



**8,100SF**  
Last Inline Unit Available!

**WELCOME TO THE MAIN SHOPPING HUB OF THE ROUTE 10 LIVINGSTON CIRCLE RETAIL MARKETPLACE!**

# THE SHOPPES AT LIVINGSTON CIRCLE

Owned and Managed by  EASTMAN COMPANIES

**277 EISENHOWER PARKWAY**  
LIVINGSTON | NEW JERSEY



**RIPCO**  
REAL ESTATE

# SPACE DETAILS



**SIZE**  
 Space 10C 8,100 SF  
 Space 13 2,981 SF

**RENT**  
 Upon Request

**NNN**  
 \$11.32 PSF

**POSSESSION**  
 Immediate

**PARKING**  
 469 spaces

**MARKET RETAIL**  
 Nordstrom Rack, TJ-Maxx, Staples, Target, Starbucks, CVS, Costco Wholesale, Shake Shack, DSW, The Container Store, Michaels, Best Buy, Dicks Sporting Goods, Marshalls, Sierra Trading, HomeGoods, 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  
 Excellent Ingress and Access to Route 10 and Route 280  
 Excellent Highway Visibility

**The Main shopping hub of the Route 10 Livingston Circle Retail Marketplace**

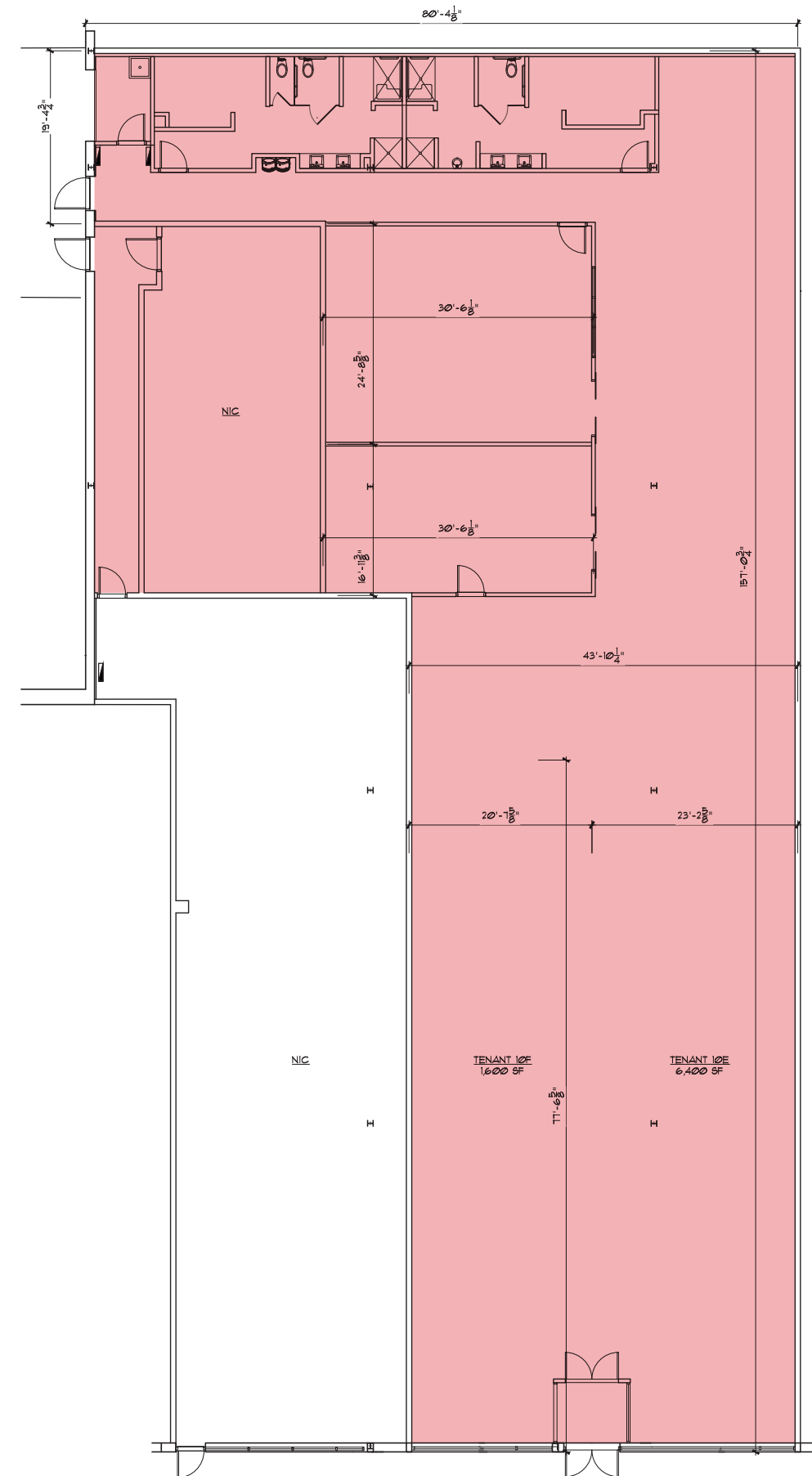
**THE SHOPPES AT LIVINGSTON CIRCLE**

# SITE PLAN

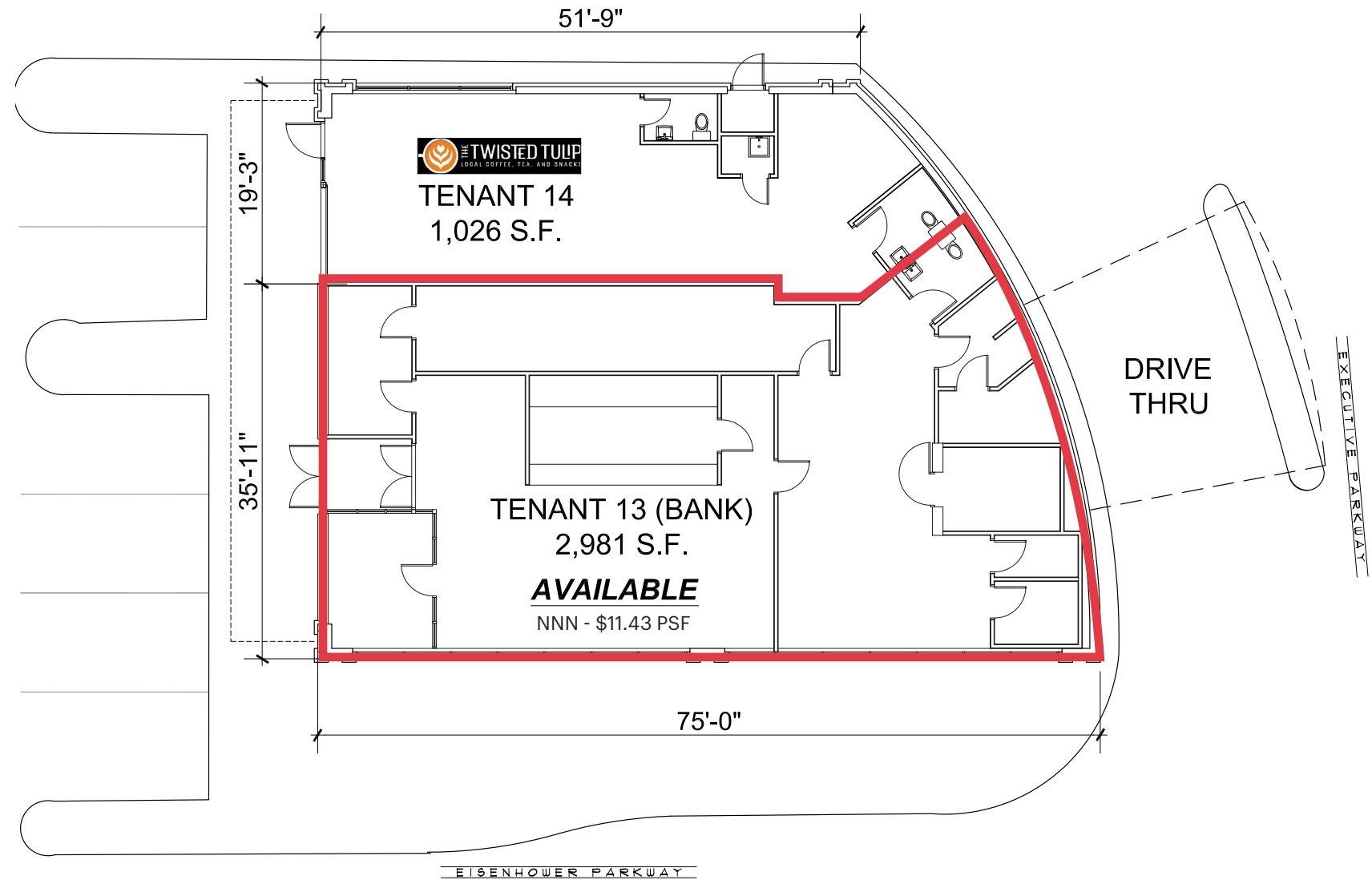


LEASE LEGEND		
SPACE	TENANT	SF
1	Blu Ale House (coming soon)	8,630
2-3	Cyclebar	3,200
4a	Rumble Fitness	3,343
4c	Bubbakoos Burritos	1,896
4d	Paris Baguette	3,078
4e	Yoga Six	1,628
5	Wine Legend Wine & Spirits	5,425
6a	Ike's Famous Bagels	2,144
6b	Hand and Stone	2,730
7	Club Pilates	1,730
8a	Cookie Cutters Haircuts	1,467
8b	Premier Martial Arts	1,556
9	Miga Sushi (coming soon)	2,805
10a	Goldfish Swim School	8,000
10b	Moxie Blowdry & Beauty Bar	2,600
10c	<b>AVAILABLE</b>	<b>8,100</b>
11	ALDI	23,081
12a	Club Champion	2,492
12b	MEZZA Mediterranean Restaurant	3,165
12c	Exceptional Explorers	2,958
13	<b>AVAILABLE - PAD WITH DOUBLE DRIVE-THRU</b>	<b>2,981</b>

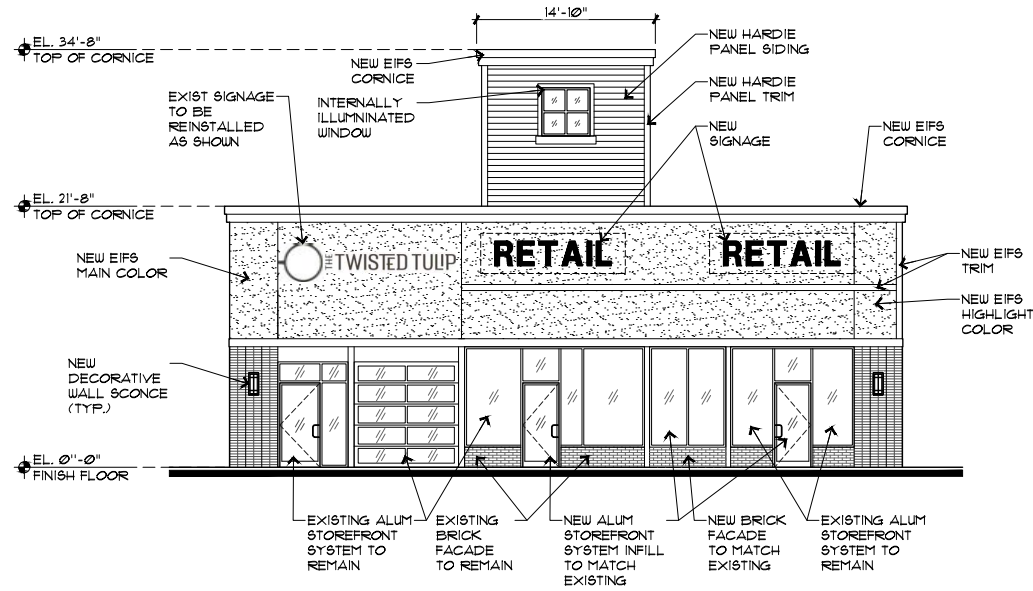
**SPACE 10C - 8,100 SF**  
**LAST INLINE SPACE AVAILABLE**



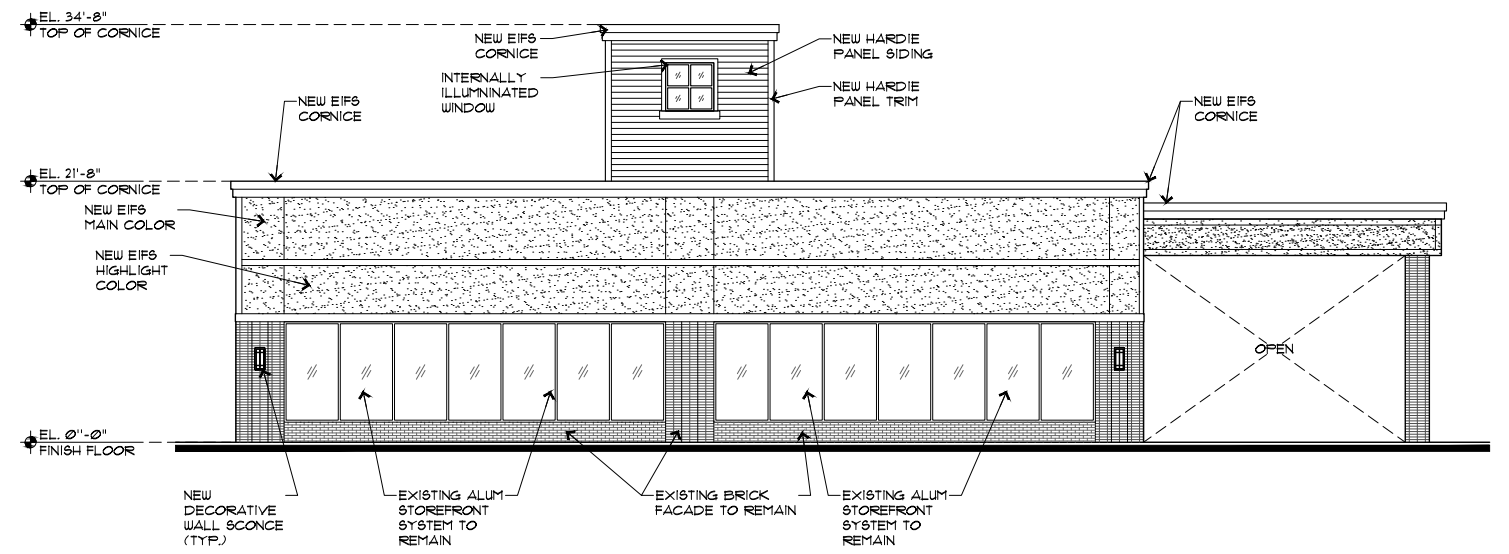
**SPACE 13 - 2,981 SF**  
**FACADE TO BE RENOVATED FALL 2023**



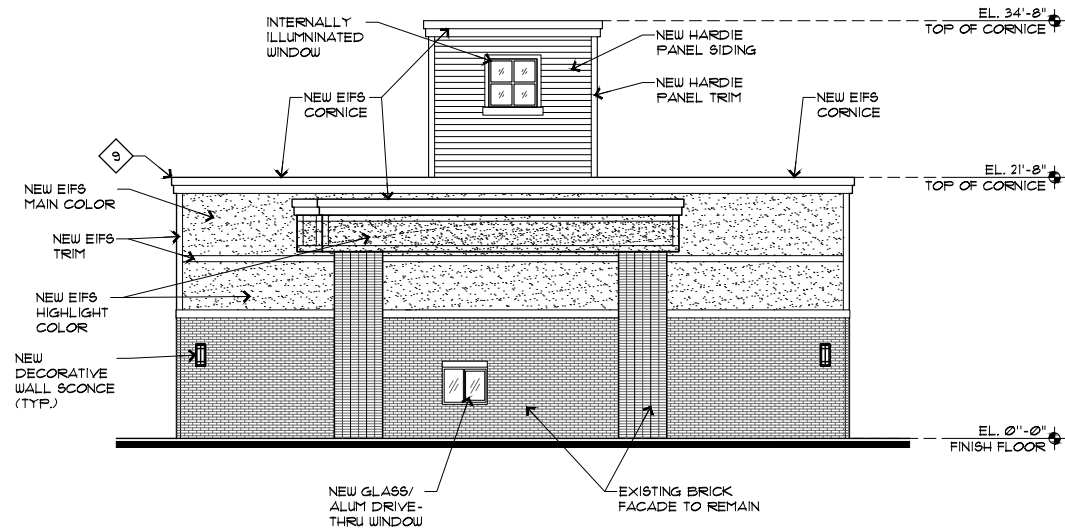
**SPACE 13 - 2,981 SF**



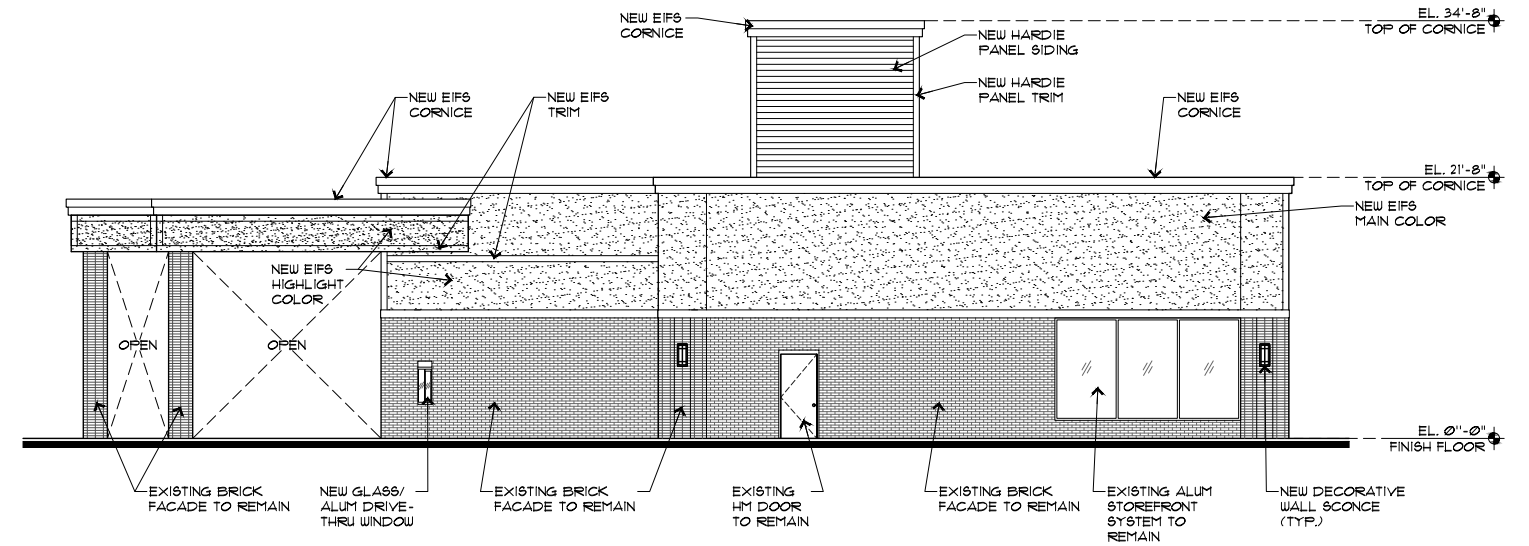
**01 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**02 EAST ELEVATION**  
SCALE: 1/8"=1'-0"

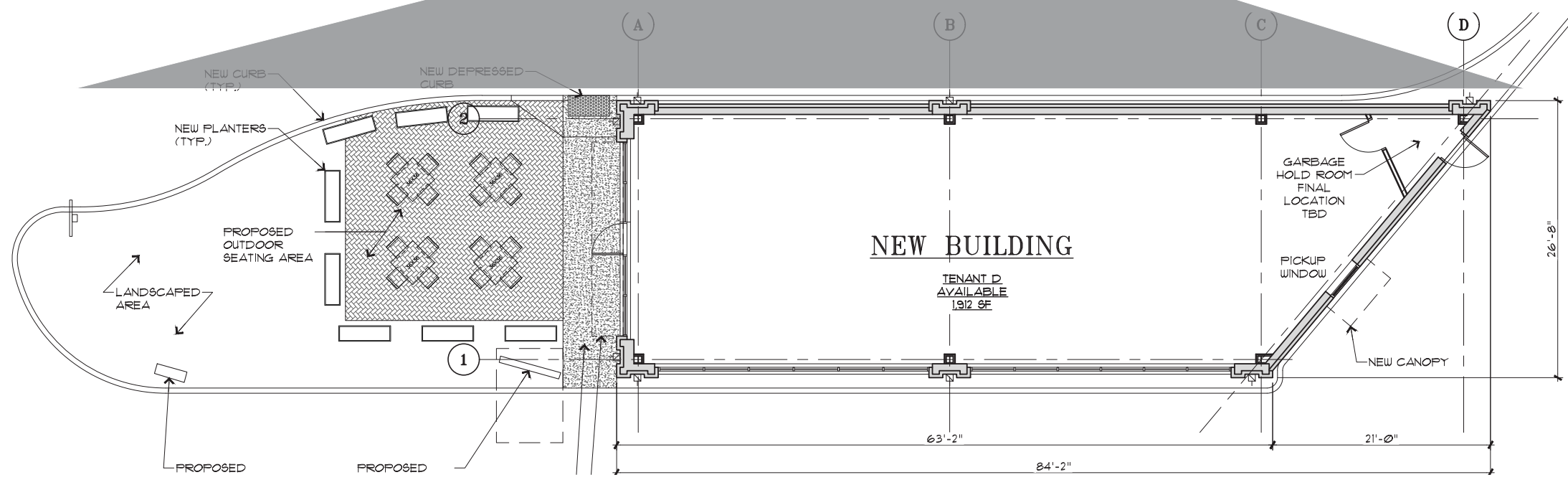
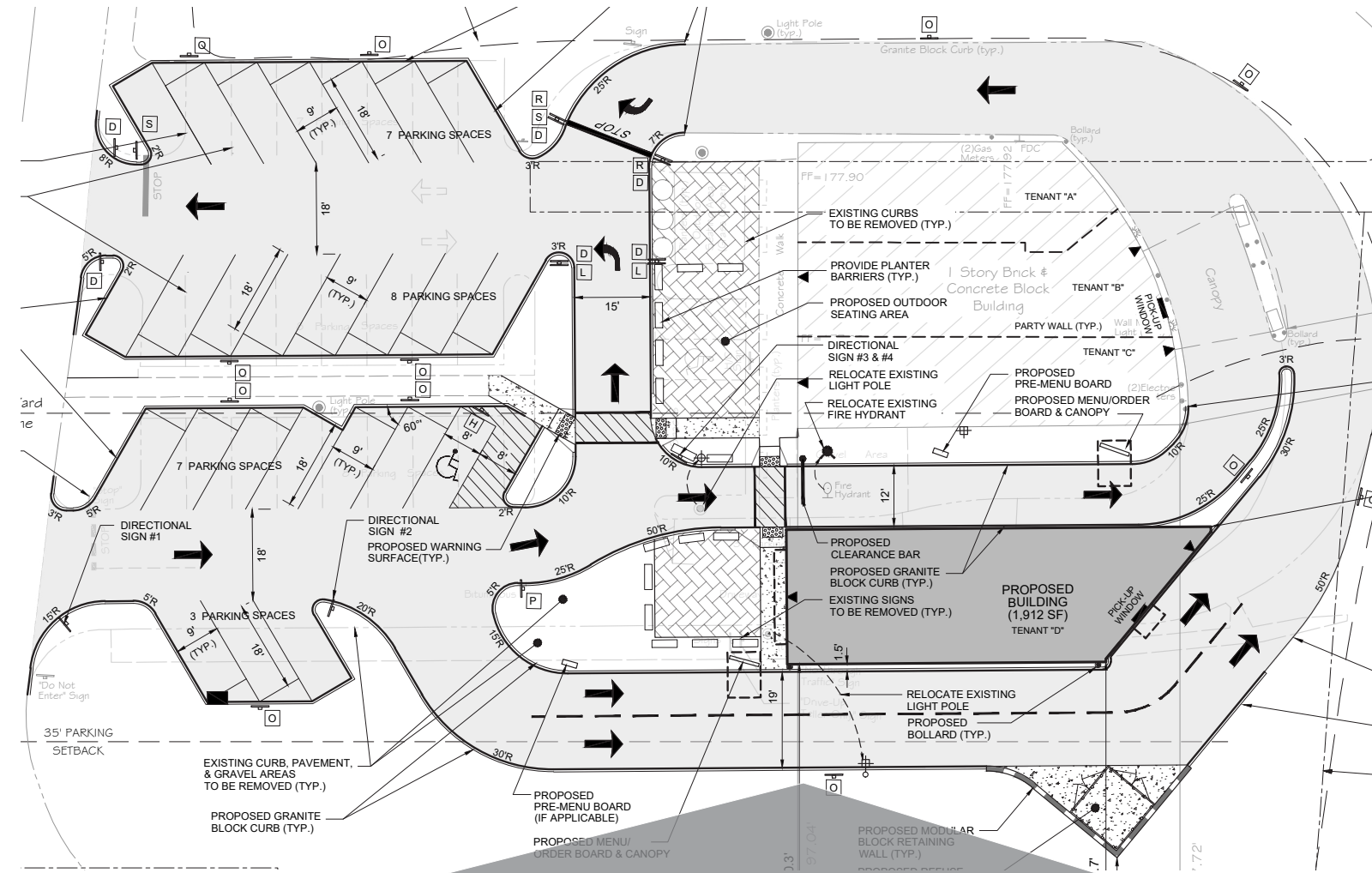


**03 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

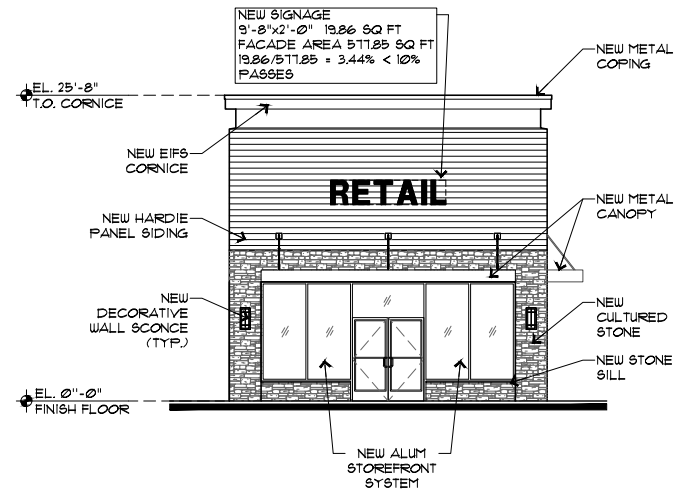


**04 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

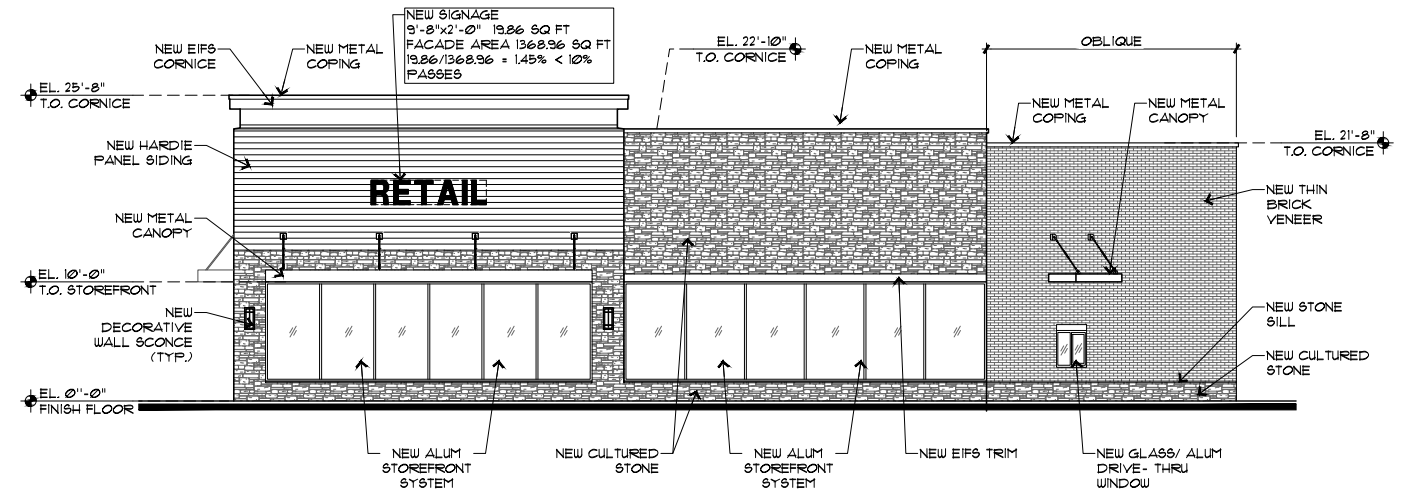
# NEW BUILDING - 1,912 SF



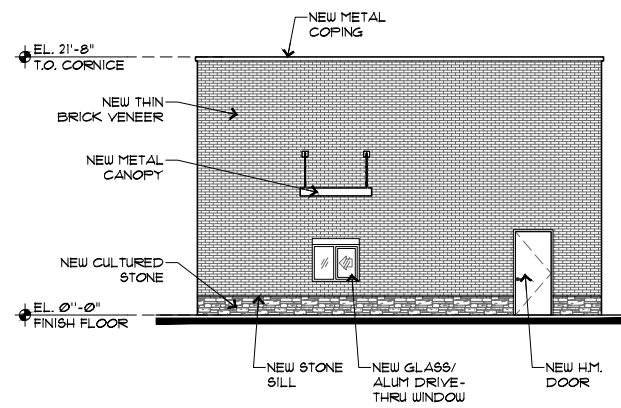
# NEW BUILDING - 1,912 SF



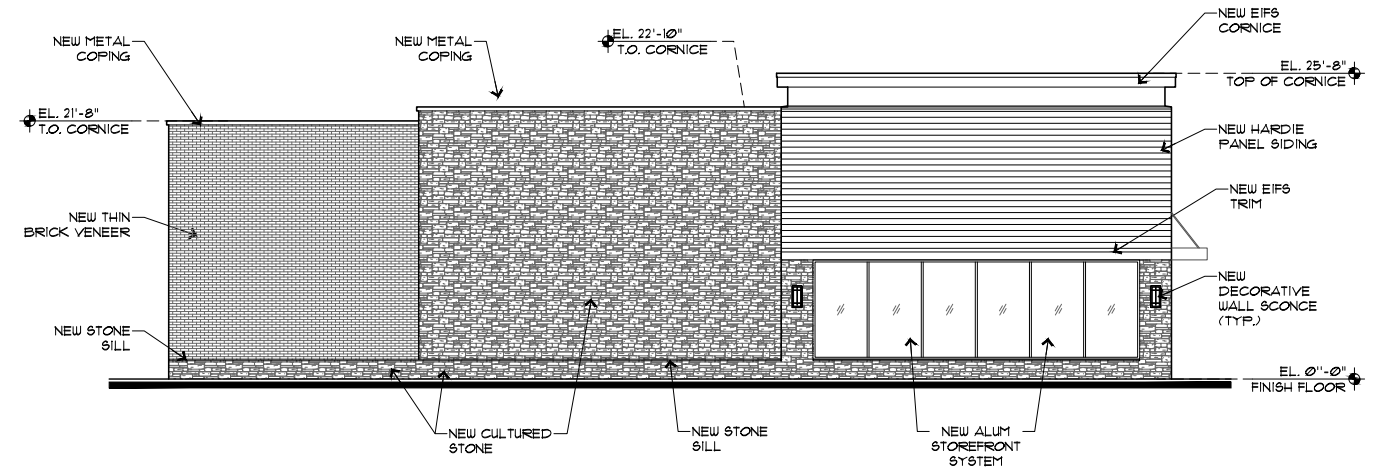
**01 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**02 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**03 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**04 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**MID-LEVEL AERIAL**

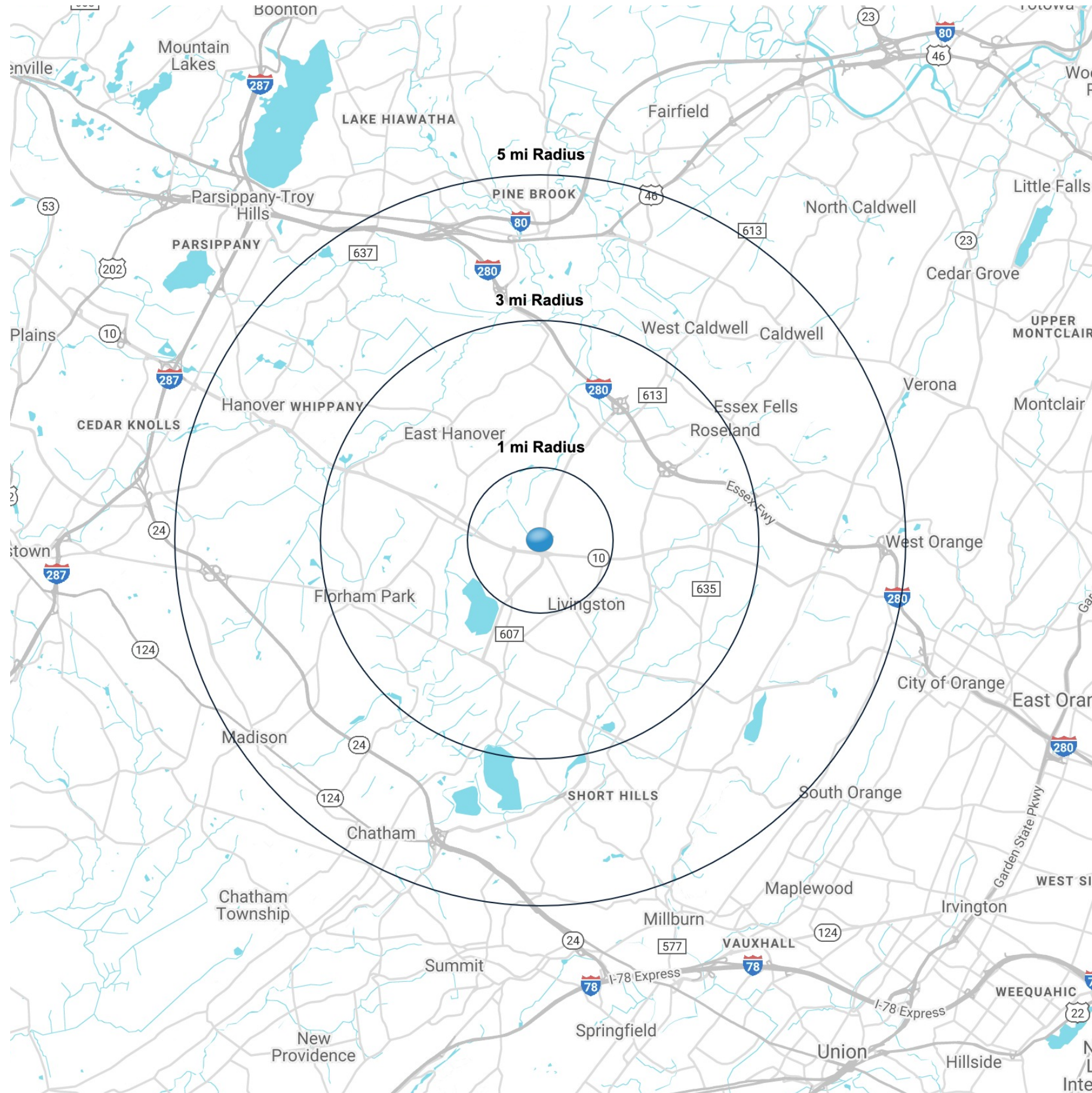




**UPDATED FACADE - ADDITIONAL PHOTOS**



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
5,822

**HOUSEHOLDS**  
2,074

**MEDIAN AGE**  
46.7

**COLLEGE GRADUATES (Bachelor's +)**  
75%

**TOTAL BUSINESSES**  
418

**TOTAL EMPLOYEES**  
4,628

**AVERAGE HOUSEHOLD INCOME**  
\$281,900

## 3 MILE RADIUS

**POPULATION**  
52,059

**HOUSEHOLDS**  
18,207

**MEDIAN AGE**  
47.2

**COLLEGE GRADUATES (Bachelor's +)**  
69%

**TOTAL BUSINESSES**  
3,409

**TOTAL EMPLOYEES**  
47,156

**AVERAGE HOUSEHOLD INCOME**  
\$245,404

## 5 MILE RADIUS

**POPULATION**  
160,569

**HOUSEHOLDS**  
57,622

**MEDIAN AGE**  
44.4

**COLLEGE GRADUATES (Bachelor's +)**  
70%

**TOTAL BUSINESSES**  
8,481

**TOTAL EMPLOYEES**  
119,962

**AVERAGE HOUSEHOLD INCOME**  
\$229,206

\*2022 estimates



## CONTACT EXCLUSIVE AGENT

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Please visit us at [ripconj.com](http://ripconj.com) for more information

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