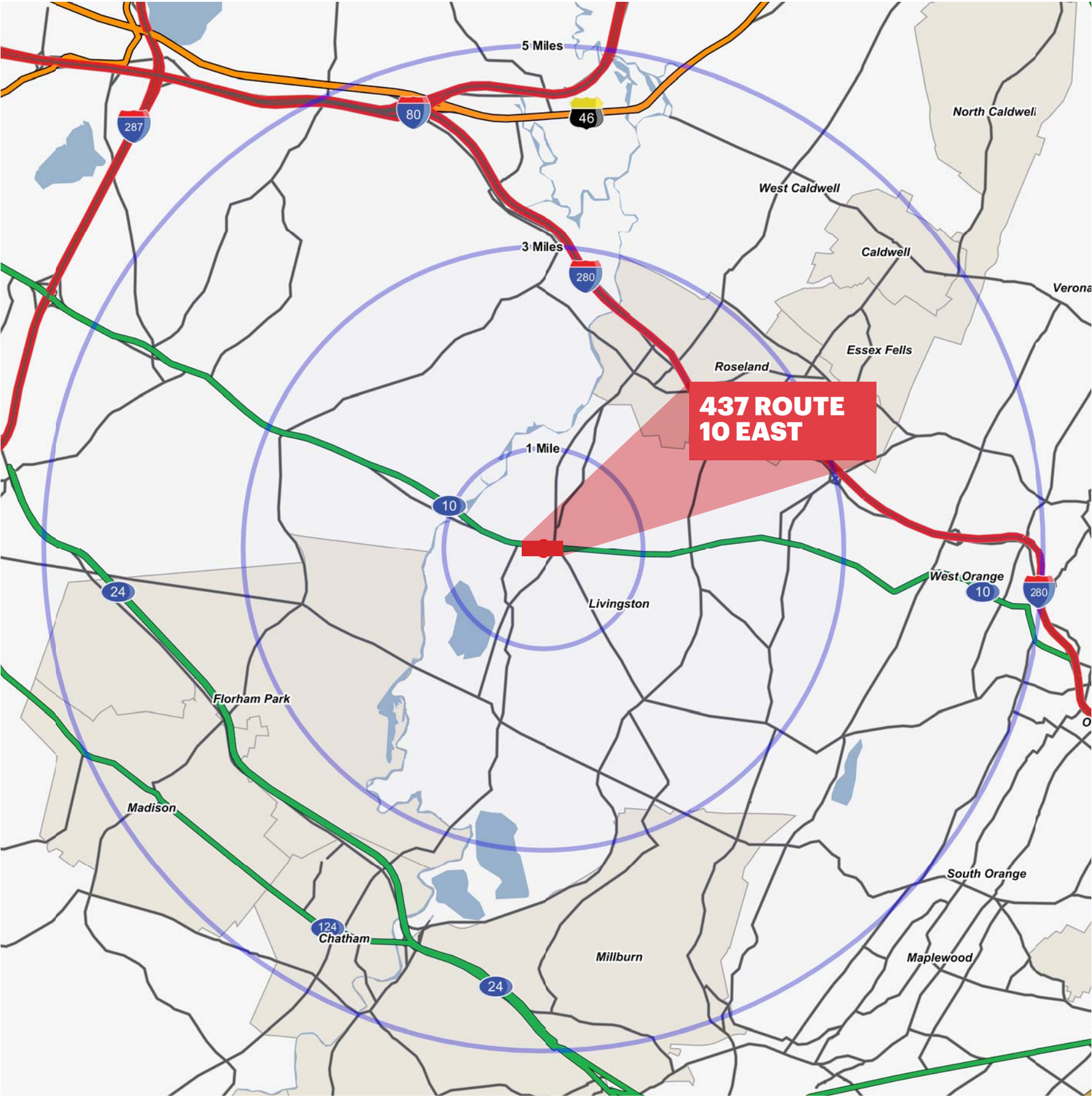
ZONING
B-1

LAND SF
44,866 SF

ACRES
1.03 Acres

TAXES
\$45,846 (2016)

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
5,943	520
HOUSEHOLDS	TOTAL EMPLOYEES
2,102	5,711
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
44	\$225,000
COLLEGE GRADUATES (Bachelor's +)	
68.5%	

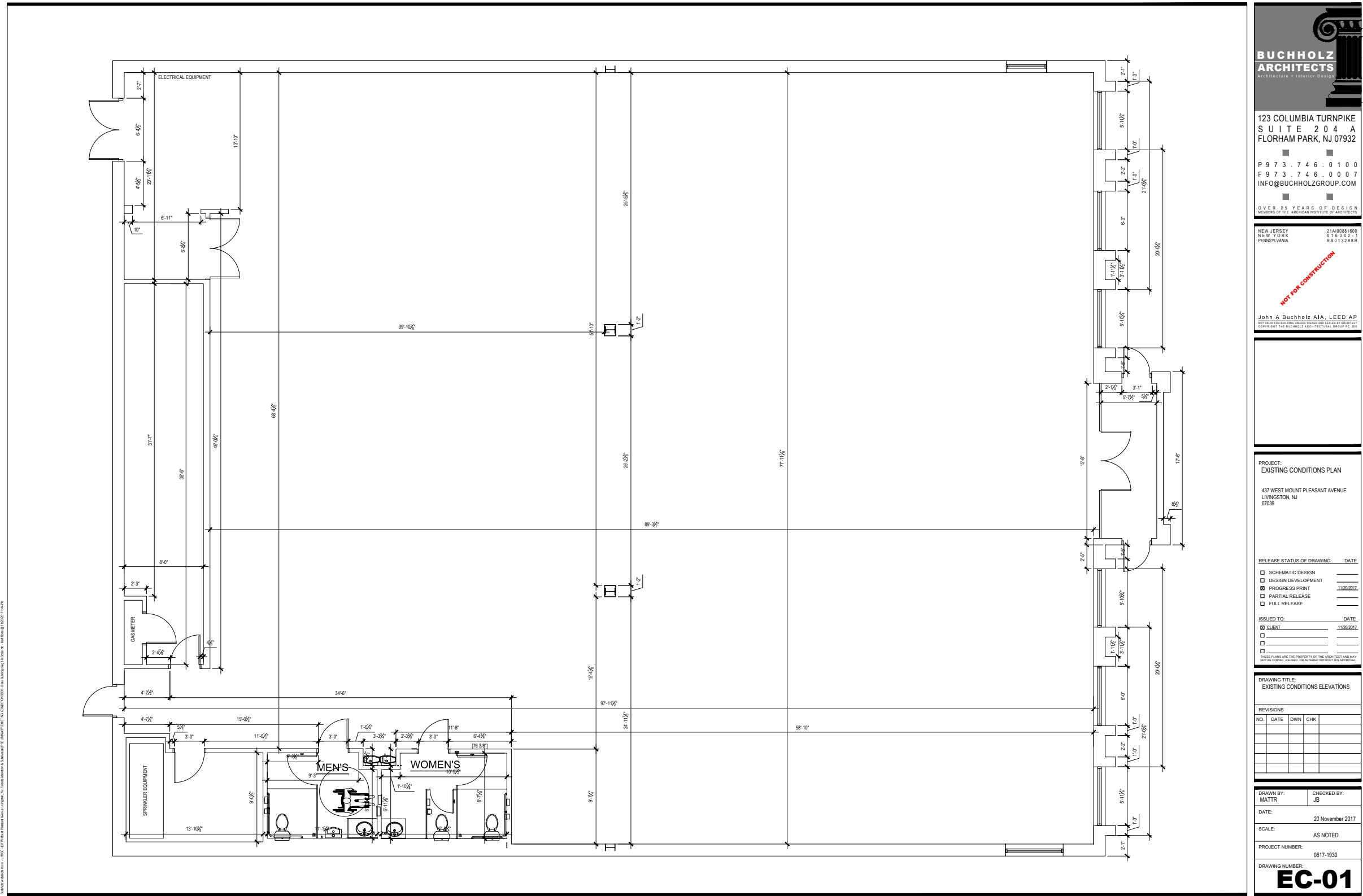
3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
49,631	4,269
HOUSEHOLDS	TOTAL EMPLOYEES
18,000	57,817
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
44.8	\$192,960
COLLEGE GRADUATES (Bachelor's +)	
60.9%	

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
155,264	9,989
HOUSEHOLDS	TOTAL EMPLOYEES
57,550	134,552
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
42.7	\$191,996
COLLEGE GRADUATES (Bachelor's +)	
53.2%	

EXISTING CONDITION PLAN



CONTACT
EXCLUSIVE
AGENTS

RYAN BRADY
rbrady@ripconj.com
201.777.2313

FLORIAN SUSERMAN
fsuserman@ripconj.com
201.777.2301

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.