An aerial photograph of a suburban area in Livingston, New Jersey. The image shows a large residential complex with multiple stories and a swimming pool, surrounded by trees. A major road, Livingston Circle, curves through the area, with several commercial buildings and parking lots. The sky is clear and blue. A blue banner is overlaid at the top of the image, containing the title text.

High-Exposure Livingston Circle Portfolio

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397 W Mt Pleasant Avene



2 Old Road



1 Old Road



Overview of High-Exposure Livingston Circle Properties

Livingston Circle Opportunity – Income, Visibility & Three-Parcel Offering

Building Features

- Prominent location at the highly trafficked Livingston Circle
- Surrounding area traffic volumes exceeding 50,000 VPD
- Approx. 1.39 acres across three parcels
- Existing income producing billboards on-site
- Income-producing office building
- Suitable for a variety of commercial uses within B-1 zoning
- Direct access to W. Mt Pleasant Ave, W. Northfield Rd, and Eisenhower Parkway
- Convenient connectivity to Route 10 and I-280
- Three separate parcels included in offering
- [Click for Zoning](#)

Call for Pricing

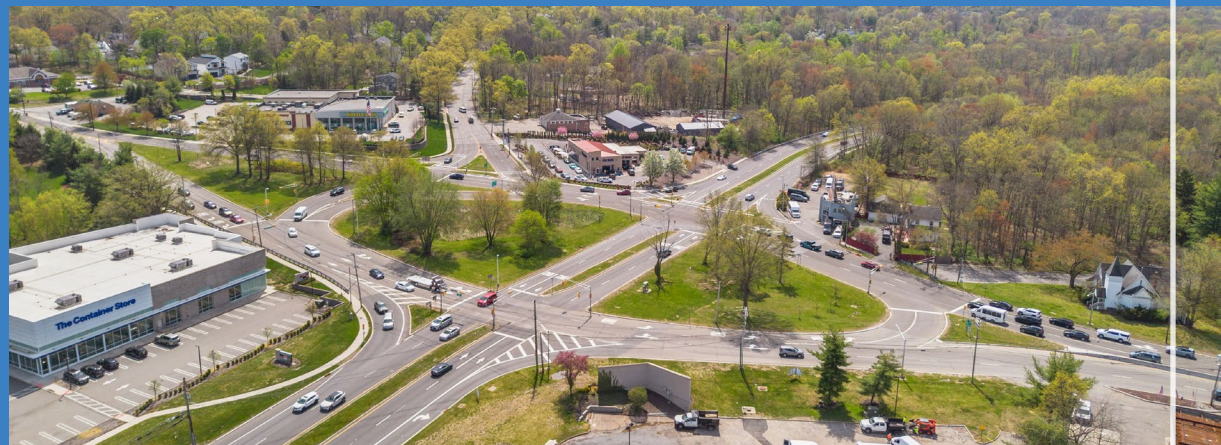


LIVINGSTON

Livingston Circle is one of the most prominent and highly trafficked commercial intersections in Essex County, serving as a key convergence point for Eisenhower Parkway, Route 10, and Mount Pleasant Avenue. The area offers exceptional accessibility and visibility, with traffic counts exceeding 39,000 vehicles per day, making it a prime location for retail, office, and service-oriented businesses.

Surrounded by affluent residential communities and a strong mix of national and regional tenants, the location draws consistent consumer traffic from Livingston, West Orange, Roseland, and the broader Morris/Essex County markets.

Livingston itself is one of northern New Jersey's most desirable suburban communities, known for its high household incomes, strong school system, and proximity to major employment hubs, further supporting long-term demand for well-located commercial assets.



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