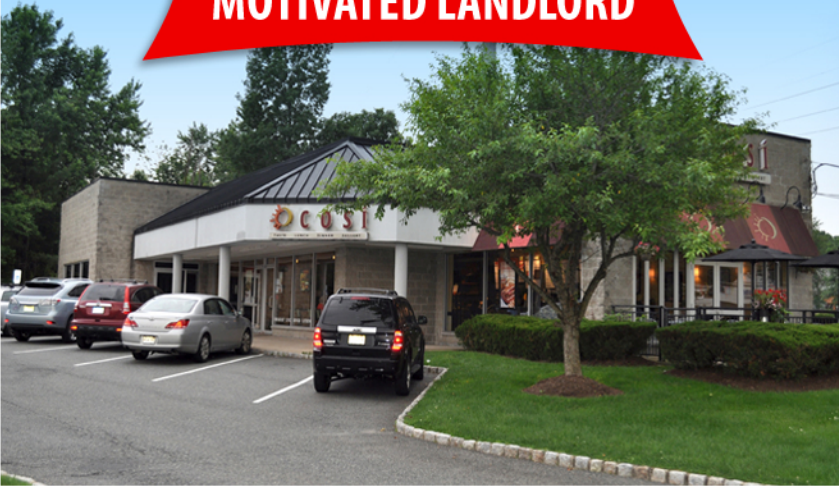


4,000 SF - FOR LEASE

LIVINGSTON, NJ
FORMER COSI RESTAURANT
471 W. MT. PLEASANT AVENUE

**MAJOR RENT REDUCTION
MOTIVATED LANDLORD**



FORMER COSI RESTAURANT

- Free Standing Building
- Prime Restaurant Location
- Prime Retail Site on Busy Route 10
- Excellent Exposure
- Abundant Parking
- Easy Ingress/Egress
- Outdoor Patio Seating
- 39,000+ Daily Car Count

NEIGHBORING TENANTS

- Fresh Market
- Staples
- Buy Buy Baby
- Toys R' Us
- Nordstrom Rack
- Best Buy
- Smash Burger
- TJ Maxx
- Michael's
- Starbucks

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,775	50,161	149,469
Daytime Population	4,780	58,156	138,145
Households	1,612	17,437	53,607
Avg. HH Income	\$208,616	\$172,644	\$170,424

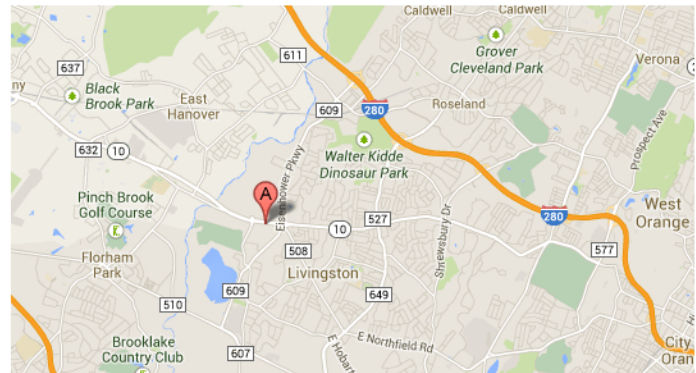
EXCLUSIVE BROKERS

CHUCK LANYARD

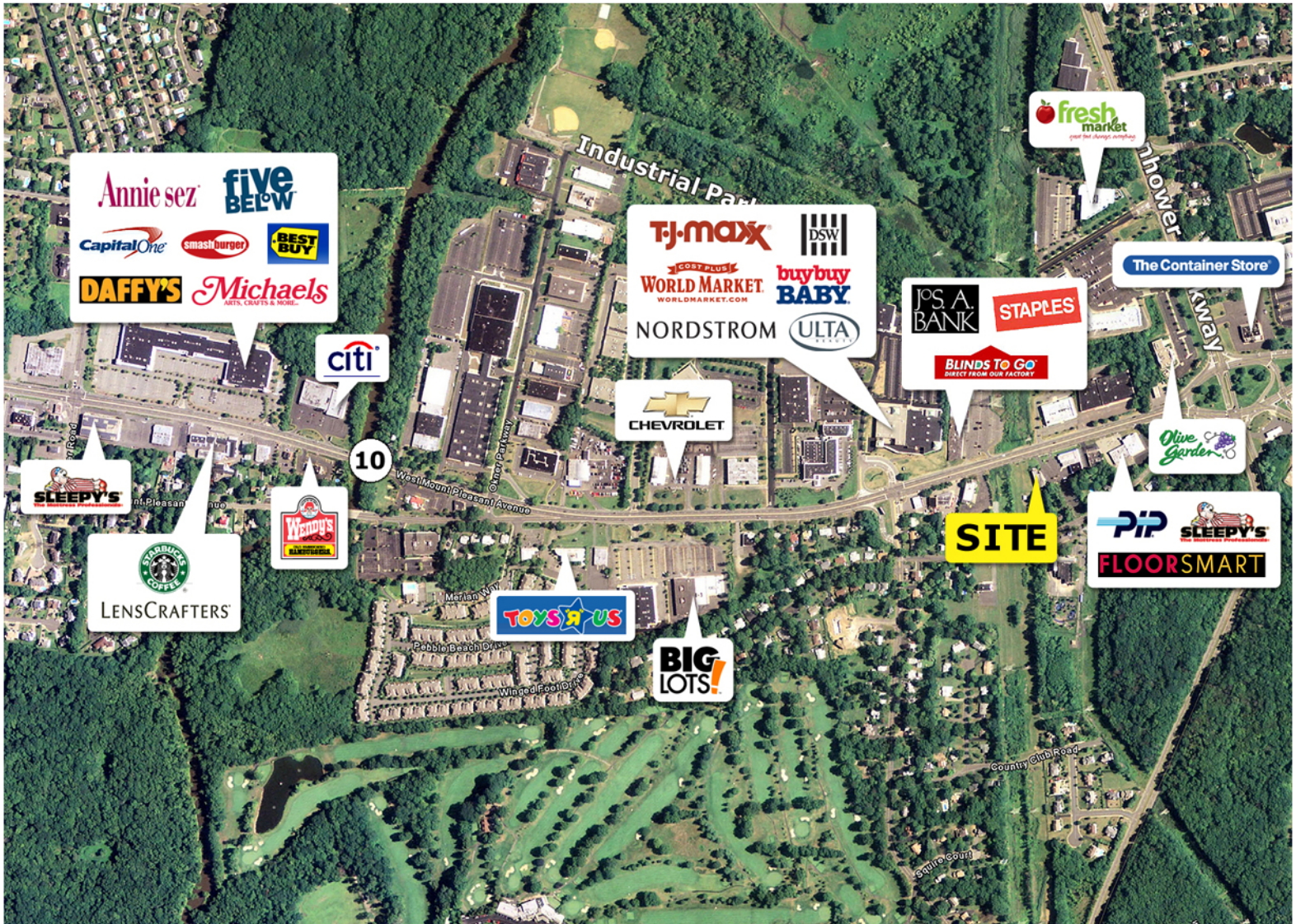
201.703.9700 ext. 115
clanyard@thegoldsteingroup.com

ERIC WALLIS

201.703.9700 ext. 128
ewallis@thegoldsteingroup.com



4,000 SF - FOR LEASE



EXCLUSIVE BROKERS

CHUCK LANYARD

201.703.9700 ext. 115
clanyard@thegoldsteingroup.com

ERIC WALLIS

201.703.9700 ext. 128
ewallis@thegoldsteingroup.com

