

ARTIST'S RENDERING

CROSSINGS AT 10

1625 ROUTE 10 @ US-202
MORRIS PLAINS, NJ



BUILDING B

ARTIST'S RENDERING

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.



BUILDING A - ARTIST'S RENDERING

DIGITALLY ENHANCED 6/18/26

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 Q2 2027

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

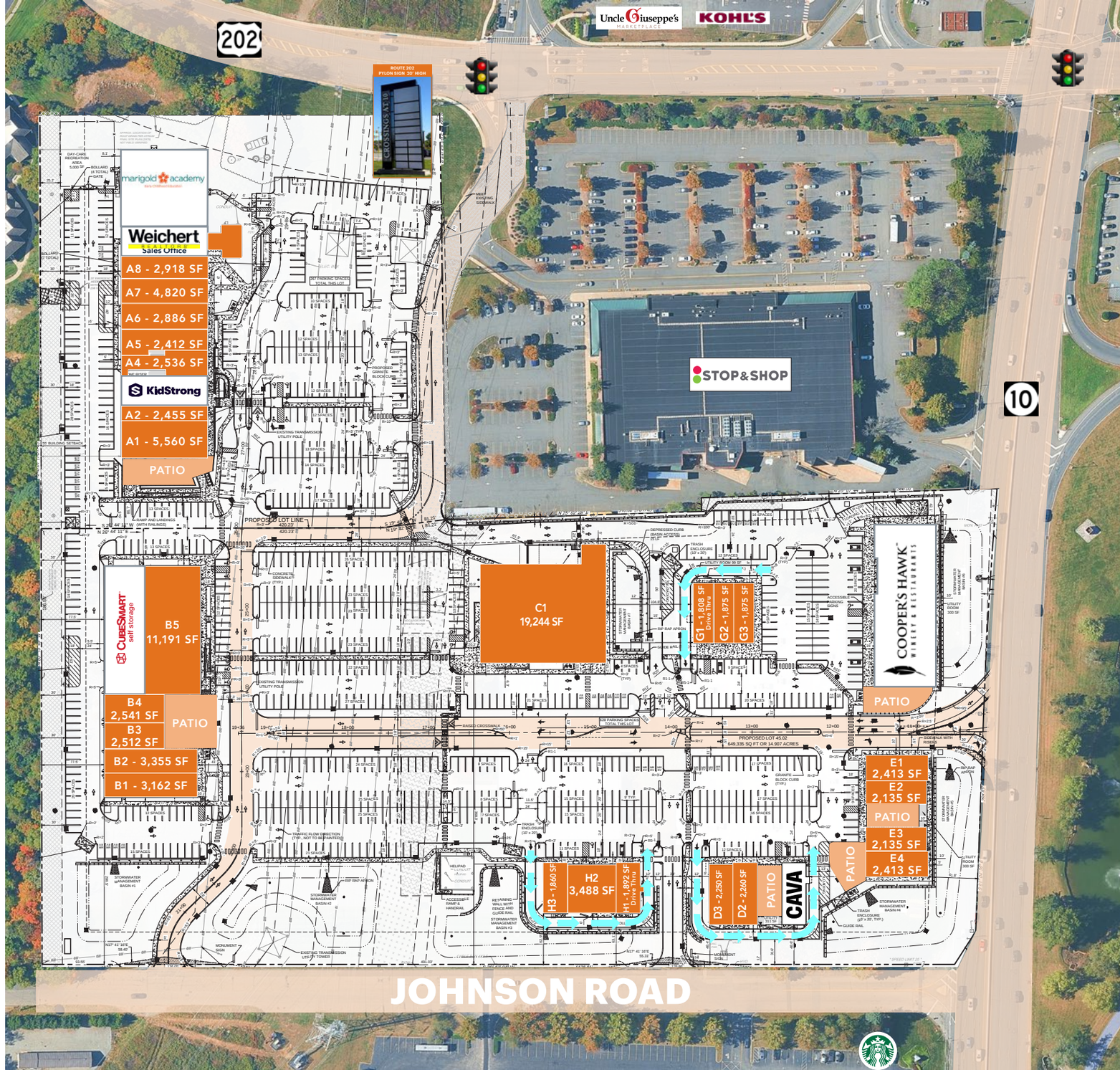
PHASE II: BUILDINGS B-H

Delivery Q3/4 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



BUILDING C



ARTIST'S RENDERING

Village-Like Setting



BUILDING E

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

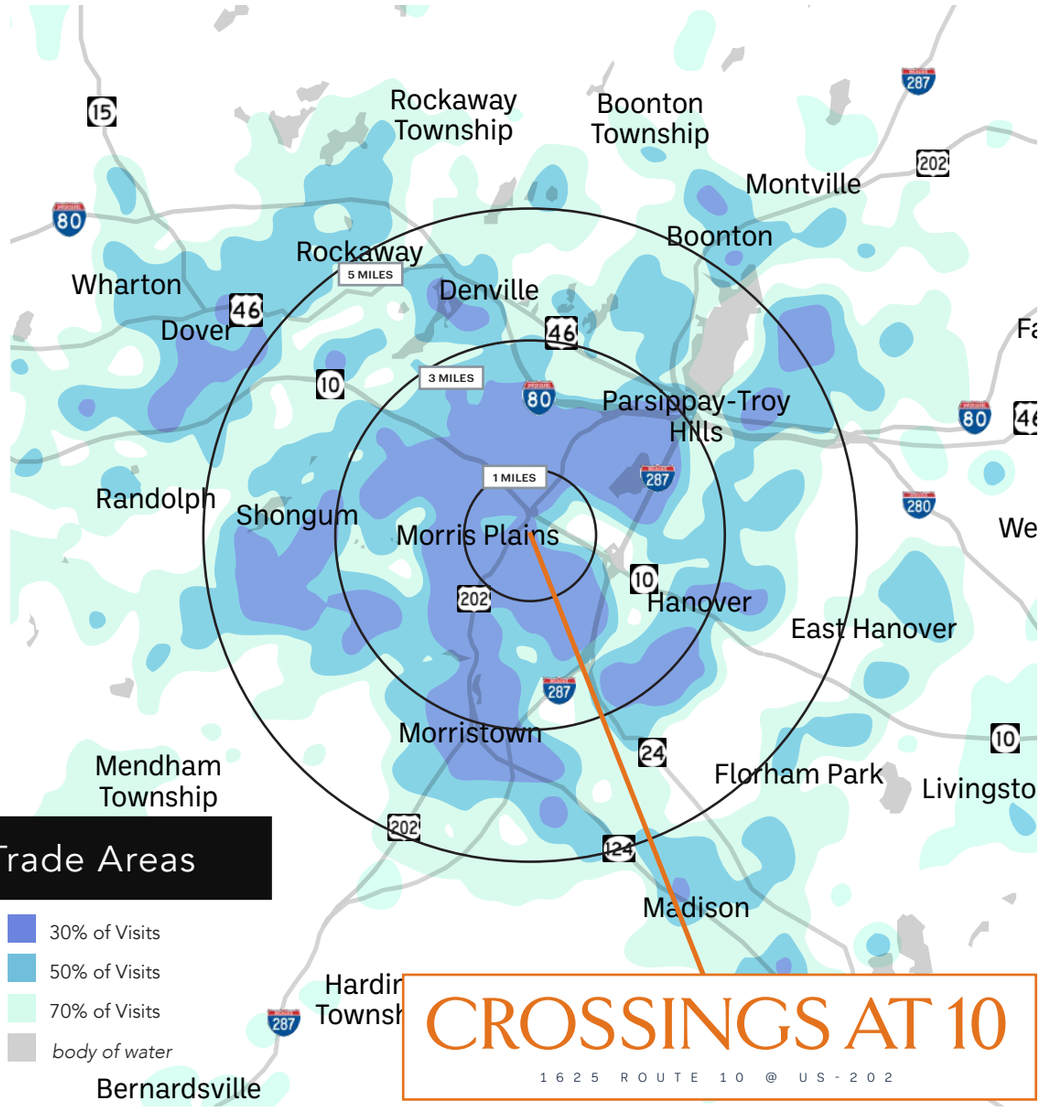
Huge Daytime Population
4.6 Million SF Office

895 +
Parking Spaces

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



STRONG DEMOGRAPHICS



2025 estimates

*Trade Area: 9.5 miles

Total Population

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

Median Household Income

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

Total Employees

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

Number of College Graduates

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

Audience - PLACER.ai

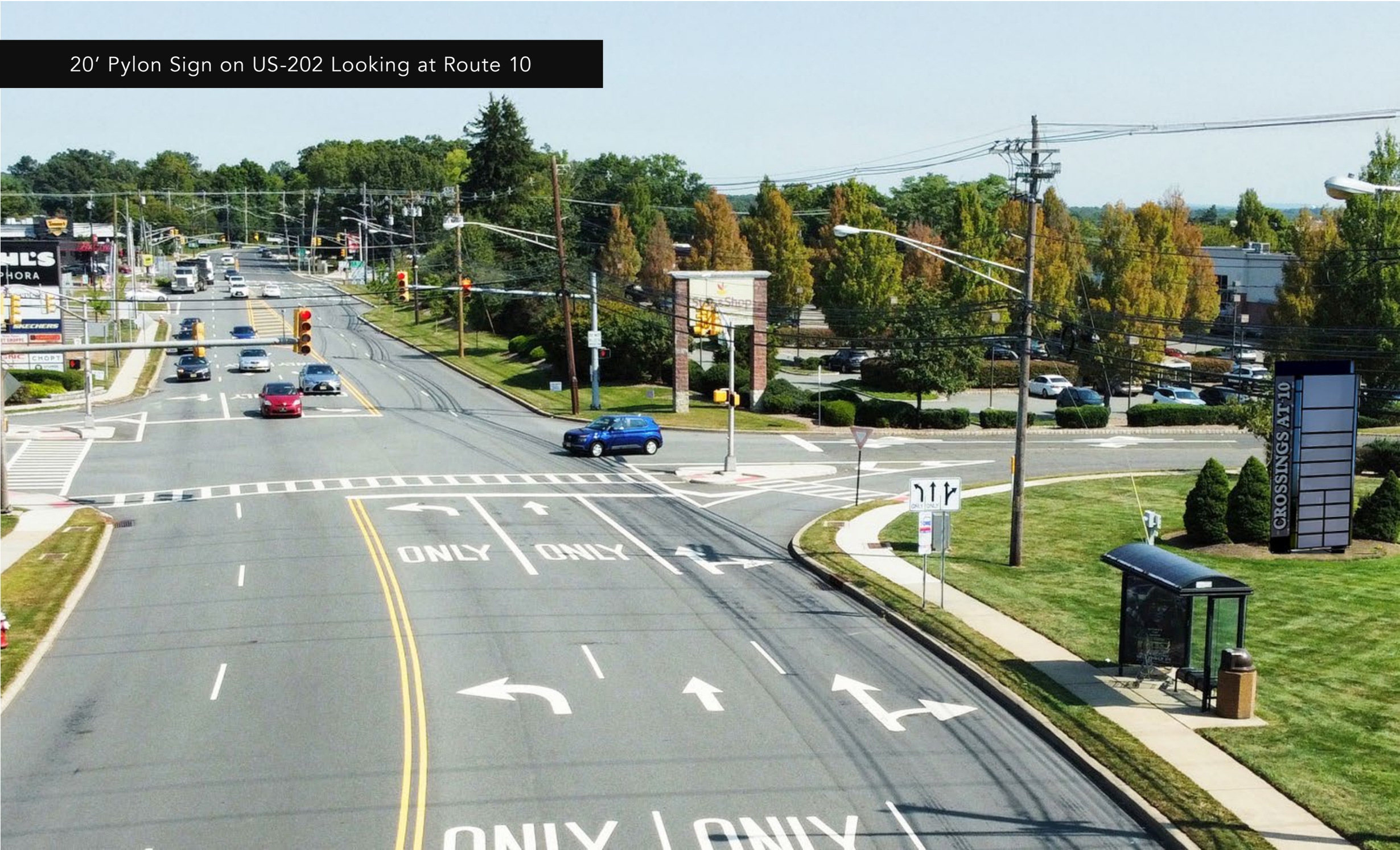
	30% OF VISITS	50% OF VISITS	70% OF VISITS
Population	89,178	212,977	642,637
Employees	70,535	133,069	283,296
Median Household Income	$97,400.12	$98,963.70	$91,133.51
Bachelor's Degree or Higher	38,149	84,018	222,250

Terrific Access & Signage




View from Route 10 @ Johnson Rd
CAVA
COOPER'S HAWK
WINERY & RESTAURANTS
GROCER
GROCER
GROCER
TENANT

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

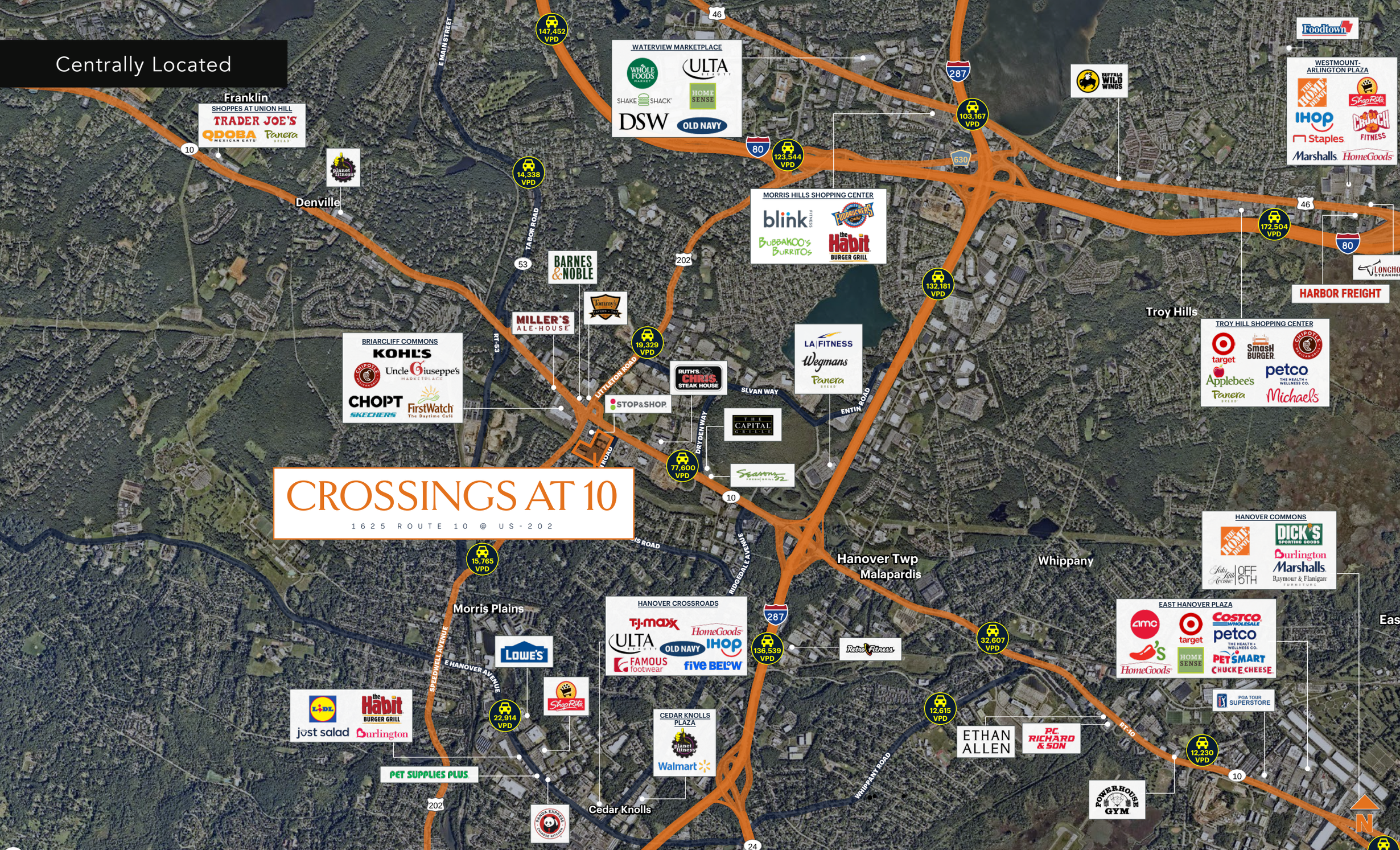


Great Retail Cotenancy



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 MEXICAN EATS
Panera Bread
Denville
WATERVIEW MARKETPLACE
WHOLE FOODS MARKET
ULTA BEAUTY
SHAKE SHACK
HOME SENSE
DSW
OLD NAVY
MORRIS HILLS SHOPPING CENTER
blink FITNESS
FUDDRUCKERS
BUBBAKOO'S BURRITOS
the Habit BURGER GRILL
BARNES & NOBLE
Tommy's Pizza
MILLER'S ALE HOUSE
BRIARCLIFF COMMONS
KOHL'S
CHIPOTLE
Uncle Giuseppe's MARKETPLACE
CHOPT
SKECHERS
FirstWatch The Daytime Café
RUTH'S CHRIS STEAK HOUSE
STOP&SHOP
THE CAPITAL GRILLE
Seasons 52
LA FITNESS
Wegmans
Panera Bread
Troy Hills
TROY HILL SHOPPING CENTER
target
SMASH BURGER
CHIPOTLE
Applebee's
Panera Bread
petco
Michaels
WESTMOUNT-ARLINGTON PLAZA
THE HOME DEPOT
ShopRite
IHOP
Staples
PLANET FITNESS
Marshalls
HomeGoods
Foodtown
BUFFALO WILD WINGS
HARBOR FREIGHT
HANOVER COMMONS
THE HOME DEPOT
DICK'S SPORTING GOODS
Saks Fifth Avenue OFF 5TH
Burlington
Marshalls
Raymour & Flanigan FURNITURE
Hanover Twp
Malapardis
Whippany
HANOVER CROSSROADS
T.J.maxx
HomeGoods
ULTA BEAUTY
OLD NAVY
IHOP
FAMOUS footwear
five BELOW
Retro Fitness
EAST HANOVER PLAZA
amc
target
COSTCO WHOLESALE
HomeGoods
HOME SENSE
petco
PETSMART
CHUCK E CHEESE
Morris Plains
LOWE'S
ShopRite
LIDL
the Habit BURGER GRILL
just salad
Burlington
PET SUPPLIES PLUS
CEDAR KNOLLS PLAZA
PLANET FITNESS
Walmart
Cedar Knolls
PGA TOUR SUPERSTORE
ETHAN ALLEN
PC RICHARD & SON
POWERHOUSE GYM
147,452 VPD
14,338 VPD
103,167 VPD
123,544 VPD
132,181 VPD
172,504 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
E MAIN STREET
TABOR ROAD
LITTLETON ROAD
SLVAN WAY
DRYDEN WAY
ENTIN ROAD
RIDGEDALE AVENUE
SPEEDWELL AVENUE
E HANOVER AVENUE
WHIPPANY ROAD
RT-10
RT-53
46
10
80
287
202
53
630
24
N

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**



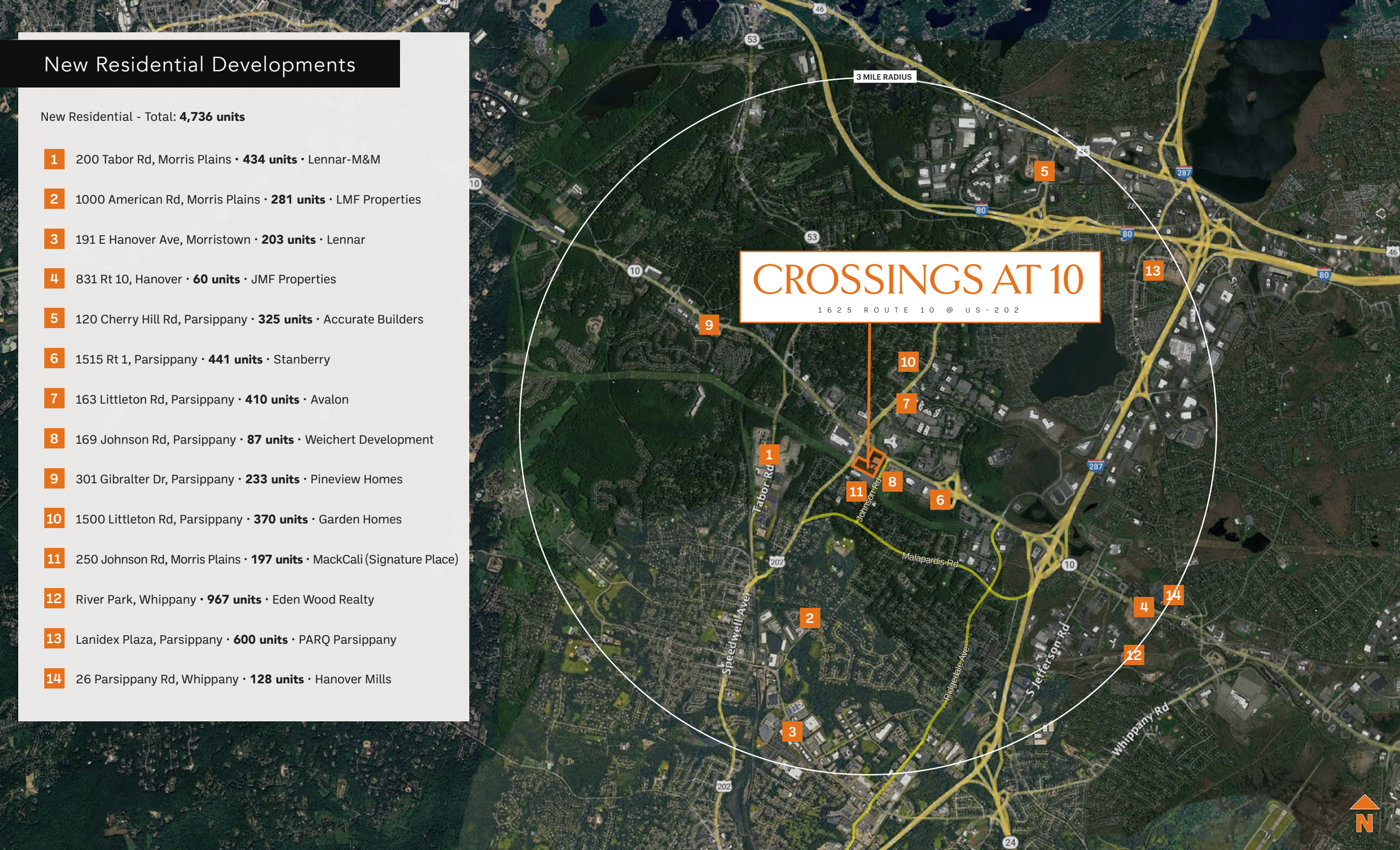
CROSSINGS AT 10

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 Gibralter 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

1625 ROUTE 10 @ US-202
MORRIS PLAINS, NJ



BUILDING A

ARTIST'S RENDERING

CONTACT EXCLUSIVE AGENTS

RIPCO REAL ESTATE

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

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.

CURTIS NASSAU
cnassau@ripconj.com
917.940.2789

MATT GRUNDY
mgrundy@ripconj.com
201.983.8170