



# CROSSINGS AT 10

1 6 2 5 R O U T E 1 0 @ U S - 2 0 2  
M O R R I S P L A I N S , N J



# NEW LIFESTYLE CENTER

Premier Retail Space is Available at **CROSSINGS AT 10** at the intersection of Rt 10 and US-202. Offering the best parking, access, and signage in the market, it shares a traffic light entrance with Briarcliff Commons anchored by Uncle Giuseppe's, Kohl's, Sketchers, First Watch, Chipotle and Chick Fil-A. **CROSSINGS AT 10** will have multiple endcap and drive-thru opportunities with great site lines and patio area seating for alfresco dining.



# SITE PLAN

Availabilities are situated in **CROSSINGS AT 10** development in Morris Plains at the intersection of US-202 and Route 10 directly across from Briarcliff Commons.

Delivery

## PHASE I: BUILDING A

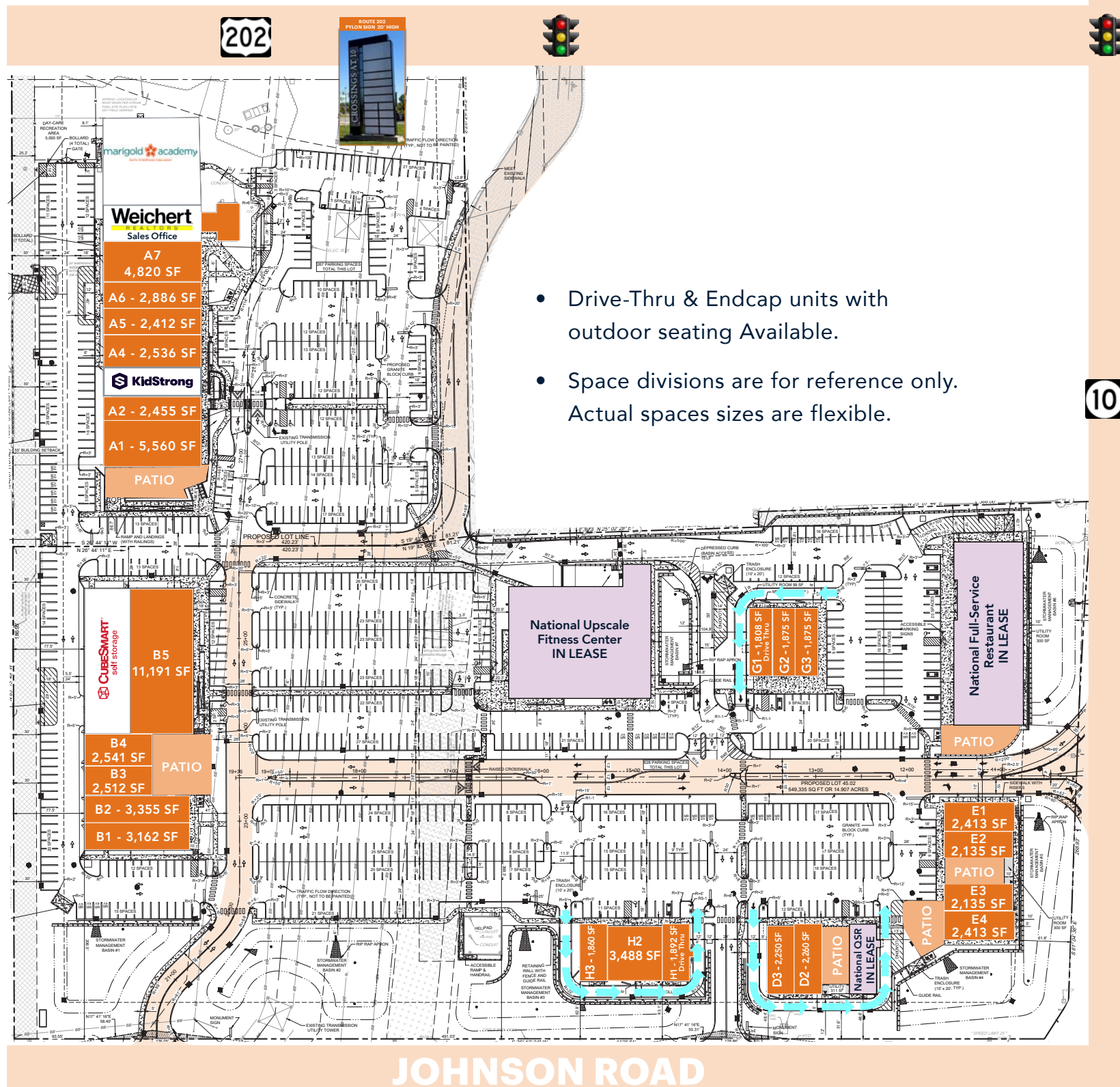
Delivery Q4 2026

- 1st Floor - Retail: 42,060 SF
- 2nd Floor - Office: 41,624 SF
- 3rd Floor - Office: 41,169 SF

## PHASE II: BUILDINGS B-H

Delivery Q2/3 2028

- ±60,000 SF Retail



- Drive-Thru & Endcap units with outdoor seating Available.
- Space divisions are for reference only. Actual spaces sizes are flexible.

# A SHOPPING HUB





ARTIST'S RENDERING

Village-Like Setting



ARTIST'S RENDERING

# REGIONAL TRAFFIC DRIVERS

4,500 +

New Residential Units in Development

Shared Traffic Light Entrance with  
**Briarcliff Commons**

Close Proximity to  
Wegmans, Stop & Shop, and Uncle Giuseppe's

3,000 +  
Hotel Rooms in 3-Miles

High Incomes

\$134,224 Median HHI in 5 mile radius

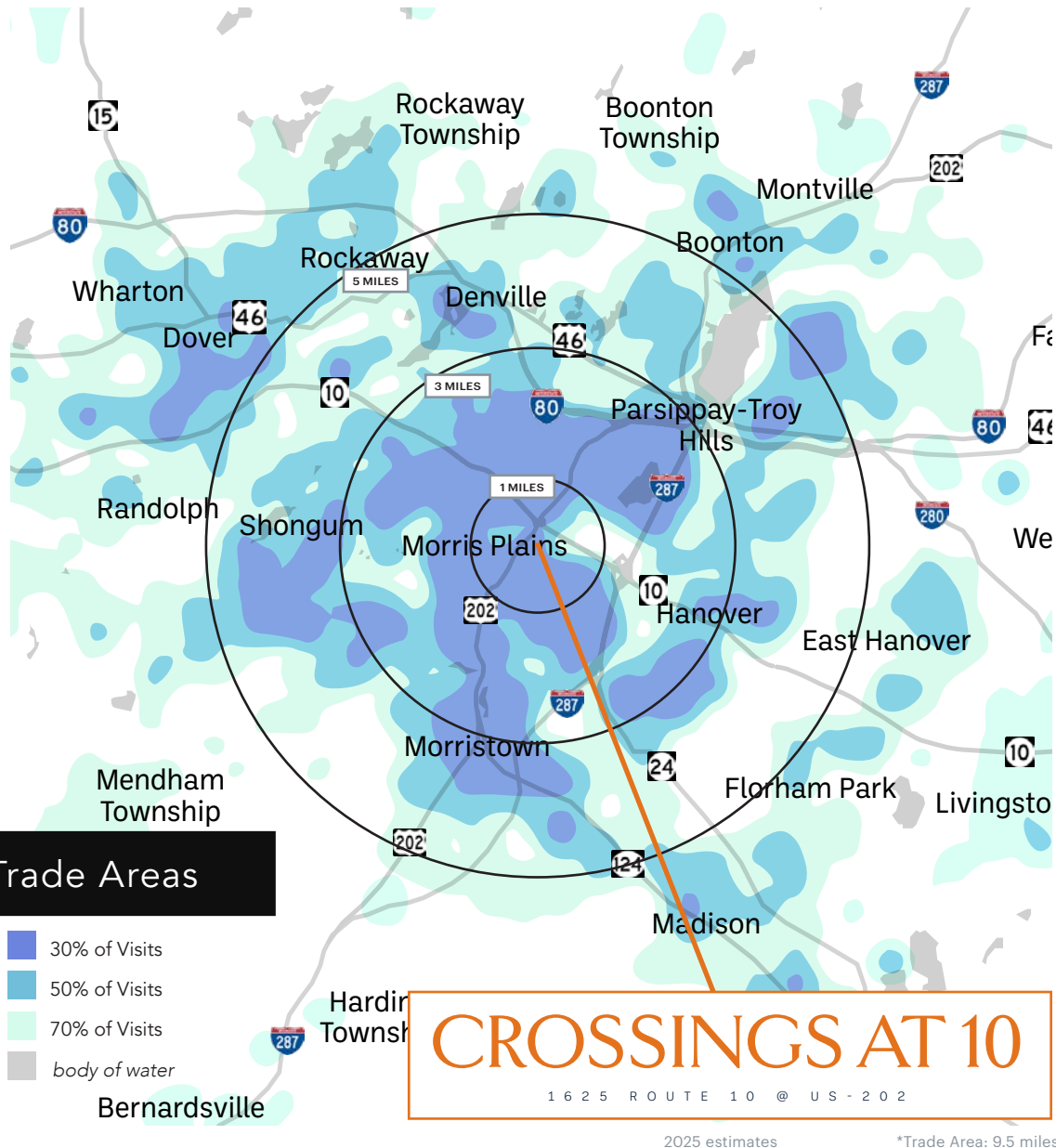
Huge Daytime Population  
4.6 Million SF Office

895 +  
Parking Spaces

Immediate access to  
Route 10, US-202 & I-287



# STRONG DEMOGRAPHICS



Total Population

5,312	66,347	152,067	642,637
1 mile	3 miles	5 miles	Trade Area*

Median Household Income

\$148,091	\$137,336	\$149,548	\$91,133
1 mile	3 miles	5 miles	Trade Area*

Total Employees

17,126	62,599	139,761	283,296
1 mile	3 miles	5 miles	Trade Area*

Number of College Graduates

2,577	28,332	69,698	222,250
1 mile	3 miles	5 miles	Trade Area*

Audience - PLACER.ai

	30% OF VISITS	50% OF VISITS	70% OF VISITS
Population	89,178	212,977	642,637
Employees	70,535	133,069	283,296
Median Household Income	\$97,400.12	\$98,963.70	\$91,133.51
Bachelor's Degree or Higher	38,149	84,018	222,250

# Terrific Access & Signage



RBC Wealth Management  
McCabe Heidrich & Wong  
Kforce

DUNKIN'

FedEx  
FedEx Office

BARNES & NOBLE

Jammy's

19,329  
VPD

77,600  
VPD

**ROUTE 10 MONUMENT SIGN**

GROCERY FRESH	MOMENTUM
THE BASKET	FOCUS FASHION
Chevy Chase self storage	URBANE
FLOWER SPOT	COFFEE BARN

**ROUTE 10 PYLON SIGN 25' HIGH**

GROCERY FRESH
THE BASKET
MOMENTUM
Chevy Chase self storage
FOCUS FASHION
THE BOOKWORM
THE SPOT
URBANE
FLOWER SPOT
COFFEE BARN
ARTISAN SHOP
OFFICE SUPPLY
MOMENT SPA
STUFF PLUS

**KEY**

- Retail
- Office Space
- Hotel

**ROUTE 202 PYLON SIGN 20' HIGH**

BOTTLE KING

STOP & SHOP

Bus Stop

**JOHNSON ROAD MONUMENT SIGN 1**

GROCERY FRESH	MOMENTUM
THE BASKET	FOCUS FASHION
Chevy Chase self storage	URBANE
FLOWER SPOT	COFFEE BARN

GAF

RBA

**CROSSINGS AT 10**  
1625 ROUTE 10 @ US-202

Sunrise of Morris Plains

JOHNSON ROAD

Starbucks

MILLER'S ALE HOUSE

10

RUTH'S CHRIS STEAK HOUSE

Hampton

Mark J. Cintron  
Anthony Marci-Attorney at Law  
Thingee Corp

DELTA DENTAL

Signature Place  
197 Residential Units

The Lawrence  
87 Residential Units

**JOHNSON ROAD MONUMENT SIGN 2**

GROCERY FRESH	MOMENTUM
THE BASKET	FOCUS FASHION
Chevy Chase self storage	URBANE
FLOWER SPOT	COFFEE BARN

The District at 1515  
New Mixed Use Development



View from Route 10 @ Johnson Rd



20' Pylon Sign on US-202 Looking at Route 10



# Great Retail Cotenancy

**FAS** freshii elements massage

57,940 VPD

**DUNKIN'**

**BARNES & NOBLE**  
**T Mobile**  
**FedEx Office**

**GAF**

**NJM Insurance Group**

**T Mobile Corporate Office**

**zoetis**

**WYNDHAM HOTELS & RESORTS**

**BRIARCLIFF COMMONS**

**KOHL'S** Uncle Giuseppe's MARKET & CAFE

FirstWatch The Daytime Cafe Chick-fil-c GNC LIVE WELL SKECHERS

SEPHORA MATTRESS FIRM CHOPT

crumbl cookies CHIPOTLE MEXICAN BURELL ME Massage Envy CITYMD URGENT CARE

**WELLS FARGO**

**BOTTLE KING**

77,600 VPD

**RUTH'S CHRIS STEAK HOUSE**  
**Hilton Hampton**

**TIFFANY & Co.**

**Panera BREAD**

**LA FITNESS**

145,401 VPD

**STOP & SHOP**

**Starbucks**

**MILLER'S ALE-HOUSE**

**DELTA DENTAL**

**District at 1515**  
**New Mixed Use Development**



500 Luxury Apartments  
60,000 SF of Retail and Hotel

**Marriott**

**THE CAPITAL GOLF CLUB**

**Seaworld FRESH DRINKS**

**Wegmans**

**HYATT house**

**PNC**

**BUICK GMC**

# CROSSINGS AT 10

1625 ROUTE 10 @ US-202

15,765 VPD

**QuickChek**

**WELLS FARGO**

Hanover Twp

Malapardis



0.2

Centrally Located

# CROSSINGS AT 10

1625 ROUTE 10 @ US-202

**Franklin**  
SHOPPES AT UNION HILL  
**TRADER JOE'S**  
QDOBA Panera

**WATERVIEW MARKETPLACE**  
WHOLE FOODS MARKET ULTA  
SHAKE SHACK HOME SENSE  
DSW OLD NAVY

**Foodtown**  
**WESTMOUNT-ARLINGTON PLAZA**  
THE HOME DEPOT ShopRite  
IHOP CRUNCH FITNESS  
Staples  
Marshalls HomeGoods

**MORRIS HILLS SHOPPING CENTER**  
blink SENIOR  
BUBBAKOO'S BURRITOS  
The Habit BURGER GRILL

**TROY HILL SHOPPING CENTER**  
target  
Smash BURGER  
Applebees petco  
Panera Michaels

**BRIARCLIFF COMMONS**  
KOHL'S  
Uncle Giuseppe's MARKETPLACE  
CHOPT FirstWatch  
SKECHERS

**HANOVER COMMONS**  
THE HOME DEPOT  
DICK'S SPORTING GOODS  
Burlington  
Marshalls Raymour & Flanigan

**HANOVER CROSSROADS**  
TJ-maxx HomeGoods  
ULTA OLD NAVY IHOP  
FAMOUS footwear FIVE BELOW

**EAST HANOVER PLAZA**  
AMC target COSTCO  
HomeGoods HOME SENSE petco  
PET SMART CHUCK E. CHEESE

LOL! the Habit BURGER GRILL  
jost salad Burlington

**CEDAR KNOLLS PLAZA**  
planet fitness  
Walmart

**ETHAN ALLEN**  
**PC RICHARD & SON**

**POWERHOUSE GYM**

Cedar Knolls

Hanover Twp Malapardis

Whippany

Denville

Troy Hills

Morris Plains

202

24

E MAIN STREET

TABOR ROAD

RT-53

LITTLETON ROAD

DRY DEN WAY

SPRINGDALE ROAD

SPEEDWELL AVENUE

E HANOVER AVENUE

WHIPPANY ROAD

147,452 VPD

14,338 VPD

19,329 VPD

77,600 VPD

15,765 VPD

22,914 VPD

136,539 VPD

12,615 VPD

12,230 VPD

132,181 VPD

103,167 VPD

123,544 VPD

172,504 VPD

46

80

287

630

46

80

10

287

10

N

# Heavy Daytime/Office Population

Total All Offices: **4,669,817 SF**

**Orange** Mack-Cali Business Campus • Total: **2,070,947 SF**

**Light Blue** Office • Total: **2,628,870 SF**

- 1** 4 Campus Drive • **148,289 SF** • Summit Risk
- 2** 6 Campus Drive • **148,291 SF**
- 3** 7 Campus Drive • **134,740 SF** • RBA Group
- 4** 8 Campus Drive • **224,328 SF** • Ayco (Goldman Sachs)
- 5** 9 Campus Drive • **154,749 SF** • Securitas
- 6** 1 Sylvan Way • **152,749** • PBF Energy/Global Aerospace
- 7** 3 Sylvan Way • **15,000 SF**
- 8** 5 Sylvan Way • **151,383 SF** • ICC Lowe
- 9** 7 Sylvan Way • **150,000 SF** • Mack-Cali
- 10** 4 Century Drive • **100,036 SF**
- 11** 5 Century Drive • **80,043 SF**
- 12** 6 Century Drive • **100,158 SF**
- 13** 2 Hilton Court • **186,020 SF**
- 14** 4 Gatehall Drive • **250,838 SF** • RBC Capital, B&G Foods

- 1** 1 Campus Drive • **377,000 SF** • GAF
- 2** 1 Gatehall Drive • **113,000 SF**
- 3** 2 Gatehall Drive • **300,000 SF** • Deutsche Bank
- 4** 9 Entin Road • **196,000 SF** • DuPont
- 5** 2 Sylvan Way • **53,000 SF**
- 6** 4 Sylvan Way • **105,000 SF** • T-Mobile
- 7** 6 Sylvan Way • **212,000 SF** • Avis
- 8** 8 Sylvan Way • **173,000 SF** • Medicines Co.
- 9** 9 Sylvan Way • **60,000 SF** • American Financial
- 10** 10 Sylvan Way • **125,000 SF** • Zoetis
- 11** 14 Sylvan Way • **203,000 SF** • Wyndham
- 12** 15 Sylvan Way • **183,870 SF** • Tiffany
- 13** 22 Sylvan Way • **249,000 SF** • Wyndham
- 14** 1 Century Drive • **33,000 SF** • Fed-Ex
- 15** 3 Century Drive • **70,000 SF** • EMS
- 16** 7 Century Drive • **66,000 SF**

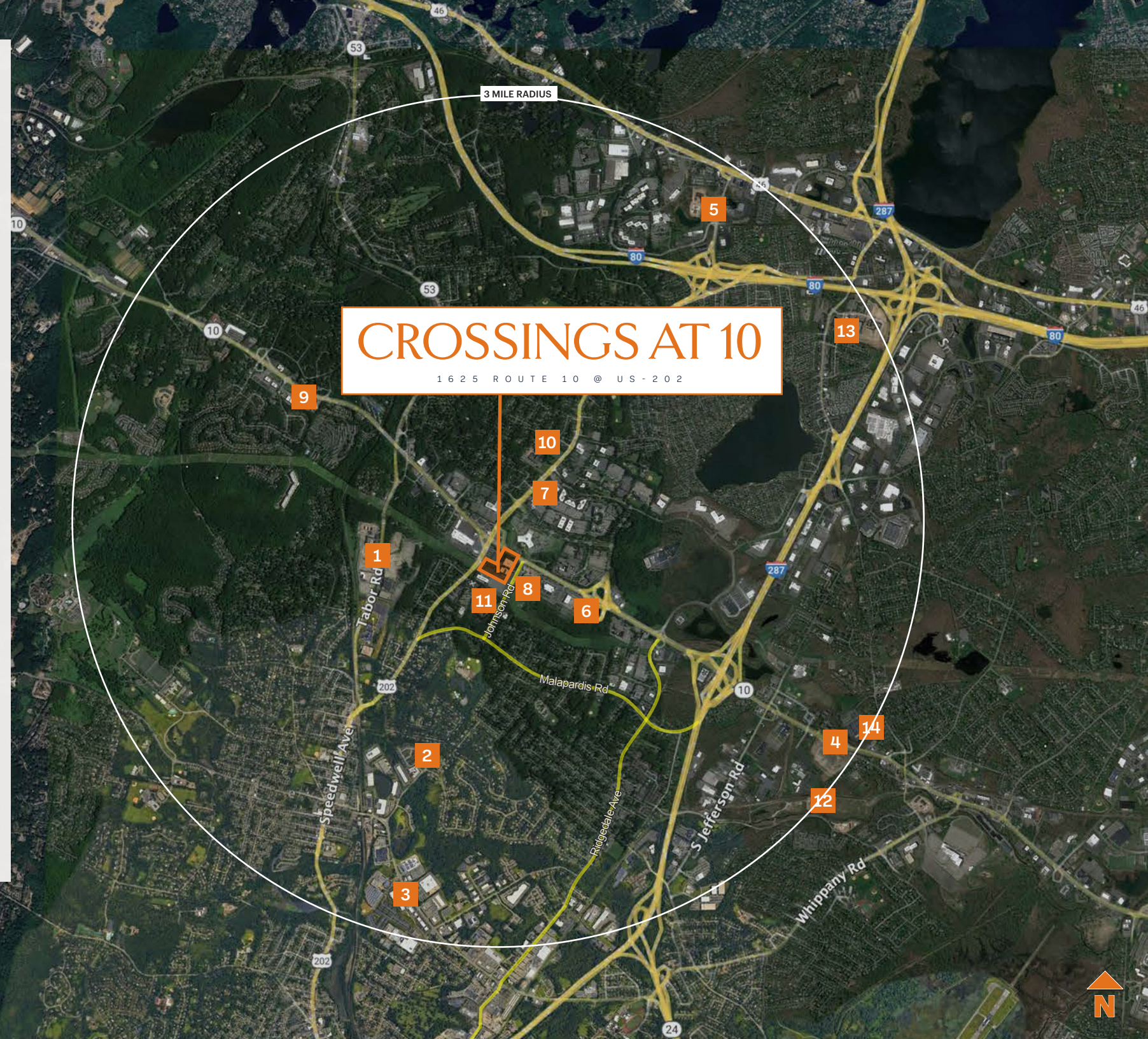


**CROSSINGS AT 10**  
1625 ROUTE 10 @ US-202

# New Residential Developments

New Residential - Total: **4,736 units**

- 1** 200 Tabor Rd, Morris Plains • **434 units** • Lennar-M&M
- 2** 1000 American Rd, Morris Plains • **281 units** • LMF Properties
- 3** 191 E Hanover Ave, Morristown • **203 units** • Lennar
- 4** 831 Rt 10, Hanover • **60 units** • JMF Properties
- 5** 120 Cherry Hill Rd, Parsippany • **325 units** • Accurate Builders
- 6** 1515 Rt 1, Parsippany • **441 units** • Stanberry
- 7** 163 Littleton Rd, Parsippany • **410 units** • Avalon
- 8** 169 Johnson Rd, Parsippany • **87 units** • Weichert Development
- 9** 301 Gibraltar Dr, Parsippany • **233 units** • Pineview Homes
- 10** 1500 Littleton Rd, Parsippany • **370 units** • Garden Homes
- 11** 250 Johnson Rd, Morris Plains • **197 units** • MackCali (Signature Place)
- 12** River Park, Whippany • **967 units** • Eden Wood Realty
- 13** Lanidex Plaza, Parsippany • **600 units** • PARQ Parsippany
- 14** 26 Parsippany Rd, Whippany • **128 units** • Hanover Mills





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CONTACT EXCLUSIVE AGENTS

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REAL ESTATE

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Please visit us at [ripconj.com](http://ripconj.com) for more information. This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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