

LIVINGSTON, NJ

620 WEST MOUNT PLEASANT AVENUE, LIVINGSTON, NJ 07039



OFFERING SUMMARY

Sale Price: Call For Details
Building Size: 18,179 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

The Tile Shop, Livingston, NJ - 18, 179 SF Freestanding Retail

PROPERTY HIGHLIGHTS

- OFFERING MEMORANDUM AVAILABLE HERE
- 18,179 SF Free Standing
- Retail Building
- Possible expansion of Building & Parking Area
- 2.31 Acres Of Land
- 75 Car Parking
- Cap Rate 6.0%
- Assumable Mortgage
- Located At The Intersection of Route 10 and Route 508 & 609, Approximately 20 Miles From New York City
- Surrounding Retailers Include: Home Depot, Marshalls, Michael's, Best Buy, Dick's Sporting Goods, AMC Theaters, McDonald's, TGI Friday and Capital One Bank
- Livingston Is A Suburb Of New York City
- Strong Demographics with Over 40,000 People Located Within A 3-Mile Radius Of The Property
- Household Incomes in The Area Exceed \$115,000

FOR MORE INFORMATION CONTACT:

ALEX GOLDSTEIN

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THEGOLDSTEINGROUP.COM

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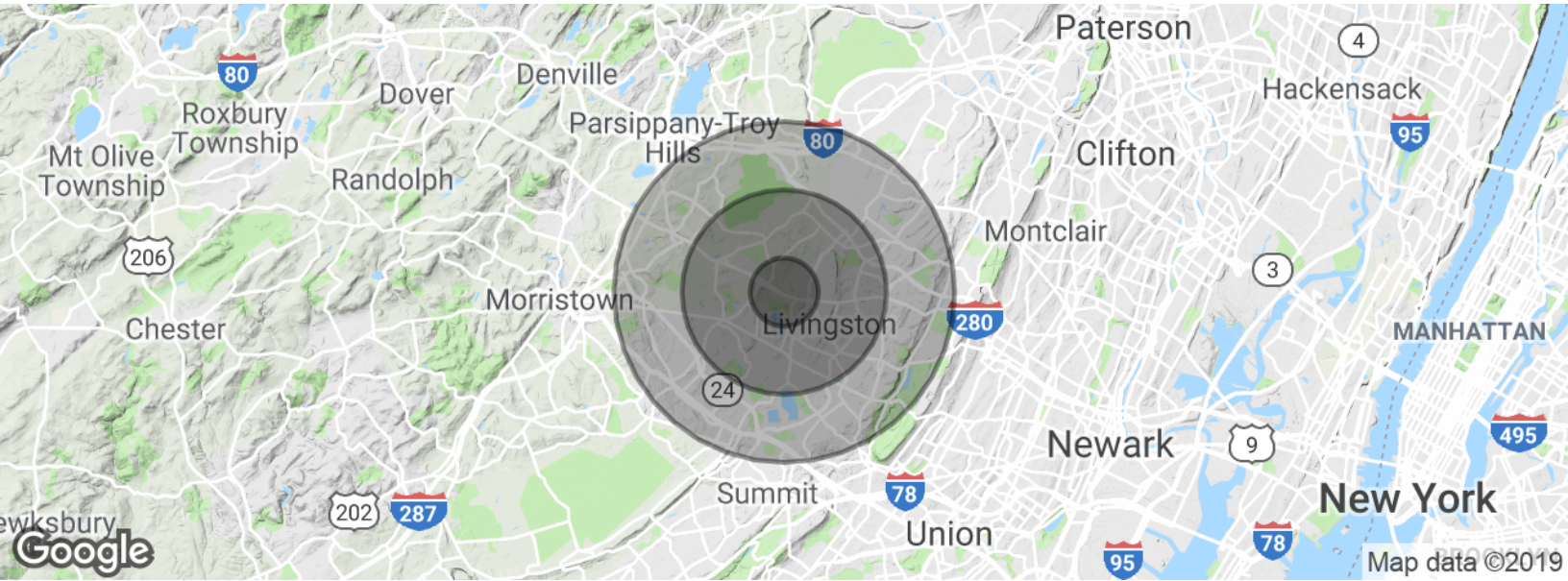
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,342	44,573	135,390
Median age	42.7	42.3	41.4
Median age (Male)	39.1	40.3	40.5
Median age (Female)	44.6	43.6	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,482	15,166	46,465
# of persons per HH	2.9	2.9	2.9
Average HH income	\$181,880	\$156,463	\$165,167
Average house value	\$626,137	\$629,787	\$660,060

* Demographic data derived from 2010 US Census

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