



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 1: BUILDING A

Delivery Q4 2026

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

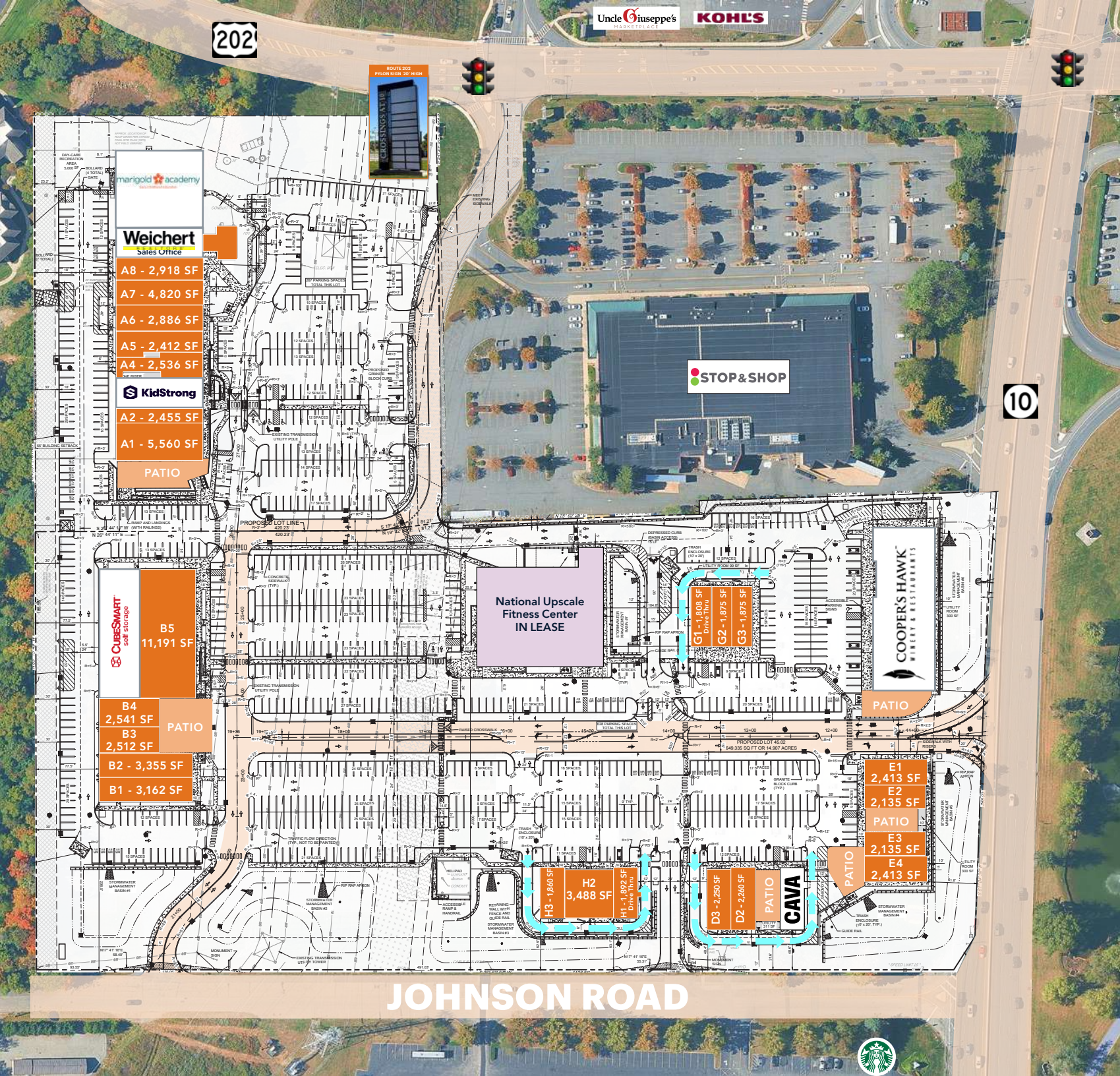
PHASE II: BUILDINGS B-H

Delivery Q2/3 2028

- ±60,000 SF Retail

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

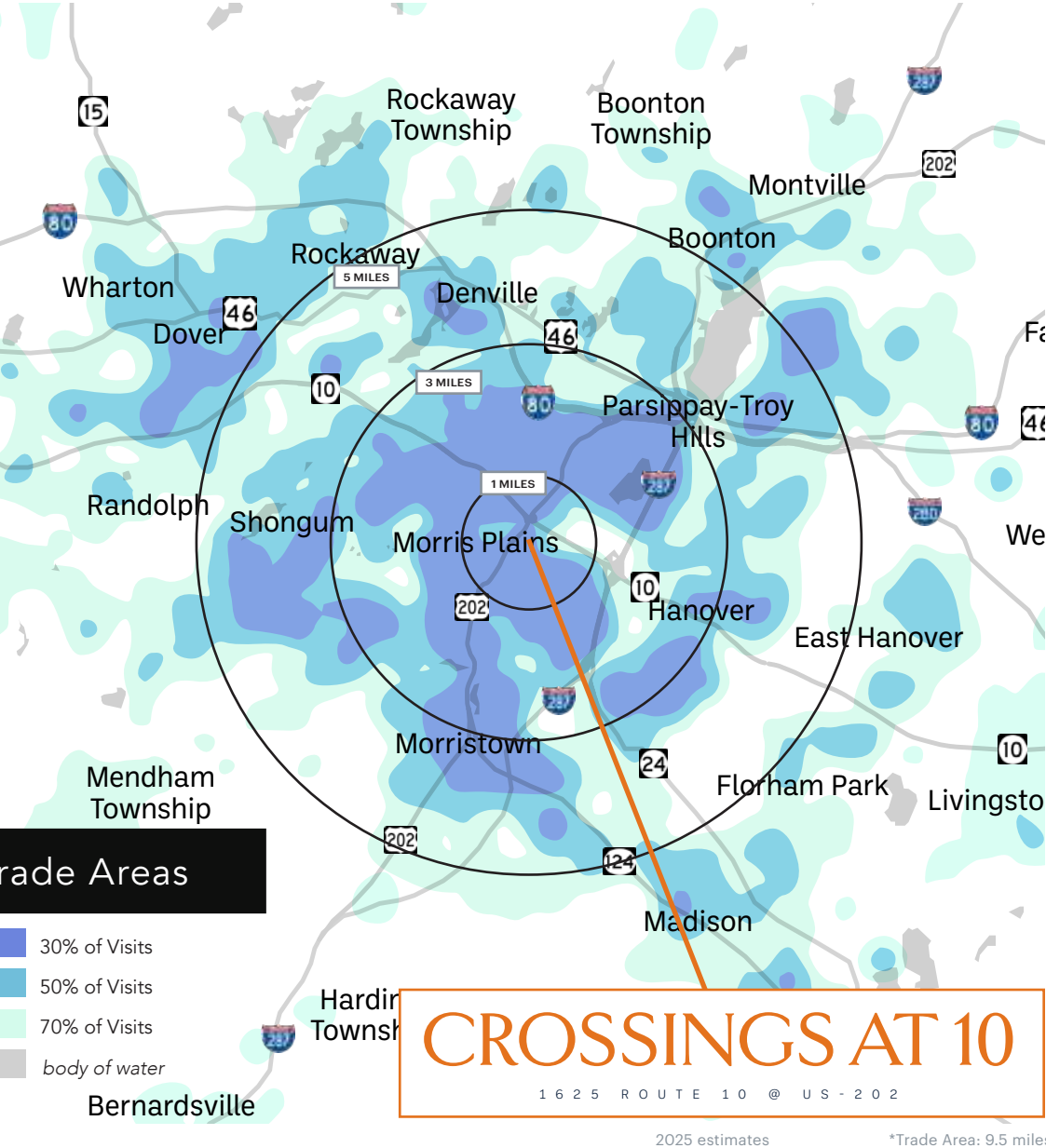
Huge Daytime Population
4.6 Million SF Office

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



ROUTE 202
PYLON SIGN 20' HIGH

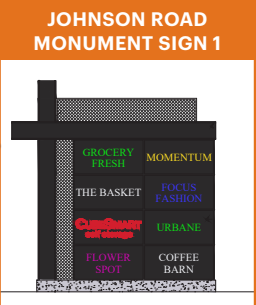
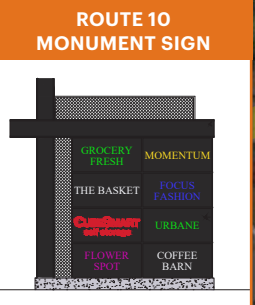


CROSSINGS AT 10

1625 ROUTE 10 @ US-202

Signature Place
197 Residential Units

The Lawrence
87 Residential Units



KEY

- Retail
- Office Space
- Hotel



View from Route 10 @ Johnson Rd



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



Great Retail Cotenancy

BRIARCLIFF COMMONS

**District at 1515
New Mixed Use Development**

500 Luxury Apartments
60,000 SF of Retail and Hotel

CROSSINGS AT 10

1 6 2 5 R O U T E 1 0 @ U S - 2 0 2



Centrally Located

Franklin
SHOPPES AT UNION HILL
TRADER JOE'S
QDOBA Panera

Denville

BRIARCLIFF COMMONS
KOHL'S
Uncle Giuseppe's
CHOPT FirstWatch
SNECHERS

MILLER'S
ALE HOUSE

BARNES
& NOBLE

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

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

LA FITNESS
Wegmans
Panera

RUTH'S
CHRIS
STEAK HOUSE

IS ROAD

RIDGEDALE AVENUE

Hanover Twp
Malapardis

Whippany

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

EAST HANOVER PLAZA
amc
target
COSTCO
petco
HomeGoods
HOME SENSE
PETSMART
CHUCK E. CHEESE

Morris Plains

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

jost salad
The Habit
BURGER GRILL
Burlington

PET SUPPLIES PLUS

CEDAR KNOLLS PLAZA
planet fitness
Walmart

Cedar Knolls

ETHAN ALLEN

PC
RICHARD
& SON

POWERHOUSE
GYM

Foodtown

WESTMOUNT-
ARLINGTON PLAZA
THE HOME DEPOT
IHOP
Staples
Marshalls
HomeGoods
Shoppers
FITNESS

HARBOR FREIGHT

TROY HILL SHOPPING CENTER
target
Smash BURGER
petco
Applebees
Panera
Michael's

CROSSINGS AT 10

1625 ROUTE 10 @ US-202

202

24



Heavy Daytime/Office Population

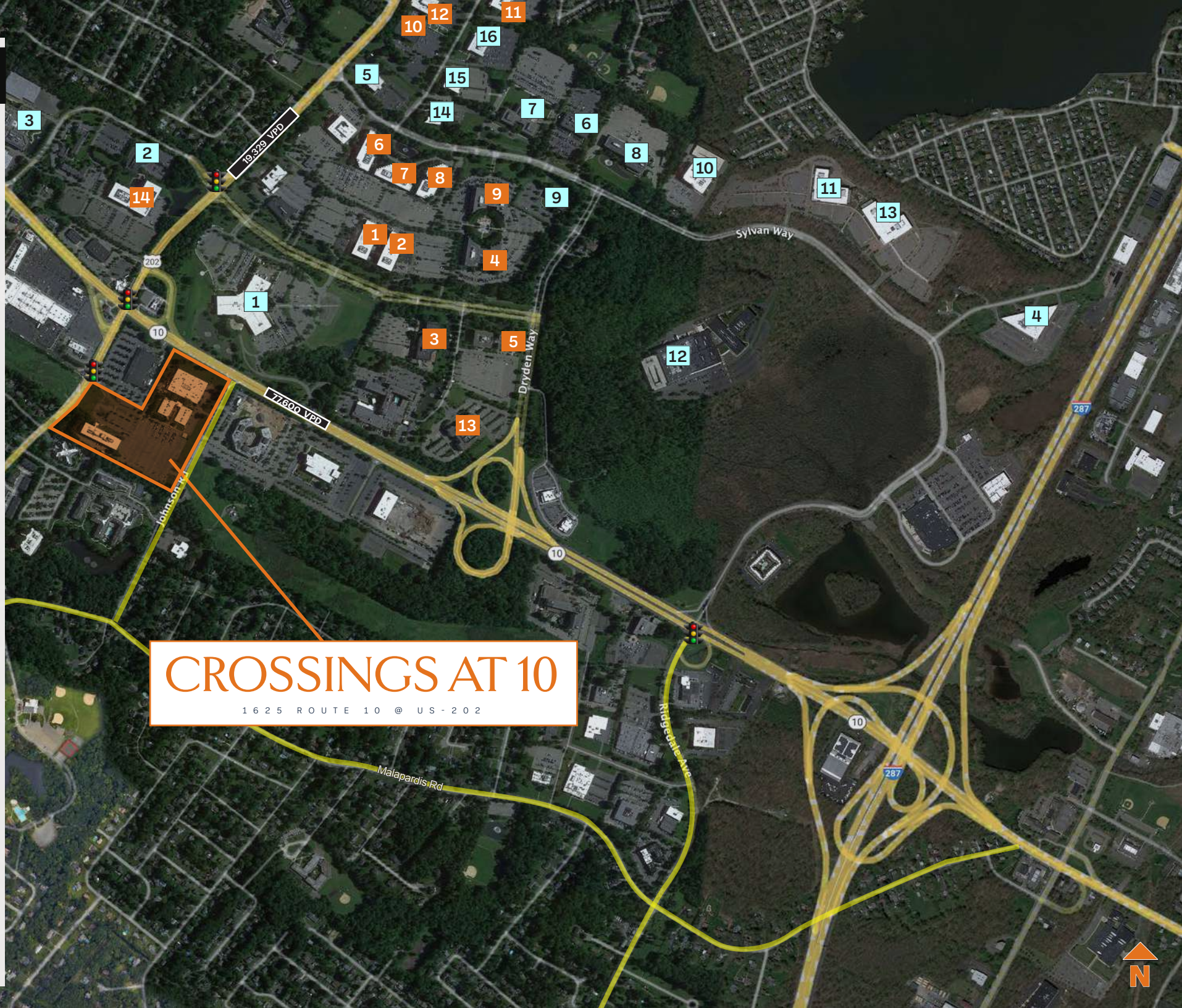
Total All Offices: **4,669,817 SF**

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

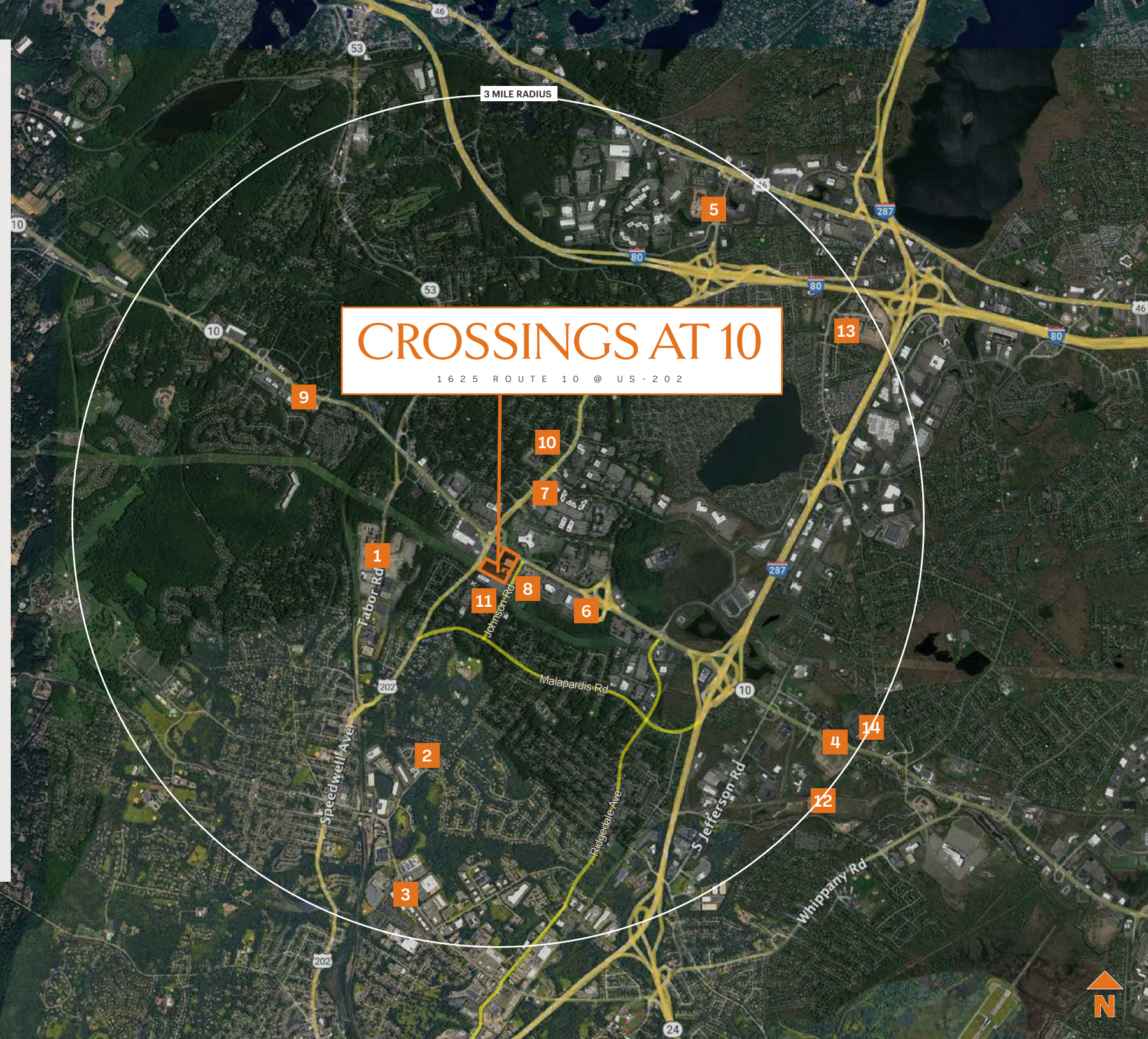
- 1** 1 Campus Drive • **377,000 SF** • GAF
- 2** 1 Gatehall Drive • **113,000 SF**
- 3** 2 Gatehall Drive • **300,000 SF** • Deutsche Bank
- 4** 9 Entin Road • **196,000 SF** • DuPont
- 5** 2 Sylvan Way • **53,000 SF**
- 6** 4 Sylvan Way • **105,000 SF** • T-Mobile
- 7** 6 Sylvan Way • **212,000 SF**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



CONTACT EXCLUSIVE AGENTS —

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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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