



# 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.



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

Delivery Q4 2026

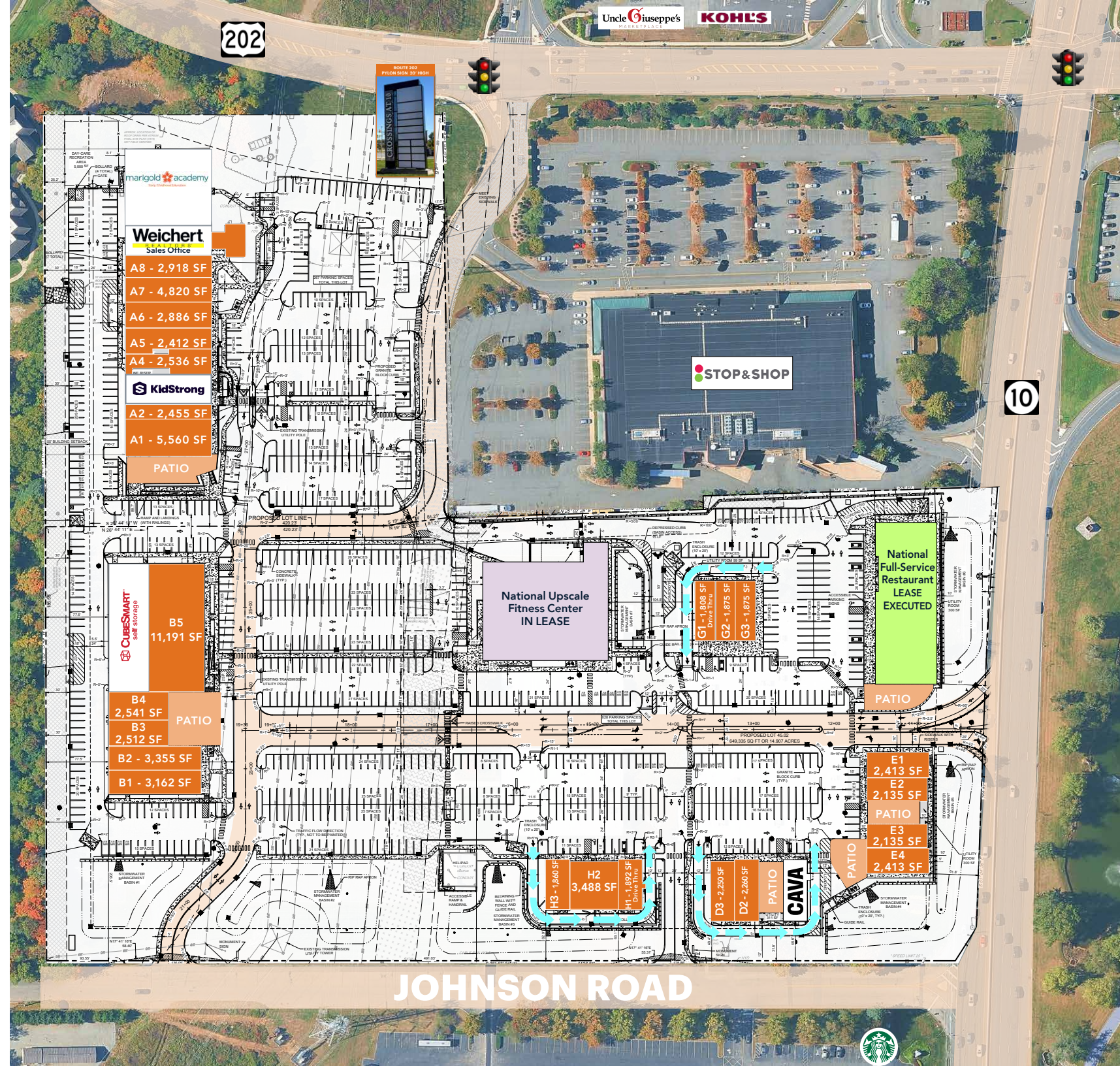
- 1st Floor - Retail: 42,060 SF
- 2nd Floor - Office: 41,624 SF
- 3rd Floor - Office: 41,169 SF

Delivery Q2/3 2028

- +60,000 SF Retail

## Space Available

- Drive-Thru & Endcap units with outdoor seating.
- 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

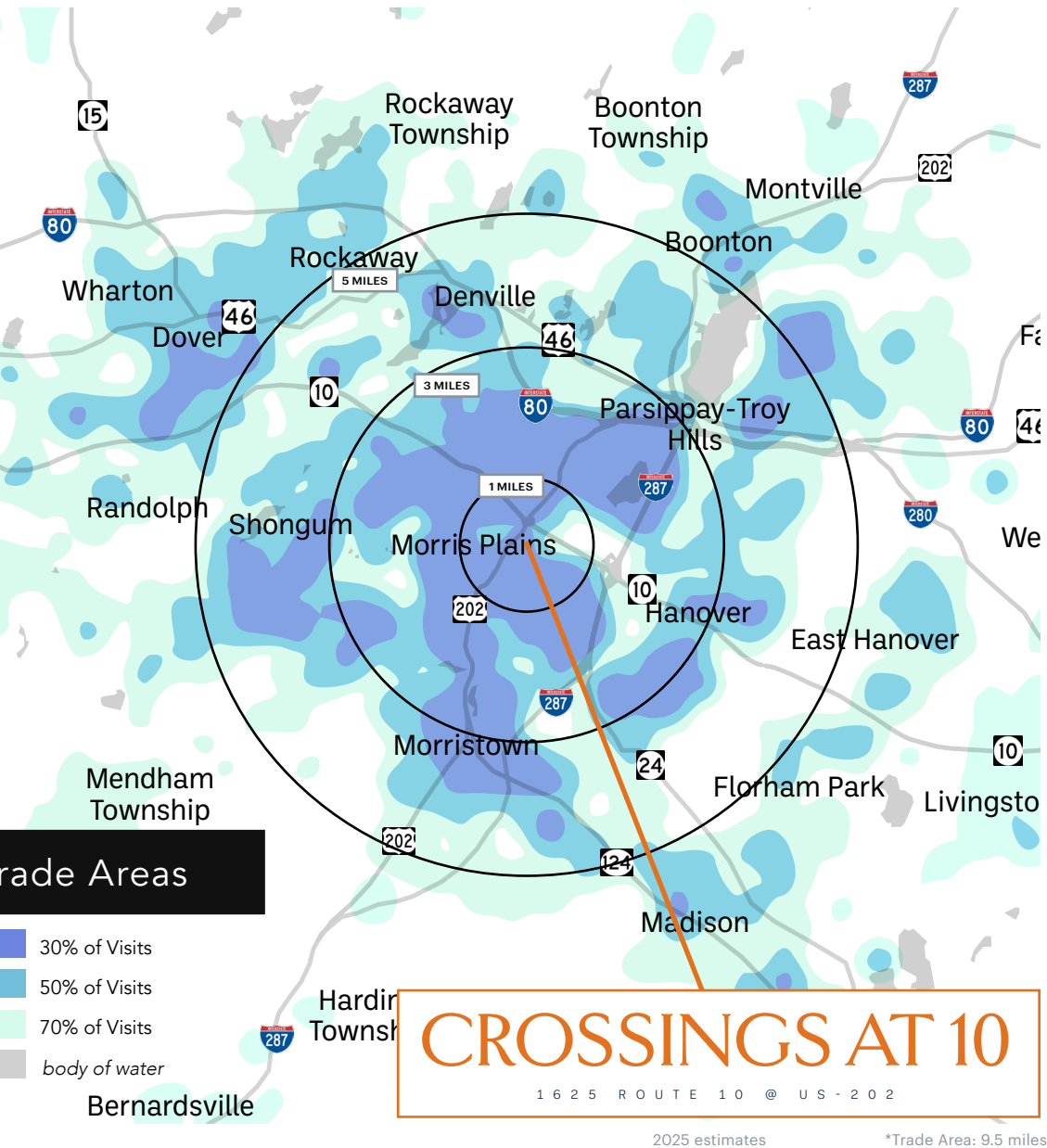
Huge Daytime Population  
4.6 Million SF Office

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

Briarcliff Commons

KOHL'S    Uncle Giuseppe's MARKETPLACE

FirstWatch The Daytime Cafe    Chick-fil-A    GNC LIVE WELL

SEPHORA    SKECHERS    MATTRESS FIRM

crumbl COOKIES    ME    CHOPT

verizon    CITYMD URGENT CARE

ROUTE 202  
PYLON SIGN 20' HIGH

CROSSINGS AT 10

1625 ROUTE 10 @ US-202

Signature Place  
197 Residential Units

The Lawrence  
87 Residential Units



ROUTE 10  
MONUMENT SIGN

|                       |               |
|-----------------------|---------------|
| GROCERY FRESH         | MOMENTUM      |
| THE BASKET            | FOCUS FASHION |
| Customer self storage | URBANE        |
| FLOWER SPOT           | COFFEE BARN   |

ROUTE 10  
PYLON SIGN 25' HIGH

|                       |
|-----------------------|
| GROCERY FRESH         |
| THE BASKET            |
| MOMENTUM              |
| Customer self storage |
| FOCUS FASHION         |
| THE BOOKWORM          |
| THE SPOT              |
| URBANE                |
| FLOWER SPOT           |
| COFFEE BARN           |
| ARTISAN SHOP          |
| OFFICE SUPPLY         |
| MOMENTUM              |
| STUDIO                |

JOHNSON ROAD  
MONUMENT SIGN 1

|                       |               |
|-----------------------|---------------|
| GROCERY FRESH         | MOMENTUM      |
| THE BASKET            | FOCUS FASHION |
| Customer self storage | URBANE        |
| FLOWER SPOT           | COFFEE BARN   |

JOHNSON ROAD  
MONUMENT SIGN 2

|                       |               |
|-----------------------|---------------|
| GROCERY FRESH         | MOMENTUM      |
| THE BASKET            | FOCUS FASHION |
| Customer self storage | URBANE        |
| FLOWER SPOT           | COFFEE BARN   |

KEY

- Retail
- Office Space
- Hotel

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

F45 freshii elements massage

57,940 VPD

DUNKIN'

BARNES & NOBLE  
T-Mobile  
FedEx Office

GAF

SPENCER SAVINGS BANK

NJM Insurance Group

T-Mobile  
Corporate Office

zoetis

WYNDHAM  
HOTELS & RESORTS

BRIARCLIFF COMMONS  
**KOHL'S** Uncle Giuseppe's MARKETPLACE  
FirstWatch The Daytime Cafe  
Chick-fil-A  
GNC LIVE WELL  
SEPHORA  
MATTRESS FIRM  
SKECHERS  
crumbl cookies  
CHIPOTLE MEXICAN GRILL  
ME  
CHOPT  
verizon  
CITYMD URGENT CARE

WELLS FARGO

BOTTLE KING  
Discount Wine • Liquor • Beer

STOP & SHOP

77,600 VPD

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 GRILL

Seaworld FRESH GRILLS

TIFFANY & CO.

Panera BREAD

Wegmans

LA FITNESS

145,401 VPD

HYATT house

PNC

BUICK GMC

WELLS FARGO

## CROSSINGS AT 10

1625 ROUTE 10 @ US-202

QuickChek

Malapardis

53

202

10

10

10

53

202

RT-10 W

RT-10 E

RT-10

DRYDEN ROAD

SYLVAN WAY

ENTIN ROAD

N JEFFERSON ROAD

SPEEDWELL AVENUE

MALAPARDIS ROAD

RIJDEN AVENUE

Hanover Twp

QuickChek

Malapardis

0.2



# Heavy Daytime/Office Population

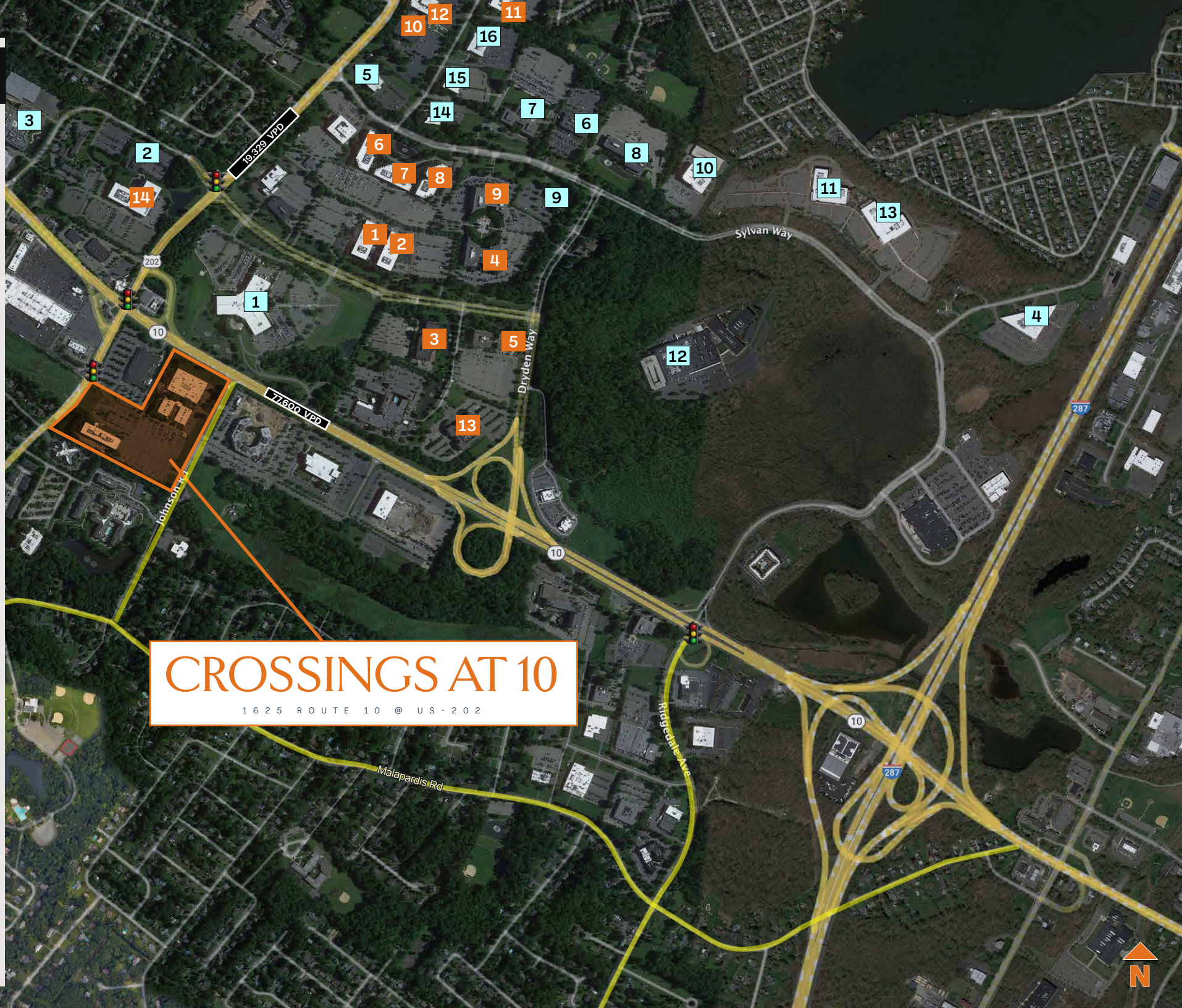
Total All Offices: **4,669,817 SF**

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

**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

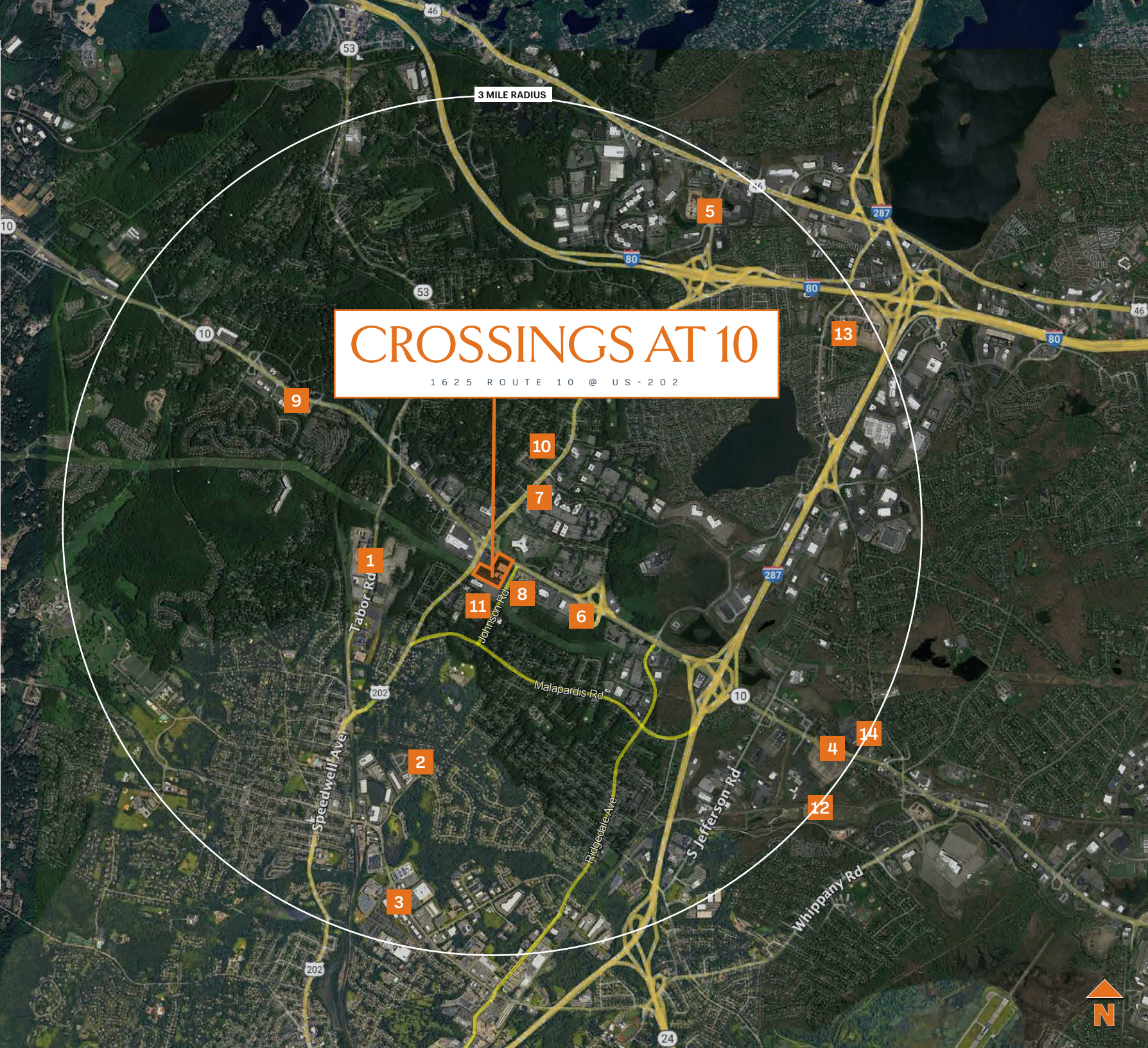
- 1** 1 Campus Drive • **377,000 SF** • GAF
- 2** 1 Gatehall Drive • **113,000 SF**
- 3** 2 Gatehall Drive • **300,000 SF** • Deutsche Bank
- 4** 9 Entin Road • **196,000 SF** • DuPont
- 5** 2 Sylvan Way • **53,000 SF**
- 6** 4 Sylvan Way • **105,000 SF** • T-Mobile
- 7** 6 Sylvan Way • **212,000 SF** • 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**



# 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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M O R R I S   P L A I N S ,   N J



**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

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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