



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

BUILDING A: PHASE I

Delivery Q4 2026

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

BUILDING B: PHASE II

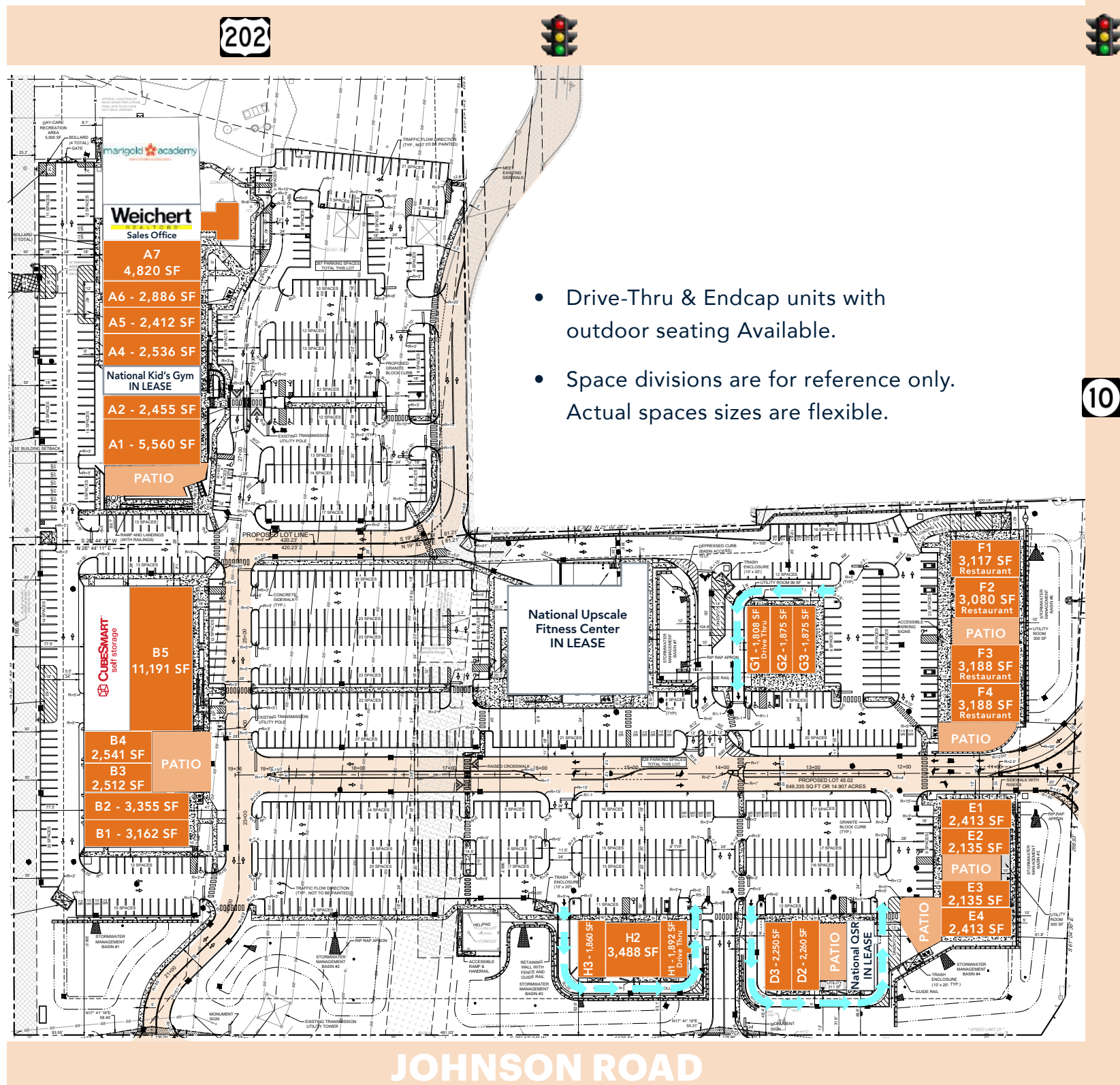
Delivery Q2 2027

- 1st Floor - Retail & Self Storage
- 2nd Floor - Self-Storage
- 3rd Floor - Self-Storage

BUILDINGS C-H: PHASE III

Delivery Q4 2027

- 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

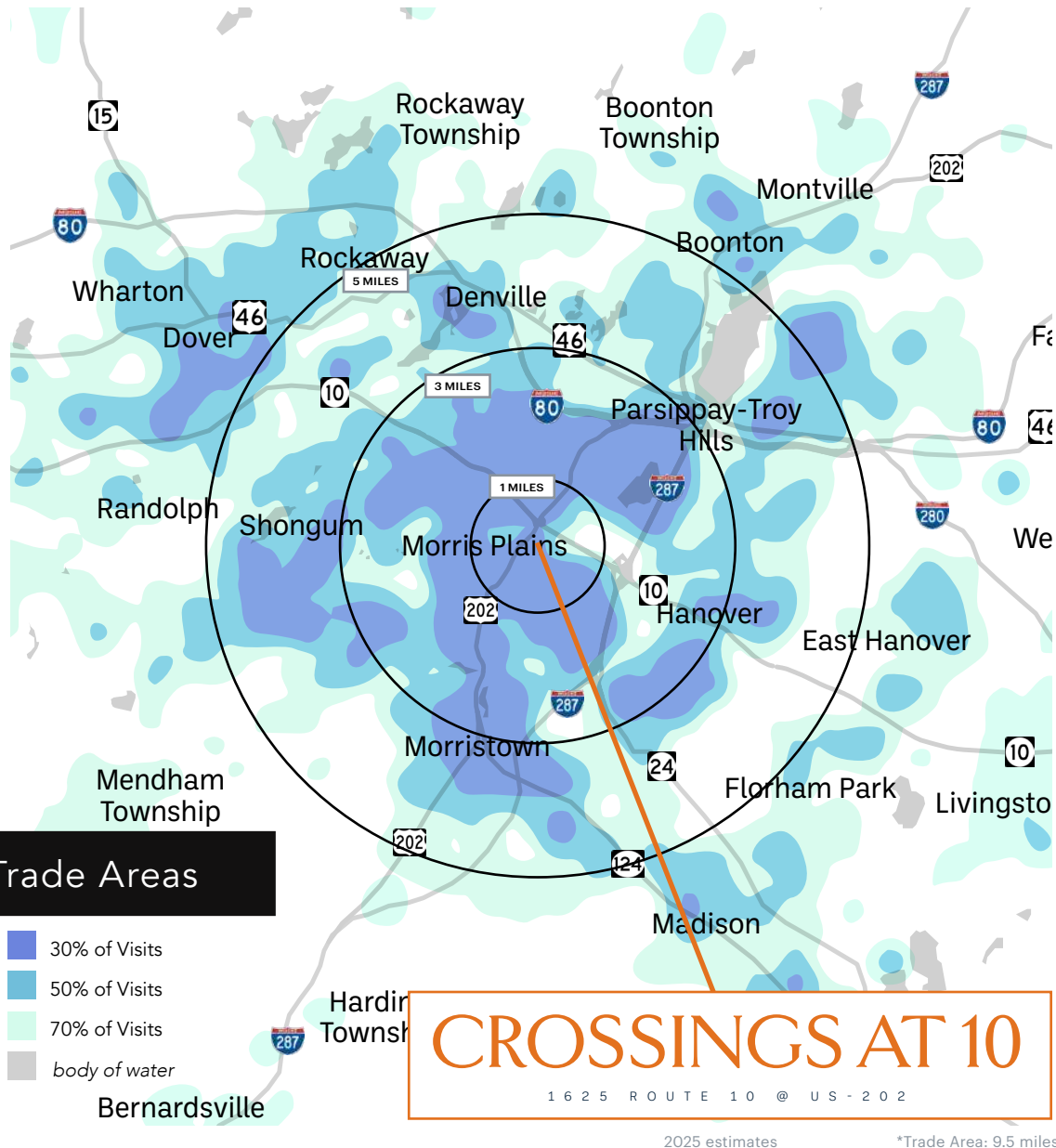
Huge Daytime Population
4.6 Million SF Office

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

TT

BARNES & NOBLE

ROUTE 10 MONUMENT SIGN

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

ROUTE 10 PYLON SIGN 25' HIGH

GROCERY FRESH	
THE BASKET	
MOMENTUM	
CUESMART 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

19,329 VPD

77,600 VPD

ROUTE 202 PYLON SIGN 20' HIGH

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

JOHNSON ROAD MONUMENT SIGN 1

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

CROSSINGS AT 10

1625 ROUTE 10 @ US-202

Sunrise of Morris Plains

Signature Place
197 Residential Units

The Lawrence
87 Residential Units

JOHNSON ROAD MONUMENT SIGN 2

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

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

DELTA DENTAL

The District at 1515
New Mixed Use Development

Hampton

RUTH'S CHRIS STEAK HOUSE

RBA

MILLER'S ALE HOUSE

STOP & SHOP

BOTTLE KING

GAF

10

10

LITTLETON ROAD / 202

JOHNSON ROAD



View from Route 10 @ Johnson Rd



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



Great Retail Cotenancy

BRIARCLIFF COMMONS

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

- DUNKIN'
- WELLS FARGO
- BOTTLE KING
- 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

CROSSINGS AT 10

1625 ROUTE 10 @ US-202



Centrally Located

CROSSINGS AT 10

1625 ROUTE 10 @ US-202

Franklin
SHOPPES AT UNION HILL

TRADER JOE'S
QDOBA Panera
MEXICAN BAKERY

WATERVIEW MARKETPLACE

WHOLE FOODS MARKET
SHAKE SHACK
ULTA BEAUTY
HOME SENSE
DSW
OLD NAVY

WESTMOUNT-ARLINGTON PLAZA

THE HONEY BUNNET
IHOP
Staples
Marshalls
HomeGoods
Shogun
CROWN FITNESS

MORRIS HILLS SHOPPING CENTER

blink
BUBBAKOO'S BURRITOS
The Habit BURGER GRILL

TROY HILL SHOPPING CENTER

target
Smash BURGER
petco
Applebees
Panera
Michaels

BRIARCLIFF COMMONS

KOHL'S
Uncle Giuseppe's
RESTAURANTE
CHOPT
SNEAKERS
FirstWatch
The Daytime Cafe

HANOVER COMMONS

THE HONEY BUNNET
DICK'S SPORTING GOODS
Durlington
Marshalls
Raymour & Flanigan
FURNITURE

HANOVER CROSSROADS

TJ-MAXX
HomeGoods
ULTA BEAUTY
OLD NAVY
IHOP
FAMOUS footwear
five BELOW

EAST HANOVER PLAZA

amc
target
COSTCO
petco
HomeGoods
HOME SENSE
PET SMART
CHUCK E. CHEESE

just salad
the Habit
BURGER GRILL
Durlington

CEDAR KNOLLS PLAZA

planet fitness
Walmart

ETHAN ALLEN
PC RICHARD & SON

POWERHOUSE GYM

Cedar Knolls

Morris Plains

Hanover Twp
Malapardis

Whippany

Denville

Troy Hills

HARBOR FREIGHT

147,452 VPD

14,338 VPD

123,544 VPD

103,167 VPD

172,504 VPD

132,181 VPD

19,329 VPD

77,600 VPD

15,765 VPD

136,539 VPD

32,607 VPD

22,914 VPD

12,615 VPD

12,230 VPD

202

24



Heavy Daytime/Office Population

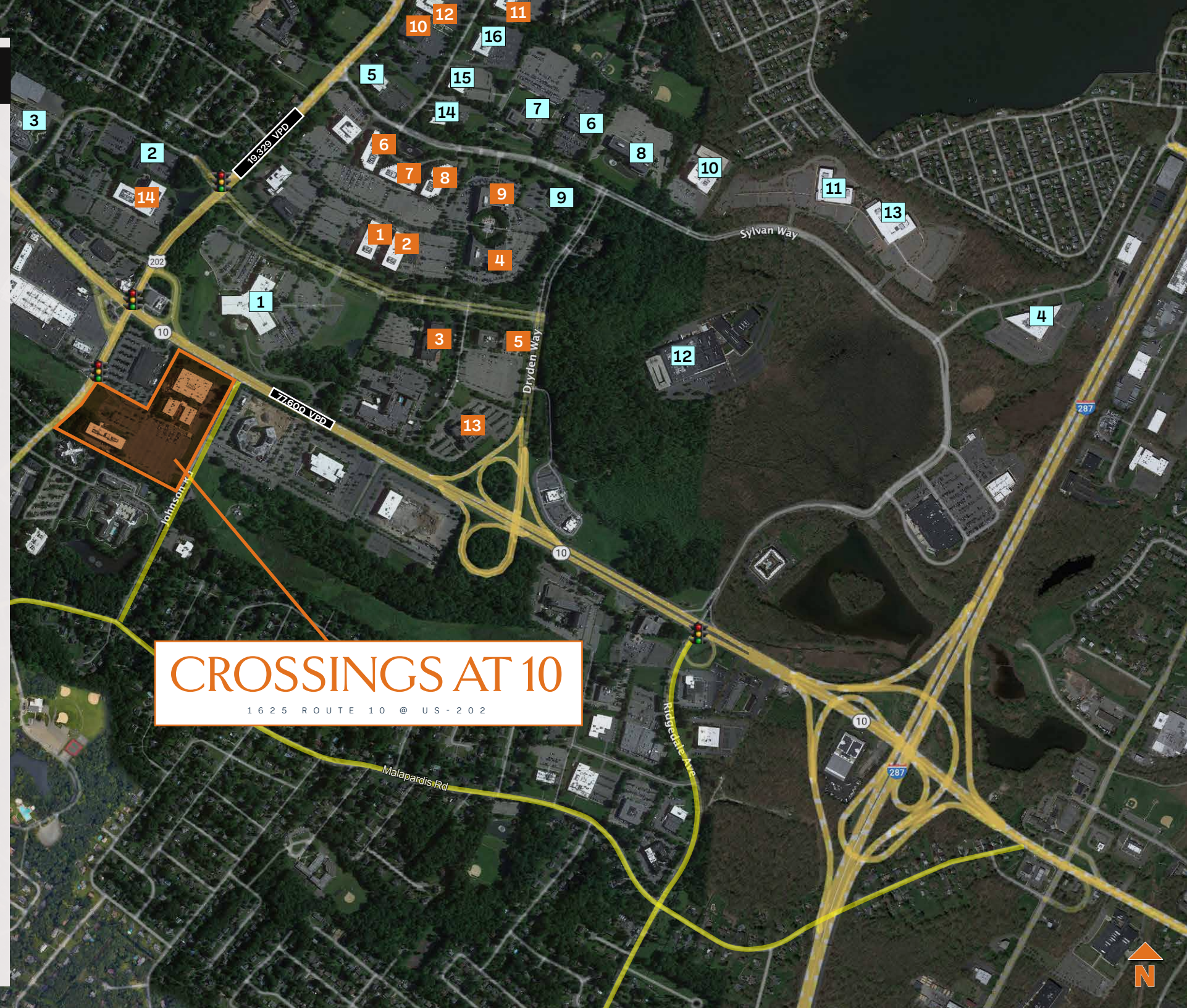
Total All Offices: **4,669,817 SF**

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**

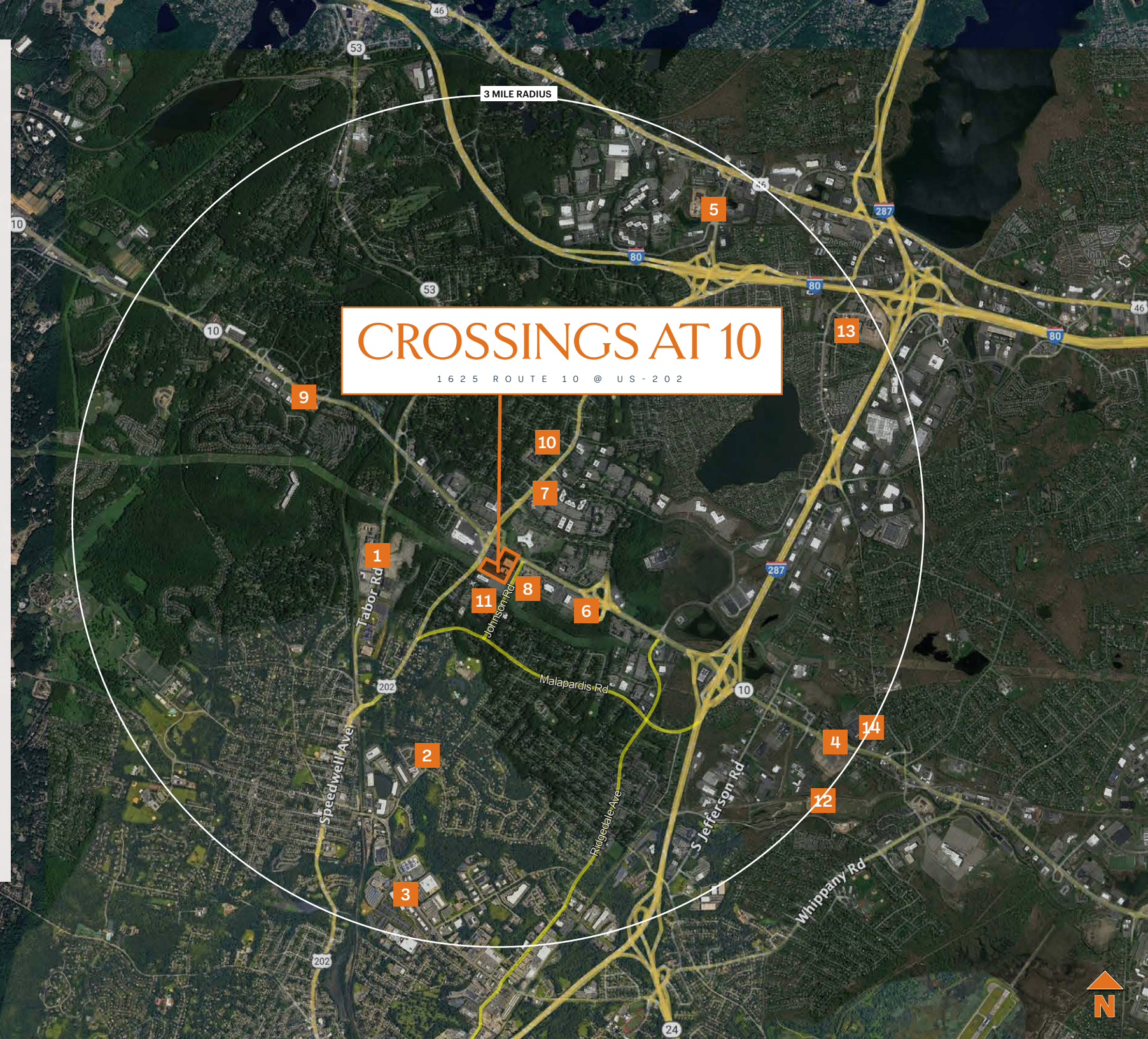


CROSSINGS AT 10
1625 ROUTE 10 @ US-202

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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M O R R I S P L A I N S , N J



CONTACT EXCLUSIVE AGENTS

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REAL ESTATE

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Elmwood Park, NJ 07407
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Please visit us at 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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