

For Sale or Lease Commercial Development Site

576-586 W Mt Pleasant Avenue | Livingston, NJ 07039



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* Designated as an
Area in Need of Rehabilitation
[Click for Redevelopment Plan](#)

Property Specifications

PARCEL SIZE

3.88 Acres

ZONING

CI - Commercial Industrial*

LINKS

[Click for Zoning Map](#)

[Click for Survey \(DWG\) \(PDF\)](#)

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About the Property

- Excellent visibility on Route 10 in the heart of the Livingston/East Hanover retail market
- Excellent access with close proximity to two jughandles
- Zoned for a wide variety of commercial uses including Hotel, Self-Storage and QSR with drive-thru
- 225 residential units under construction on adjacent property

Traffic Counts

W Mt Pleasant Avenue (2-way)	32,541 VPD
W Mt Pleasant Avenue (Eastbound)	16,984 VPD
W Mt Pleasant Avenue (Westbound)	15,556 VPD
Year: 2025 Source: NJ DOT	

Join these Retailers



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Conceptual Rendering

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*Zoned for a wide variety of commercial uses including
Hotel, Self-Storage and QSR with drive-thru*

Hotel or Self Storage

REGENT ST



ROUTE 10 / W MT PLEASANT AVE

Market Aerial

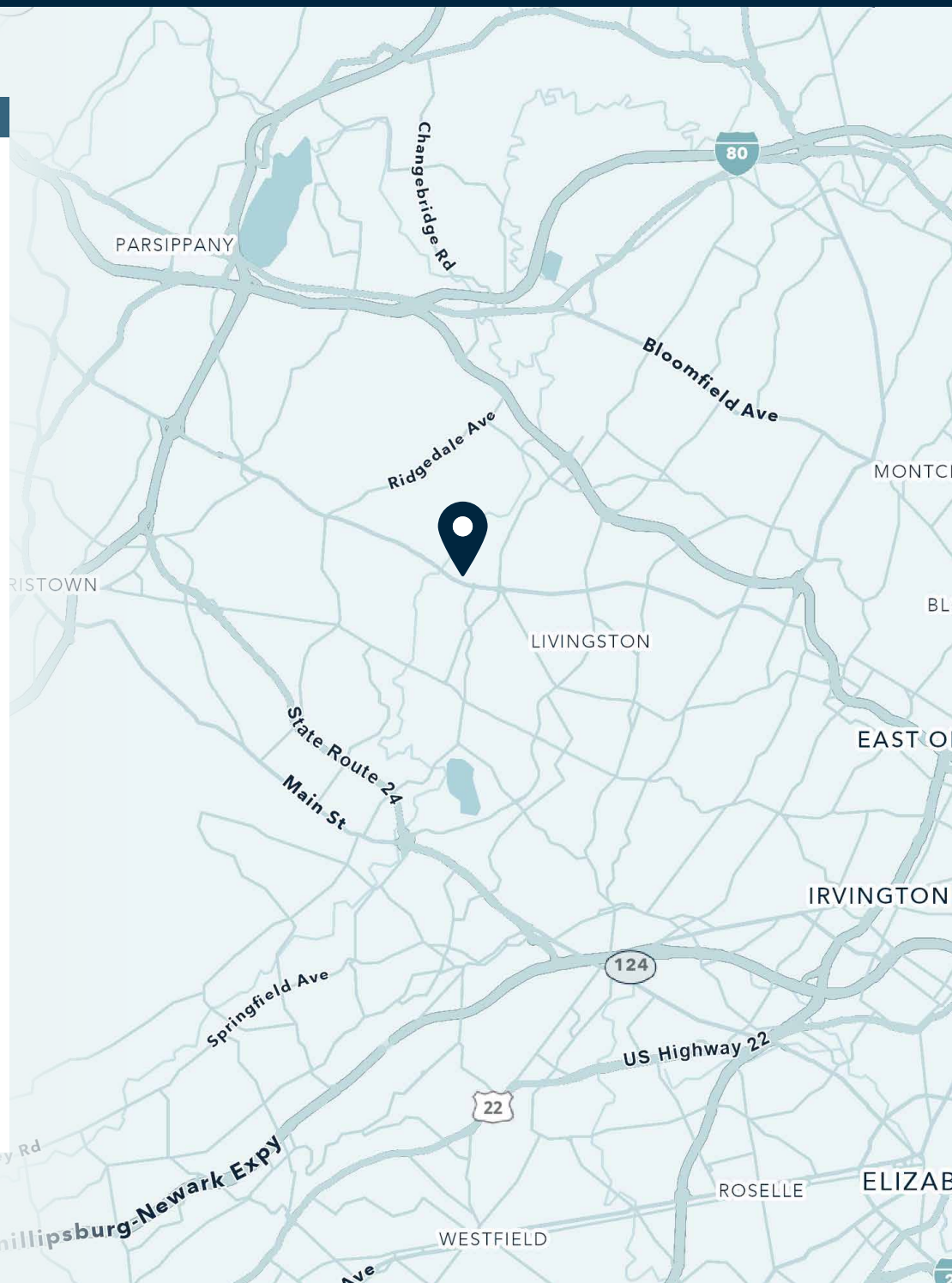
Livingston, NJ





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,088	49,035	156,130
2030 Projected Population	5,780	50,979	158,719
Proj. Annual Growth 2025 to 2030	2.58%	0.78%	0.33%
Daytime Population			
2025 Daytime Population	8,456	80,252	221,860
Workers	6,020	56,111	147,092
Residents	2,436	24,141	74,768
Income			
2025 Est. Average Household Income	\$272,868	\$269,714	\$266,162
2025 Est. Median Household Income	\$201,730	\$197,334	\$187,833
Households & Growth			
2025 Estimated Households	1,896	17,475	55,792
2030 Estimated Households	2,199	18,366	57,204
Proj. Annual Growth 2025 to 2030	3.01%	1.00%	0.50%
Race & Ethnicity			
2025 Est. White	65%	66%	65%
2025 Est. Black or African American	2%	3%	5%
2025 Est. Asian or Pacific Islander	25%	24%	19%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	7%	8%	10%
2025 Est. Hispanic (Any Race)	6%	6%	9%



Want more? Contact us for a complete demographic,





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