



**856 SF -
10,381 SF**
JOIN ALDI SUPERMARKET
PRIME RESTAURANT SPACE
LIQUOR LICENSE
AVAILABLE

RETAIL SPACE

THE SHOPPES AT THE LIVINGSTON CIRCLE

Owned and Managed by  EASTMAN
COMPANIES

277 EISENHOWER PARKWAY
LIVINGSTON | NEW JERSEY



SPACE DETAILS

SPACE 1: FORMER OLIVE GARDEN - 8,630 SF



SIZE

Space 1	8,630 SF
Space 4	10,381 SF
Space 10C	8,100 SF
Space 10D	856 SF
Space 12A	2,492 SF
Space 13	2,981 SF

RENT

Upon Request

NNN

\$10.50 PSF

POSSESSION

Immediate

PARKING

469 spaces

MARKET RETAIL

Nordstrom Rack, TJ-Maxx, Staples, Target, Starbucks, CVS, Costco Wholesale, Shake Shack, DSW, The Container Store, Saks Off Fifth, Michaels, Best Buy, Dicks Sporting Goods, Marshalls, Sierra Trading, Home-Goods, Home Sense

DAYTIME DRIVERS

St. Barnabas Hospital, Professional Law, Accounting, and Medical Offices, Novartis Campus, Verizon (3 million SF of office space within 2 miles)

COMMENTS

Route 10 and Eisenhower Parkway Retail Epicenter
Newly Renovated and Tenanted
Excellent Ingress and Access to Route 10 and Route 280
Excellent Highway Visibility
Only liquor license in Livingston available

SPACE 4: END CAP (PHASE 3 OF RENOVATION COMPLETE!) - 10,381 SF



ARTIST'S RENDERING

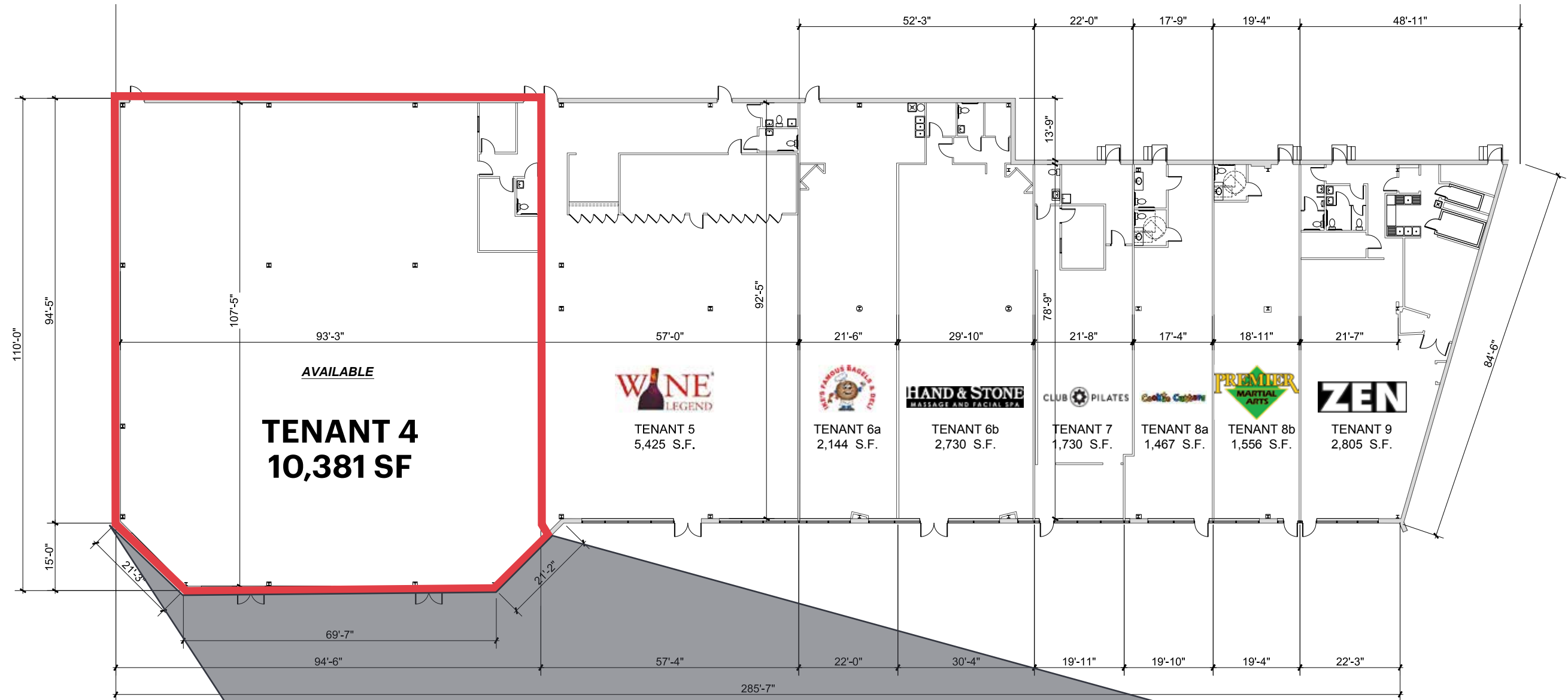
SPACE DETAILS

SITE PLAN

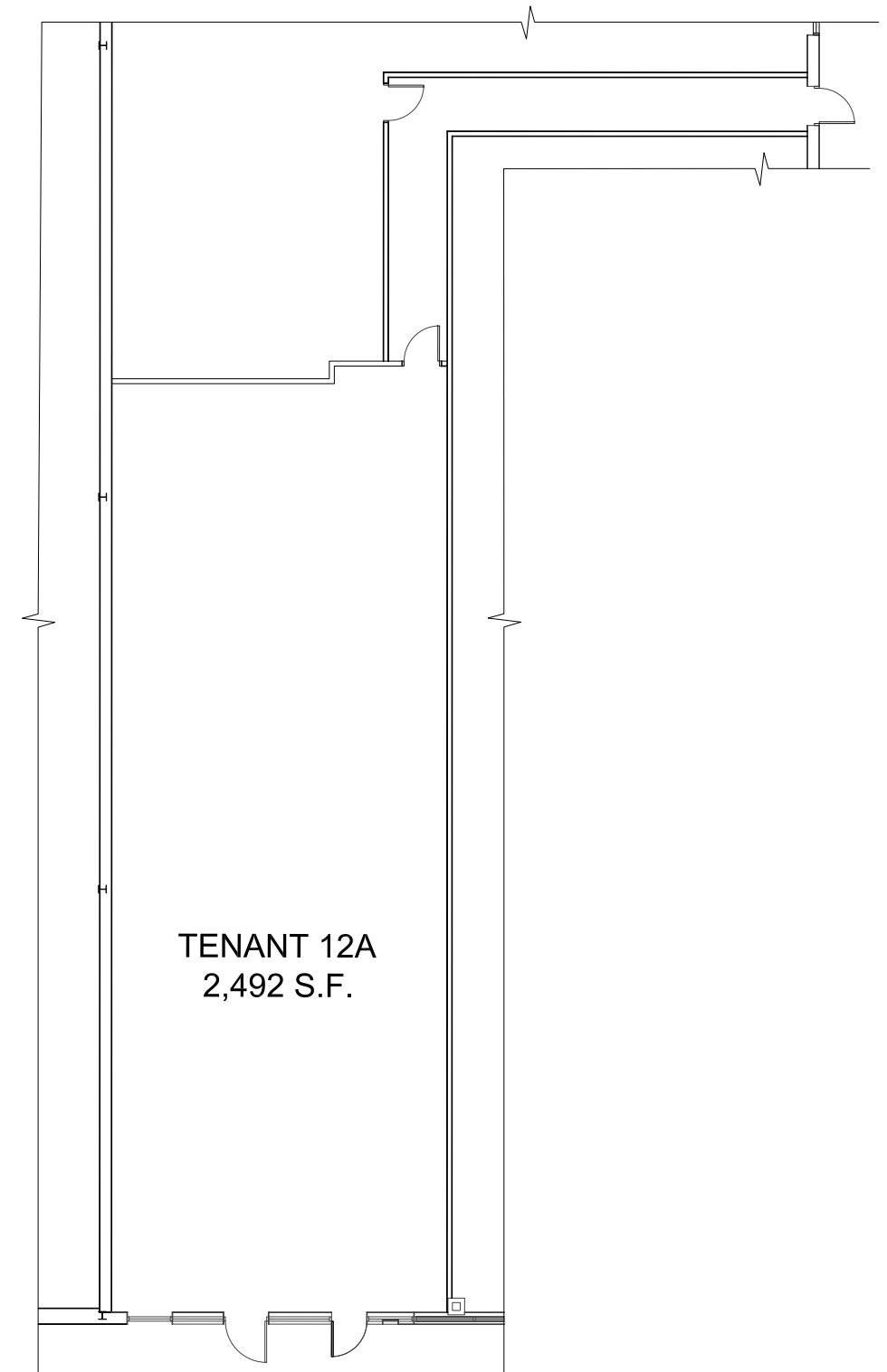


LEASE LEGEND		
SPACE #	USE	SF
1	AVAILABLE (FORMER OLIVE GARDEN)	8,630
2-3	CYCLEBAR	3,200
4	AVAILABLE (HIGHLY VISIBLE ENDCAP)	10,381
5	WINE LEGEND WINE & SPIRITS	5,425
6a	IKE'S FAMOUS BAGELS	2,144
6b	HAND AND STONE	2,730
7	CLUB PILATES	1,730
8a	COOKIE CUTTERS HAIRCUTS FOR KIDS	1,467
8b	PREMIER MARTIAL ARTS	1,556
9	ZEN JAPANESE	2,805
10a	GOLDFISH SWIM SCHOOL	8,000
10b	MOXIE BLOWDRY & BEAUTY BAR	2,600
10c	FITNESS 1440 - AVAILABLE	8,100
10d	AVAILABLE	856
11	ALDI	23,081
12a	AVAILABLE	2,492
12b	MEZZA MEDITERRANEAN RESTAURANT	3,165
12c	EXCEPTIONAL EXPLORERS	2,958
13	AVAILABLE - PAD WITH DOUBLE DRIVE-THRU	2,981
14	TWISTED TULIP COFFEE HOUSE	1,026

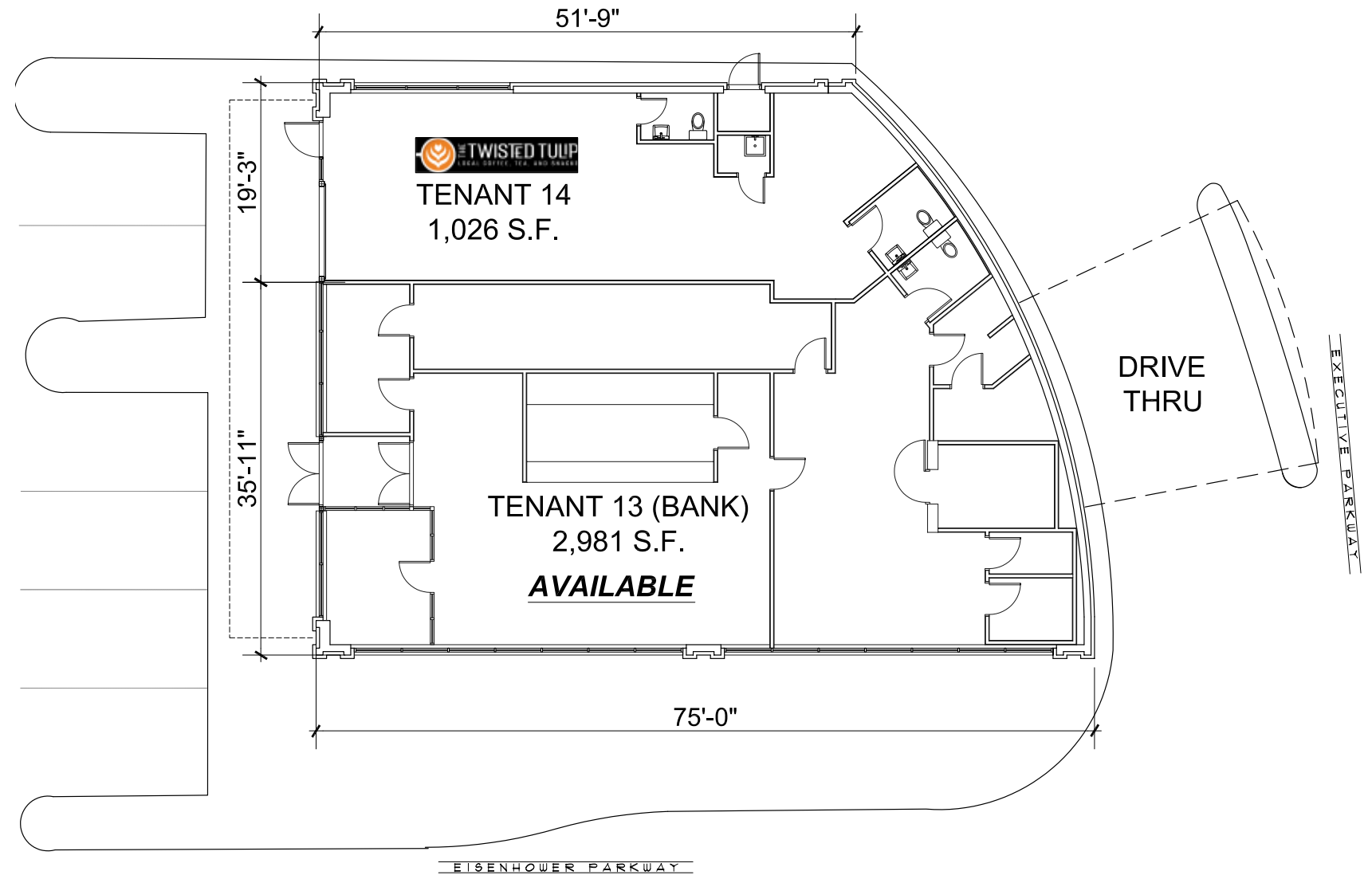
> CAN BE COMBINED



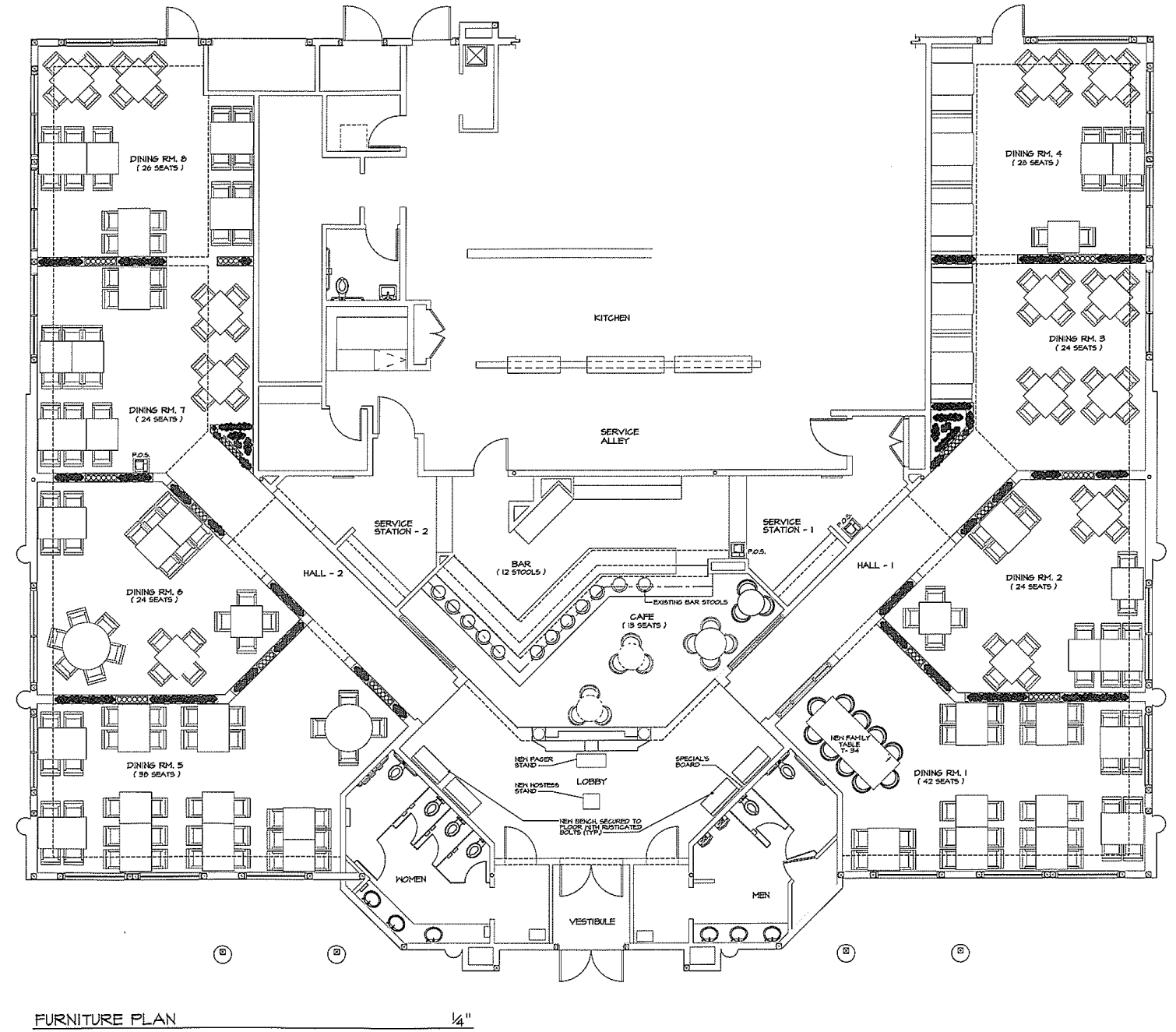
SPACE 12A



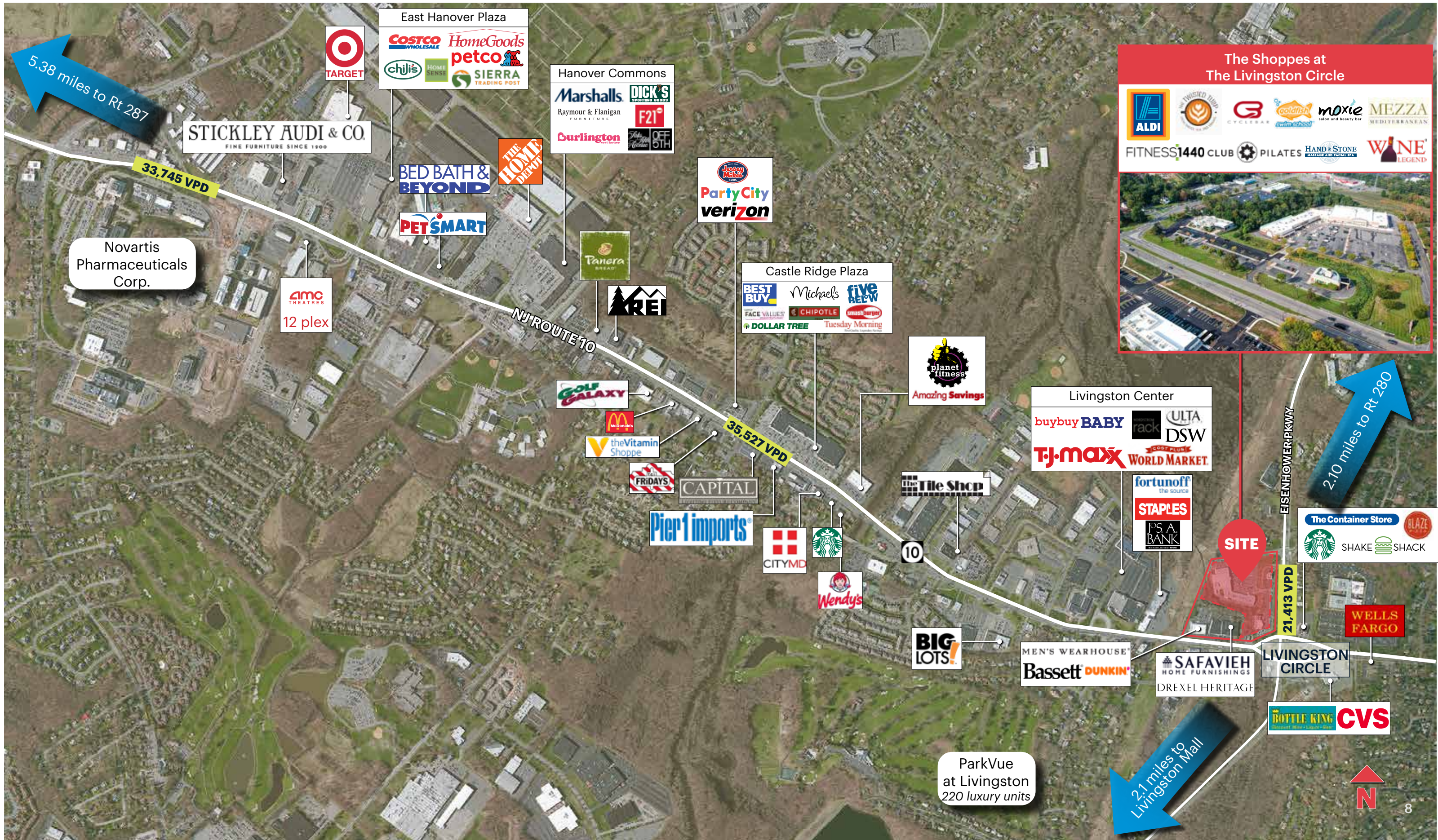
FRONT BANK PAD



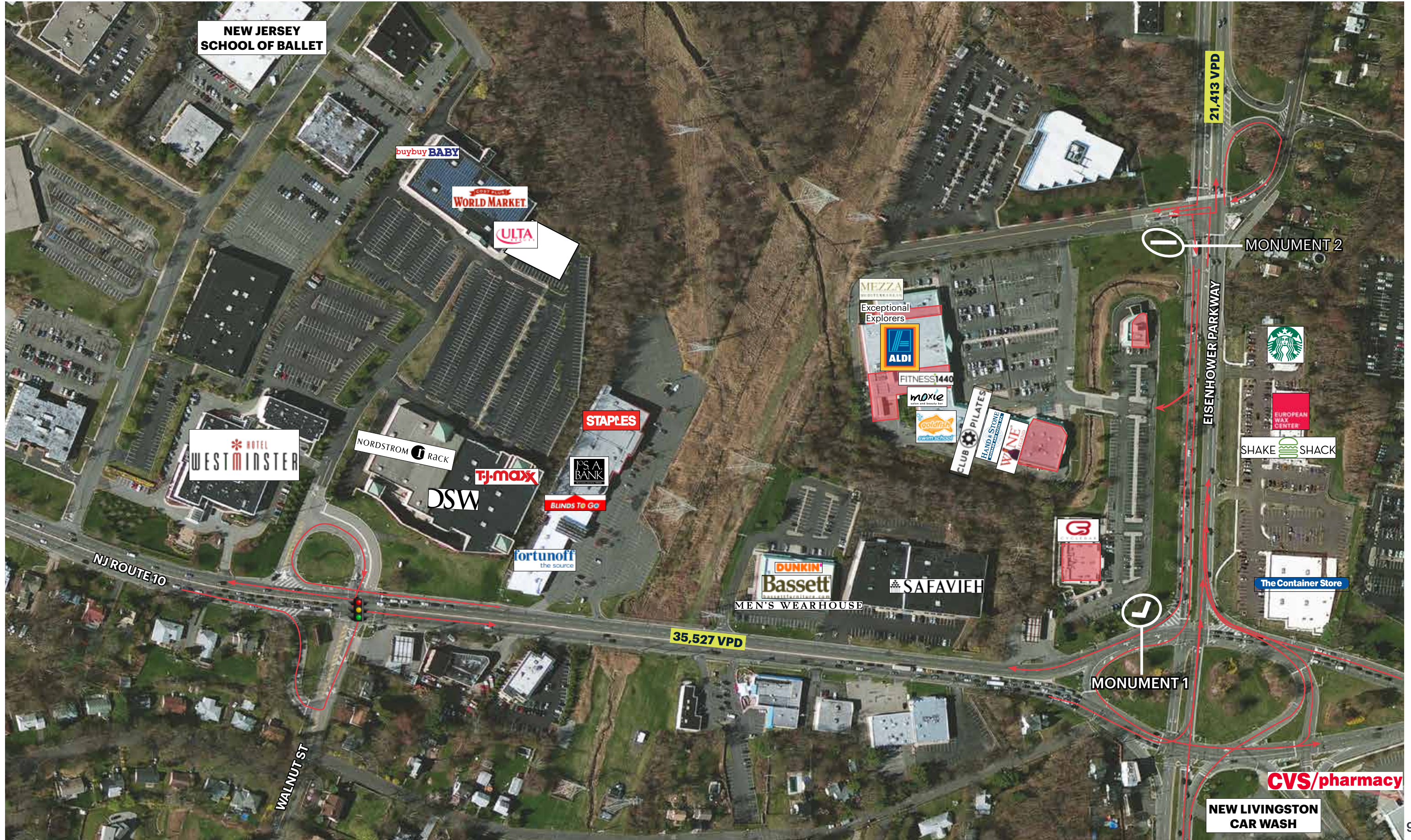
FORMER OLIVE GARDEN SPACE



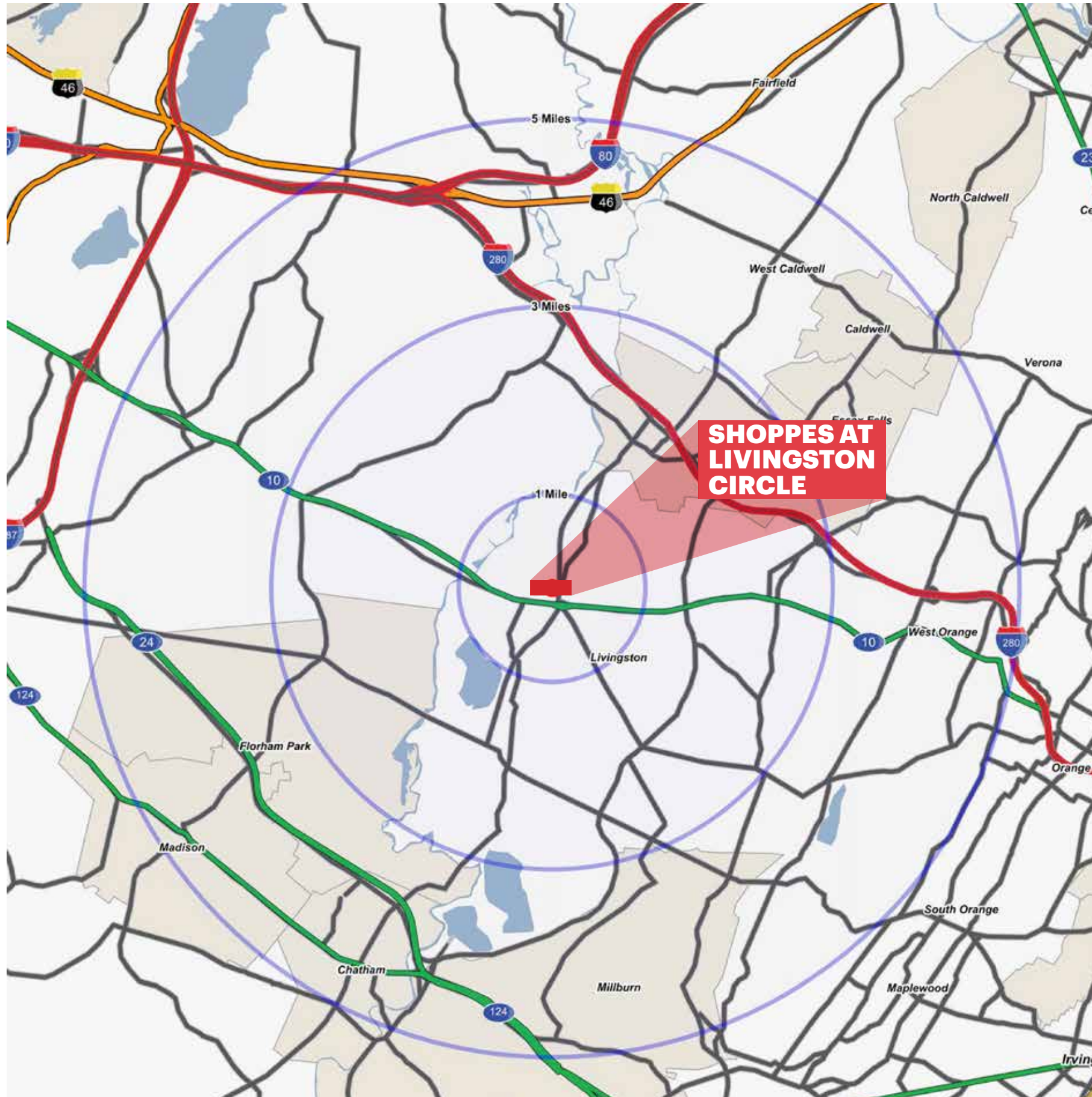
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



**SHOPPES AT
LIVINGSTON
CIRCLE**

1 MILE RADIUS

POPULATION

5,268

HOUSEHOLDS

1,866

MEDIAN AGE

44.1

COLLEGE GRADUATES (Bachelor's +)

69.9%

TOTAL BUSINESSES

515

TOTAL EMPLOYEES

5,677

AVERAGE HOUSEHOLD INCOME

\$235,779

3 MILE RADIUS

POPULATION

50,217

HOUSEHOLDS

18,247

MEDIAN AGE

44.8

COLLEGE GRADUATES (Bachelor's +)

60.7%

TOTAL BUSINESSES

4,158

TOTAL EMPLOYEES

57,804

AVERAGE HOUSEHOLD INCOME

\$190,447

5 MILE RADIUS

POPULATION

154,504

HOUSEHOLDS

57,372

MEDIAN AGE

42.8

COLLEGE GRADUATES (Bachelor's +)

62.6%

TOTAL BUSINESSES

10,223

TOTAL EMPLOYEES

138,525

AVERAGE HOUSEHOLD INCOME

\$188,188

AREA RETAIL



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