

JOIN
KOHL'S
Uncle Giuseppe's
MARKETPLACE

Chick-fil-A
SKECHERS
Chipotle

ME Massage Envy
CHOP'T
verizon
MATTRESSFIRM
GNC



Pad Site,
1,605 SF,
3,757 SF*,
5,530 SF*
*can be combined

RETAIL SPACE

1711
ROUTE 10

Briarcliff Commons

MORRIS COUNTY
MORRIS PLAINS | NJ

RIPCO
REAL ESTATE



SPACE DETAILS



ARTISTS RENDERING

Est # of Customers: 493.3K
Est # of Visits: 1.89M
Avg. Visits/Customers: 3.84

LOCATION

At the main corner of Route 10 and Route 202

RENT

Please inquire

SIZE

		FRONTAGE
Pad Site		
Space 4	5,530 SF*	38 FT 6 IN
Space 3	3,757 SF*	26 FT 8 IN
Space 11	1,605 SF	19 FT 6 IN

*can be combined for up to 9,287 SF

GLA

167,106 SF

PARKING

943 Spaces

NEIGHBORS

Wegmans, Super Stop & Shop, Smashburger, T-Mobile, FedEx Office, Barnes & Noble, Starbucks, Dunkin', Wendy's, Ruth's Chris Steakhouse, Tommy's Tavern + Tap

ESTIMATED DAYTIME POPULATION

1 mile	16,781
3 miles	81,748
5 miles	199,086

COMMENTS

Kohl's anchored regional shopping center situated at a signalized intersection with multiple points of ingress and egress from both the East and Westbound sides of Route 10 (Mt. Pleasant Avenue)

Shopping Center has a brand new facade

Located within a dense daytime office population

POINTS OF INTEREST

The new addition of Uncle Giuseppe's coming in 2021 makes this shopping center the go to place

Perfect location for clothing, sporting goods, fitness, services, medical

ARTIST RENDERINGS

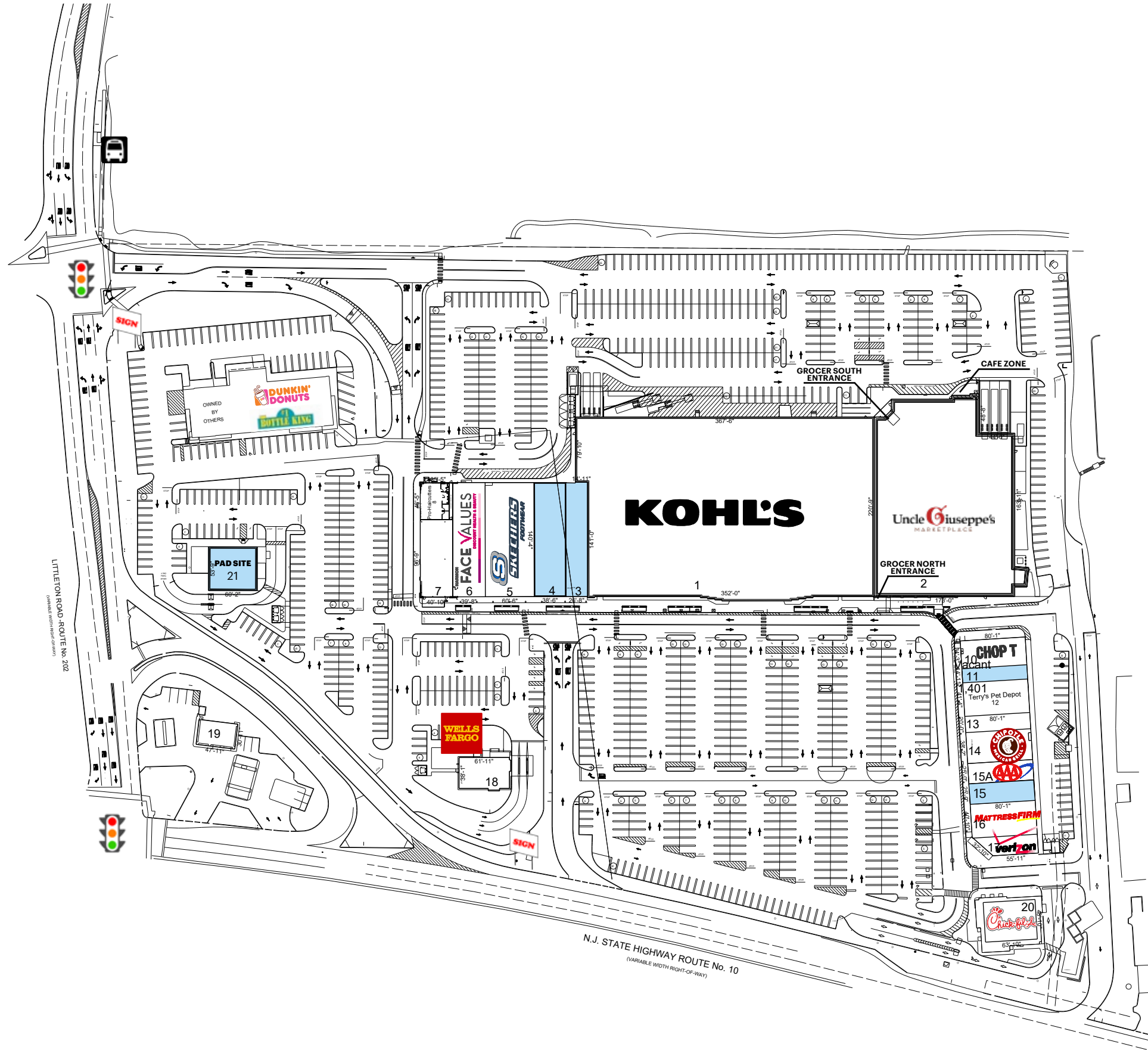


“Briarcliff Commons is already the most visited shopping center in its market for every day needs, and we expect the addition of Uncle Giuseppe’s will increase visits further while introducing a one-of-a-kind, specialty grocery experience unmatched in this market.”

- Chris Weilminster, EVP and COO of Urban Edge Properties

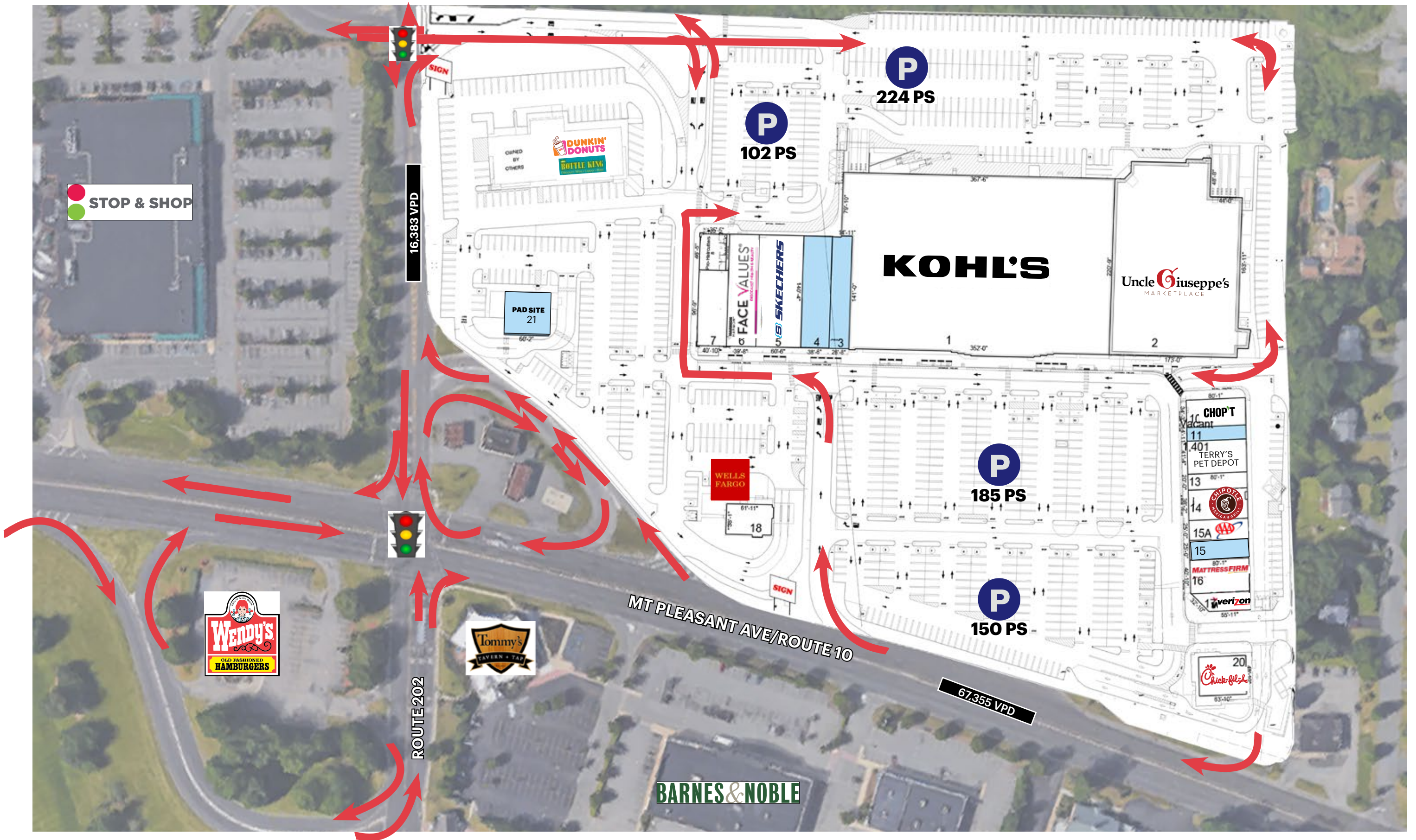


SITE PLAN

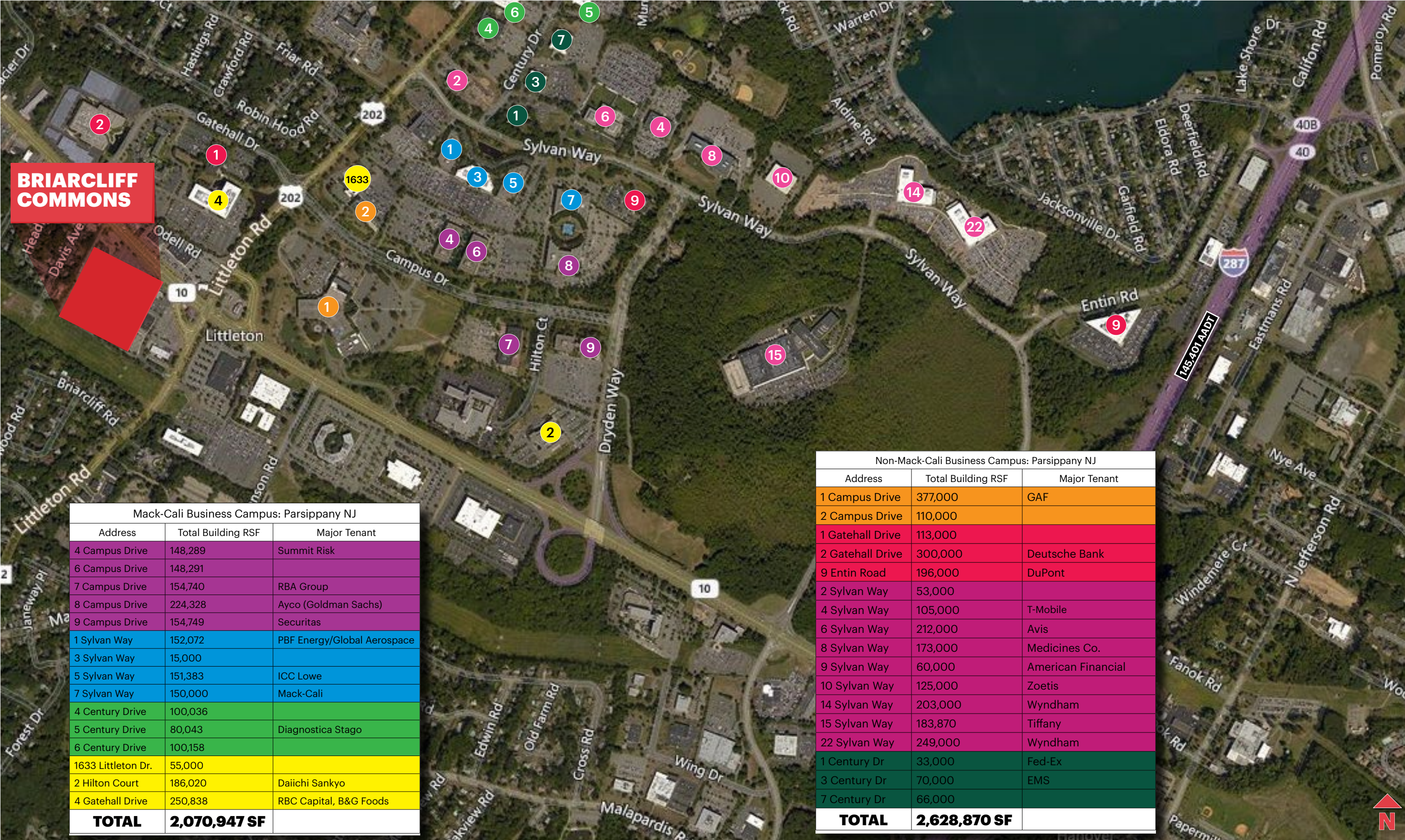


WEB Suite#	Tenant DBA/WEB Name	Curr. Rentable (SF)
1	Kohl's	79,998
2	Uncle Giuseppe's Marketplace - Coming Soon	40,500
3	Vacant	3,757
4	Vacant	5,530
5	Skechers	8,368
6	Harmon Face Values	5,600
7	First Watch The Daytime Cafe	3,800
8	Pro-Haircutters	1,650
10	Chopt - Coming Soon	2,599
11	Vacant	1,605
12	Terry's Pet Depot	3,200
13	GNC	1,600
14	Chipotle Mexican Grill #2864	3,171
15	Vacant	
15A	AAA	2,000
16	Mattress Firm #166043	3,200
17	Verizon Wireless	1,643
18	Wells Fargo Bank	2,572
19	Raceway Petroleum	1,000
20	Chick-fil-A	4,851
21	VACANT (PAD SITE)	
Total		176,440
Parking Spaces		891
Parking Ratio		4.885 per 1,000 sf

ACCESS DIAGRAM AND NEW PARKING LAYOUT



NEARBY MARKET OVERVIEW



BRIARCLIFF COMMONS

Mack-Cali Business Campus: Parsippany NJ		
Address	Total Building RSF	Major Tenant
4 Campus Drive	148,289	Summit Risk
6 Campus Drive	148,291	
7 Campus Drive	154,740	RBA Group
8 Campus Drive	224,328	Ayco (Goldman Sachs)
9 Campus Drive	154,749	Securitas
1 Sylvan Way	152,072	PBF Energy/Global Aerospace
3 Sylvan Way	15,000	
5 Sylvan Way	151,383	ICC Lowe
7 Sylvan Way	150,000	Mack-Cali
4 Century Drive	100,036	
5 Century Drive	80,043	Diagnostica Stago
6 Century Drive	100,158	
1633 Littleton Dr.	55,000	
2 Hilton Court	186,020	Daiichi Sankyo
4 Gatehall Drive	250,838	RBC Capital, B&G Foods
TOTAL	2,070,947 SF	

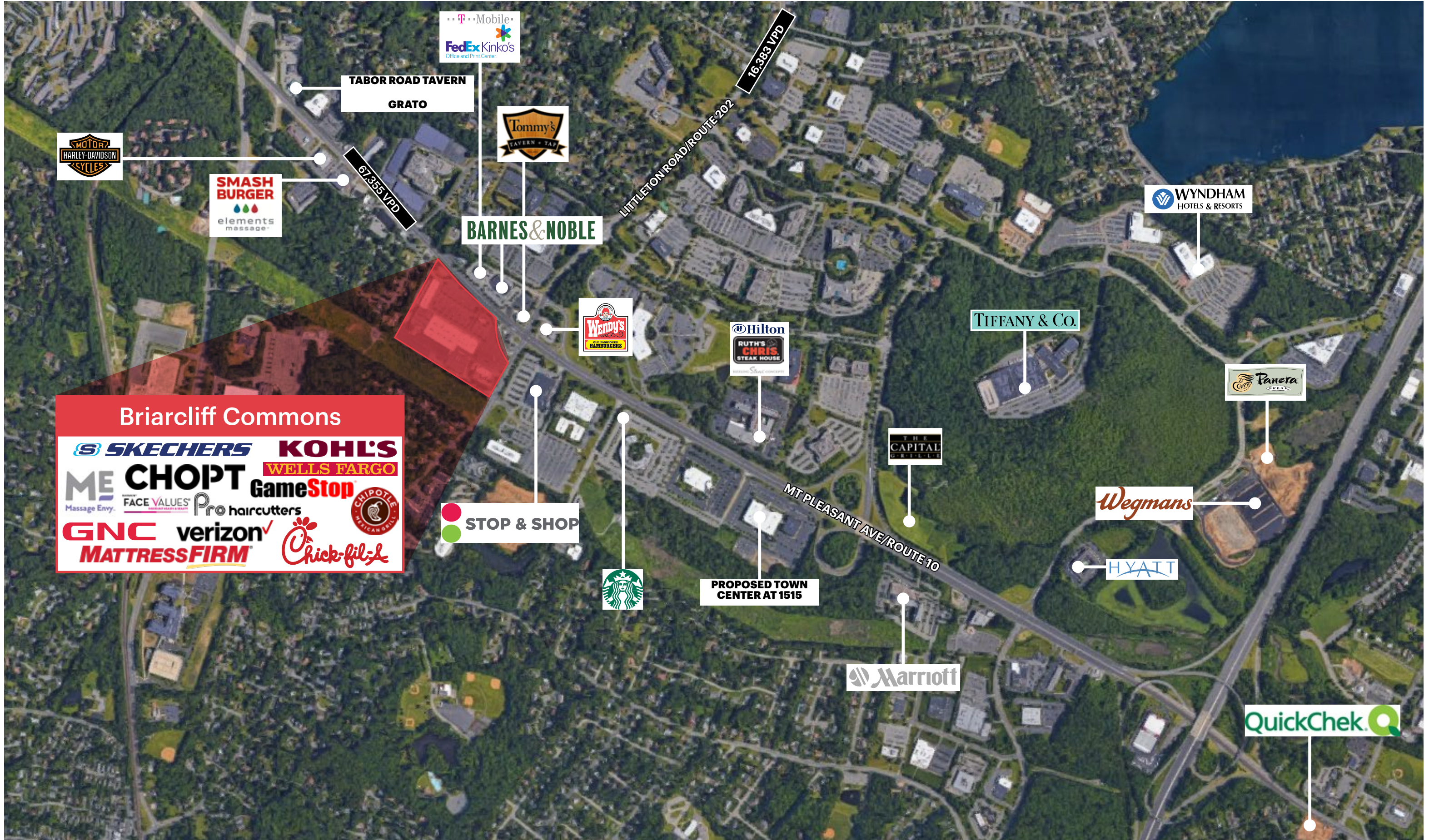
Non-Mack-Cali Business Campus: Parsippany NJ		
Address	Total Building RSF	Major Tenant
1 Campus Drive	377,000	GAF
2 Campus Drive	110,000	
1 Gatehall Drive	113,000	
2 Gatehall Drive	300,000	Deutsche Bank
9 Entin Road	196,000	DuPont
2 Sylvan Way	53,000	
4 Sylvan Way	105,000	T-Mobile
6 Sylvan Way	212,000	Avis
8 Sylvan Way	173,000	Medicines Co.
9 Sylvan Way	60,000	American Financial
10 Sylvan Way	125,000	Zoetis
14 Sylvan Way	203,000	Wyndham
15 Sylvan Way	183,870	Tiffany
22 Sylvan Way	249,000	Wyndham
1 Century Dr	33,000	Fed-Ex
3 Century Dr	70,000	EMS
7 Century Dr	66,000	
TOTAL	2,628,870 SF	



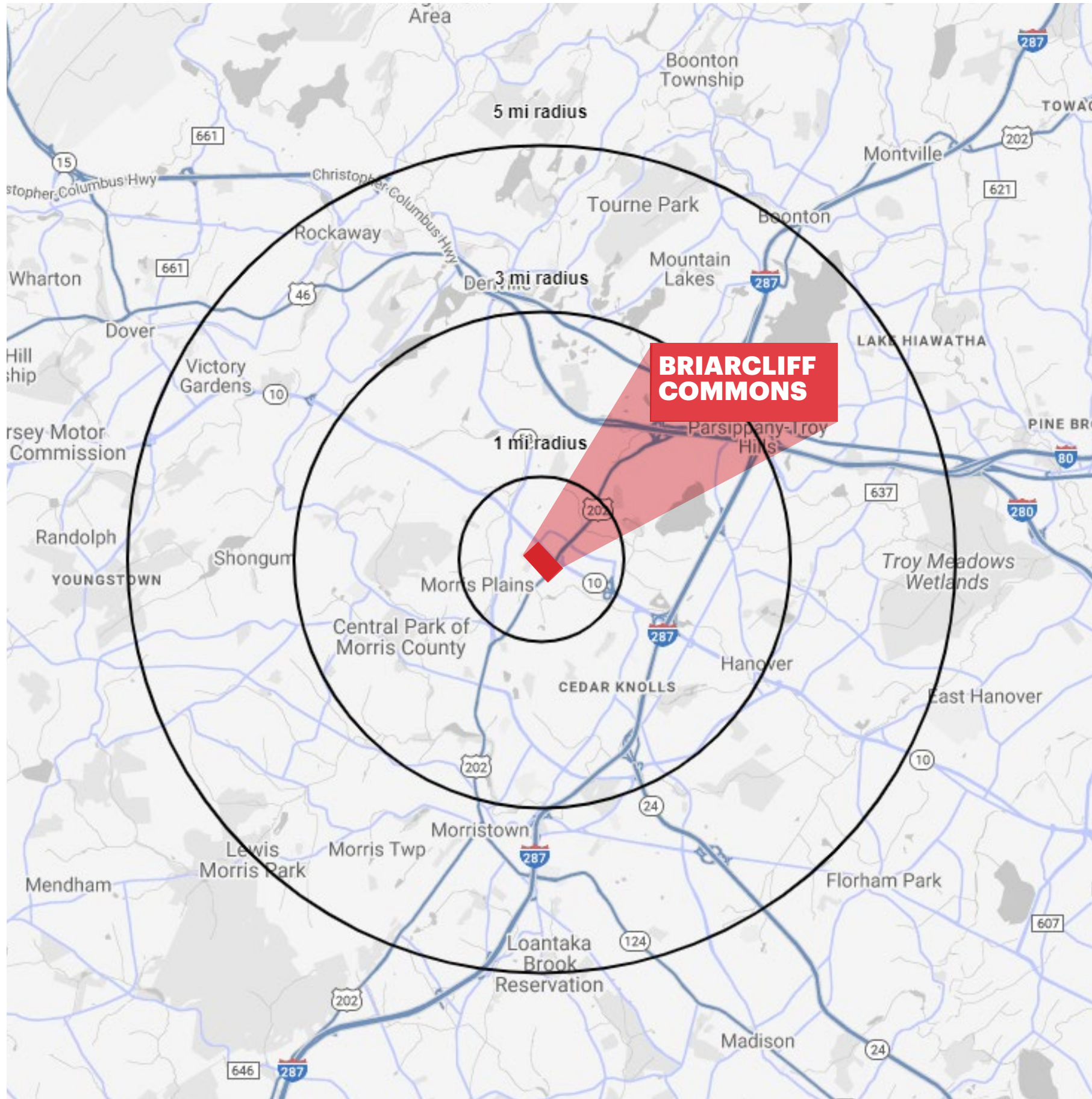
MID-LEVEL AERIAL



MARKET AERIAL



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	6,298
3 miles	60,711
5 miles	145,662

ESTIMATED DAYTIME POPULATION

1 mile	16,781
3 miles	81,748
5 miles	199,086

AVERAGE HOUSEHOLD INCOME

1 mile	\$144,406
3 miles	\$151,361
5 miles	\$168,694

TOTAL HOUSEHOLDS

1 mile	2,723
3 miles	23,562
5 miles	56,746

TOTAL BUSINESSES

1 mile	535
3 miles	3,601
5 miles	10,200

TOTAL EMPLOYEES

1 mile	15,023
3 miles	65,291
5 miles	159,539

TOTAL APPAREL

1 mile	\$9.08M
3 miles	\$81.42M
5 miles	\$214.29M

FOOD EXPENDITURE

1 mile	\$35.93M
3 miles	\$323.68M
5 miles	\$847.97M

NUMBER OF COLLEGE GRADUATES

1 mile	3,043
3 miles	25,476
5 miles	63,281

*2019 estimates

AREA RETAIL



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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.