



# 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 Q2 2026

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

## BUILDING B: PHASE II

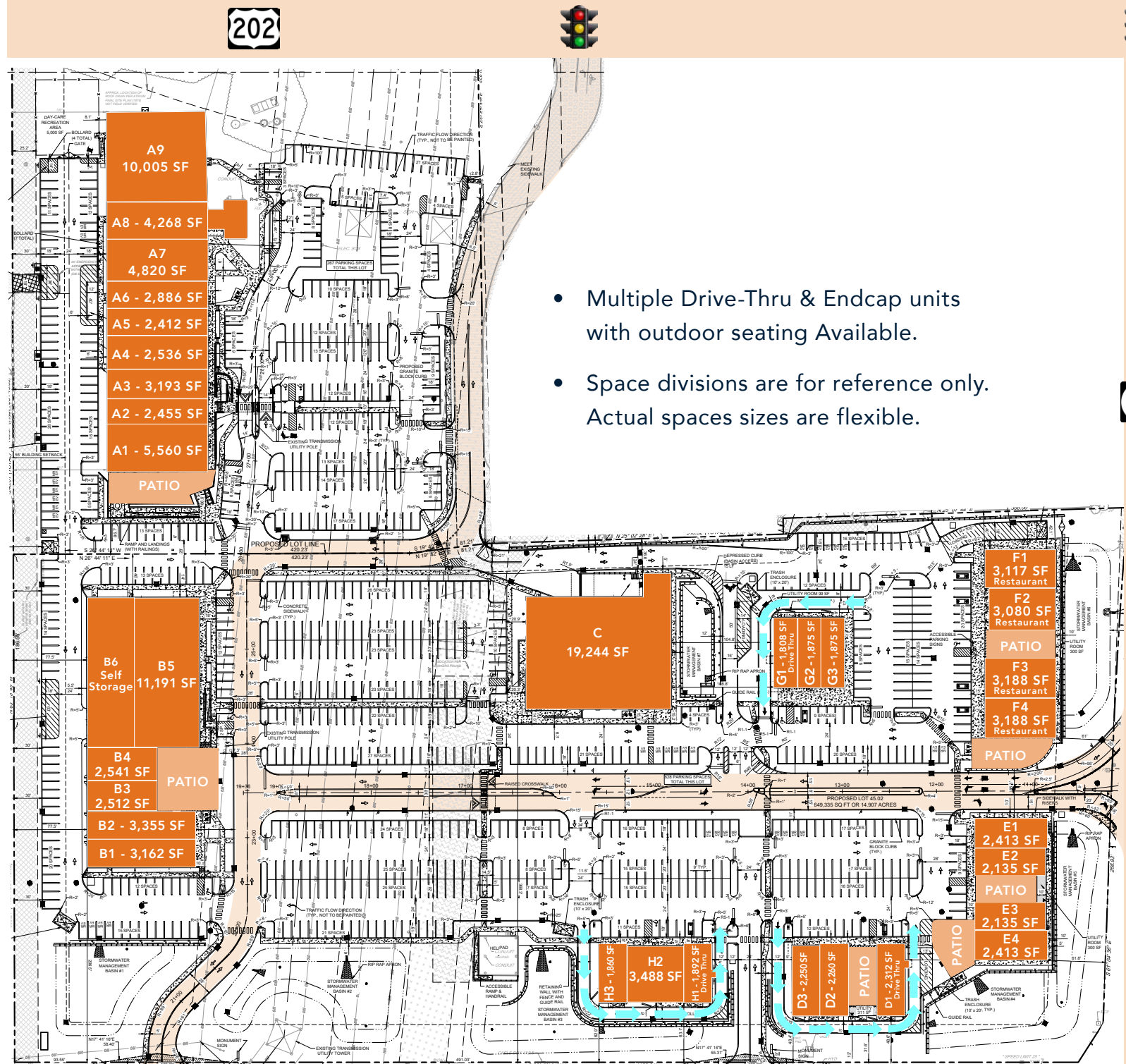
Delivery Q4 2026

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

## BUILDINGS C-H: PHASE III

Delivery Q2 2027

- Retail



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

JOHNSON ROAD



# 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

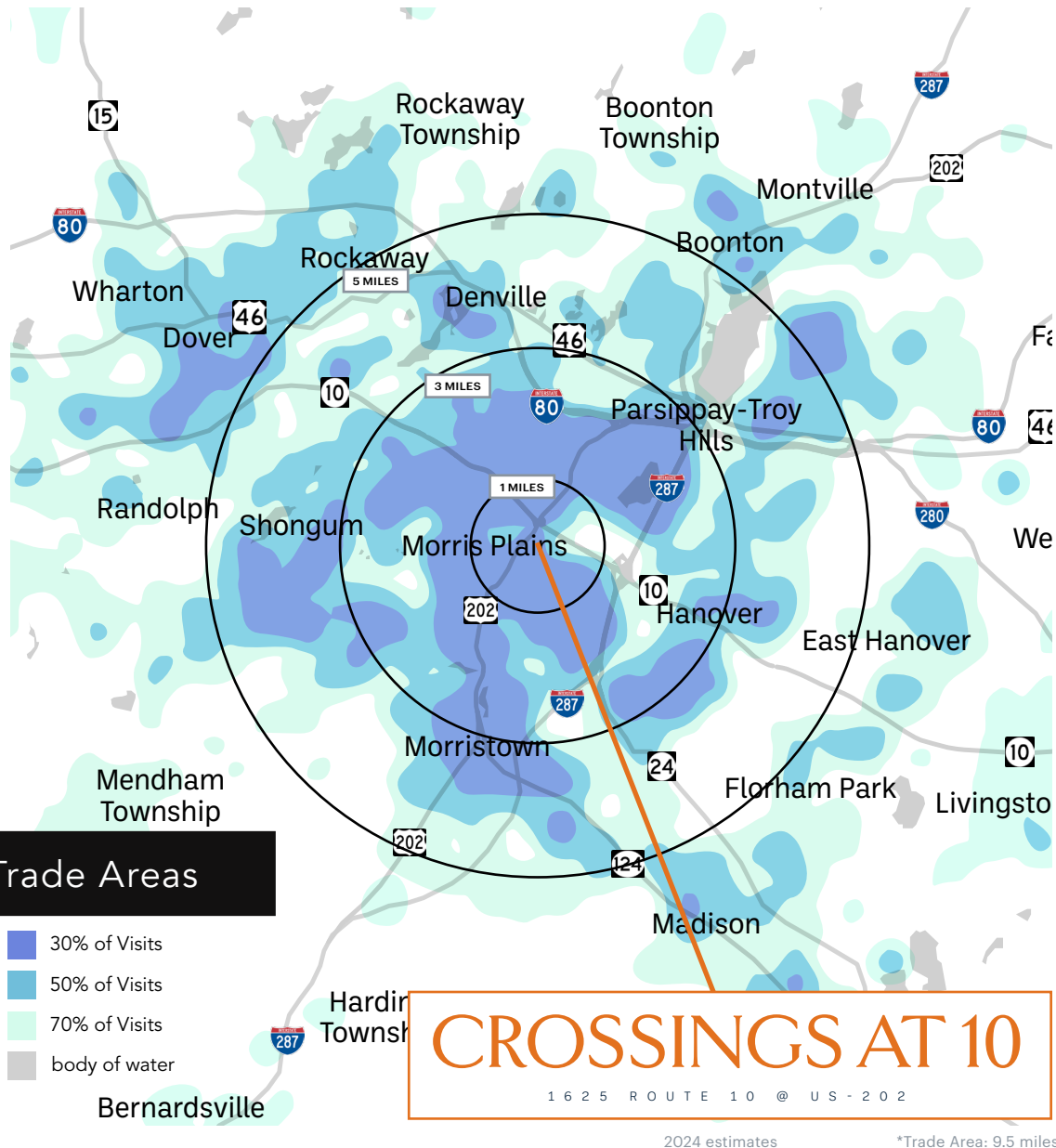
895 +  
Parking Spaces

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





# STRONG DEMOGRAPHICS



## Total Population

5,136 (1 mile)    67,353 (3 miles)    148,975 (5 miles)    642,637 (Trade Area\*)

## Median Household Income

\$130,311 (1 mile)    \$124,957 (3 miles)    \$134,224 (5 miles)    \$91,133 (Trade Area\*)

## Total Employees

15,708 (1 mile)    66,652 (3 miles)    142,960 (5 miles)    283,296 (Trade Area\*)

## Number of College Graduates

2,553 (1 mile)    29,450 (3 miles)    49,954 (5 miles)    222,250 (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

**KEY**

- Retail
- Office Space
- Hotel

**ROUTE 202  
PYLON SIGN 20' HIGH**

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

**ROUTE 10  
MONUMENT SIGN**

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

**ROUTE 10  
PYLON SIGN 25' HIGH**

GROCERY FRESH
THE BASKET
MOMENTUM
CUSSMART 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
CUSSMART self storage	URBANE
FLOWER SPOT	COFFEE BARN

**JOHNSON ROAD  
MONUMENT SIGN 2**

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

## CROSSINGS AT 10

1625 ROUTE 10 @ US-202



**Briarcliff Commons**

SKECHERS  
ME KOHL'S CHOPT  
Uncle Giuseppe's MARKET PLACE  
Chick-fil-ly MATTRESS FIRM

BOTTLE KING  
DUNKIN'

STOP & SHOP

Weichert

Sunrise of Morris Plains

Signature Place  
197 Residential Units

RBC Wealth Management  
McCabe Heidrich & Wong  
Kforce

19,329 VPD

77,600 VPD

GAF

RBA

RUTH'S  
CHRIS STEAK HOUSE

Hampton

MILLER'S  
ALE-HOUSE

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

DELTA DENTAL

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

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  
SKECHERS

SEPHORA  
MATTRESS FIRM  
CHOPT

crumbl cookies  
CHIPOTLE MEXICAN GRILL  
ME Massage Envy  
CITYMD URGENT CARE

WELLS FARGO

DUNKIN'  
BOTTLE KING

STOP & SHOP

77,600 VPD

Hilton Hampton

RUTH'S CHRIS STEAK HOUSE

TIFFANY & CO.

Panera

LA FITNESS

145,401 VPD

Wegmans

HYATT house

THE CAPITAL GRIFFIN

Seaworld FRESH DRILLS

DELTA DENTAL

MILLER'S ALE-HOUSE

District at 1515  
New Mixed Use Development



500 Luxury Apartments  
60,000 SF of Retail and Hotel

Marriott

PNC

BUICK GMC

WELLS FARGO

# CROSSINGS AT 10

1625 ROUTE 10 @ US-202

Hanover Twp

QuickChek

Malapardis

Tabor Tavern Restaurant

FRESENIUS

Sonesta ES SUITES

202

53

10

10

RT-10W

10

RT-10E

RT-10

53

202

MALAPARDIS ROAD

LITTLETON ROAD

DOUGLASS ROAD

DRYDEN WAY

SYLVAN WAY

ENTIN ROAD

TABOR ROAD

SPEEDWELL AVENUE

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 ULTA  
SHAKE SHACK HOME SENSE  
DSW OLD NAVY

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

**BRIARCLIFF COMMONS**  
KOHLS  
Uncle Giuseppe's  
CHOPT FirstWatch  
SKECHERS

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

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

**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

just salad the Habit BURGER GRILL  
Burlington

**CEDAR KNOLLS PLAZA**  
planet fitness  
Walmart

ETHAN ALLEN  
PC RICHARD & SON

POWERHOUSE GYM

147,452 VPD

14,338 VPD

123,544 VPD

103,167 VPD

172,504 VPD

19,329 VPD

132,181 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

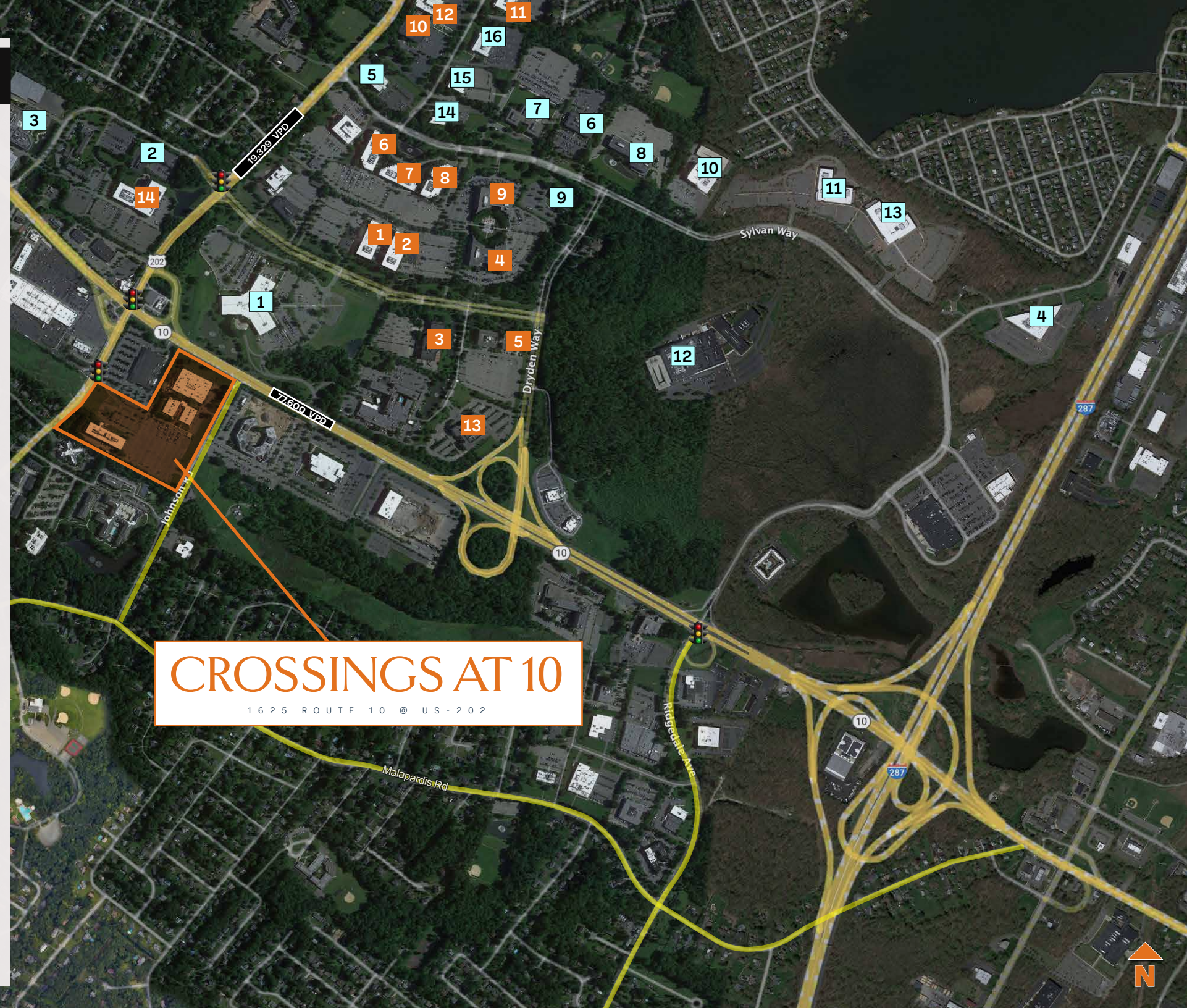
Total All Offices: **4,669,817 SF**

**19,829 VPD**  
 Mack-Cali Business Campus • Total: **2,070,947 SF**

**17,600 VPD**  
 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**



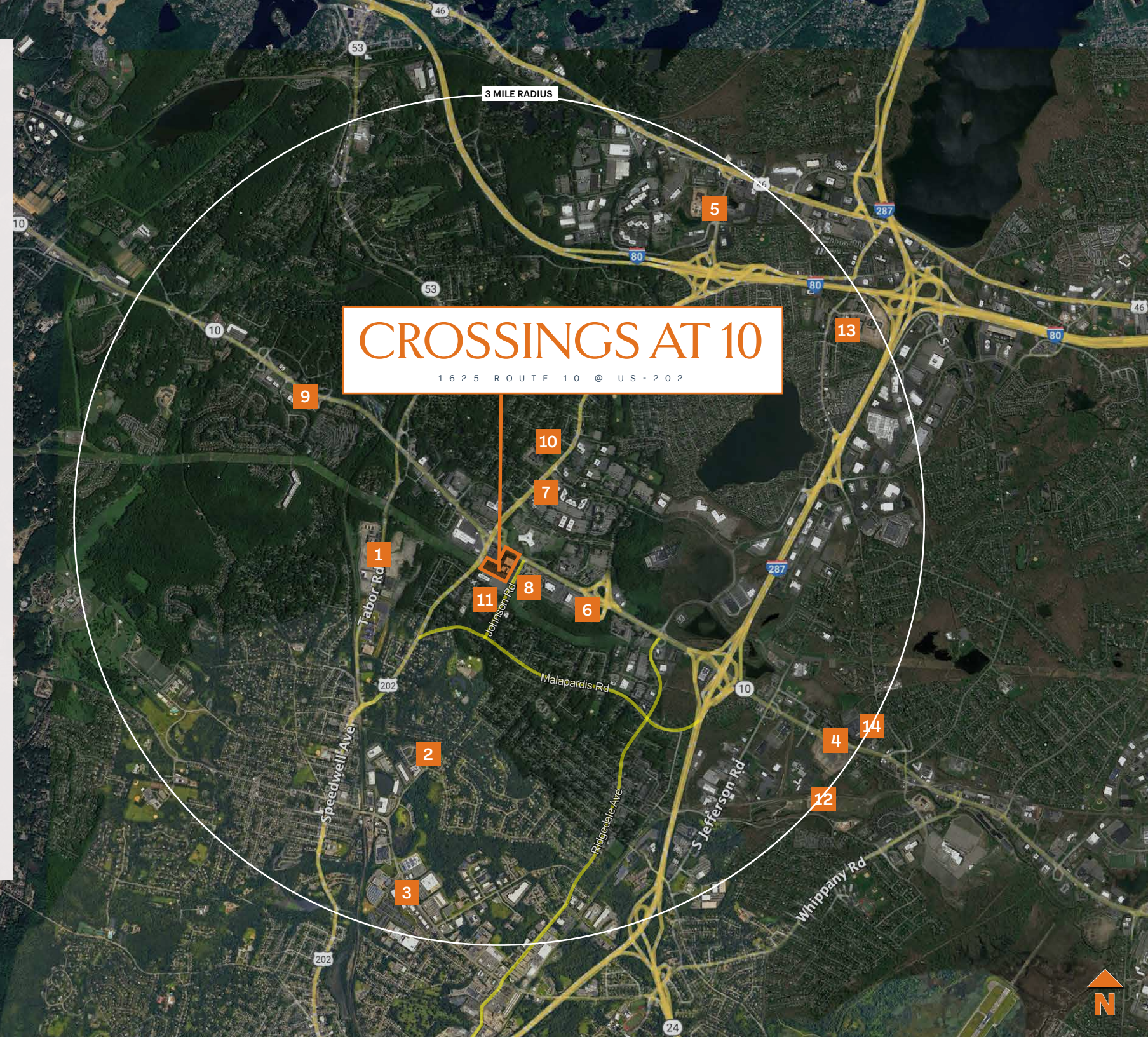
**CROSSINGS AT 10**  
 1625 ROUTE 10 @ US-202



# 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







# 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



## CONTACT EXCLUSIVE AGENTS

**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.

**CURTIS NASSAU**  
[cnessau@ripconj.com](mailto:cnessau@ripconj.com)  
917.940.2789

**MATT GRUNDY**  
[mgrundy@ripconj.com](mailto:mgrundy@ripconj.com)  
201.983.8170