

RETAIL SPACE FOR LEASE

1719 ROUTE 10

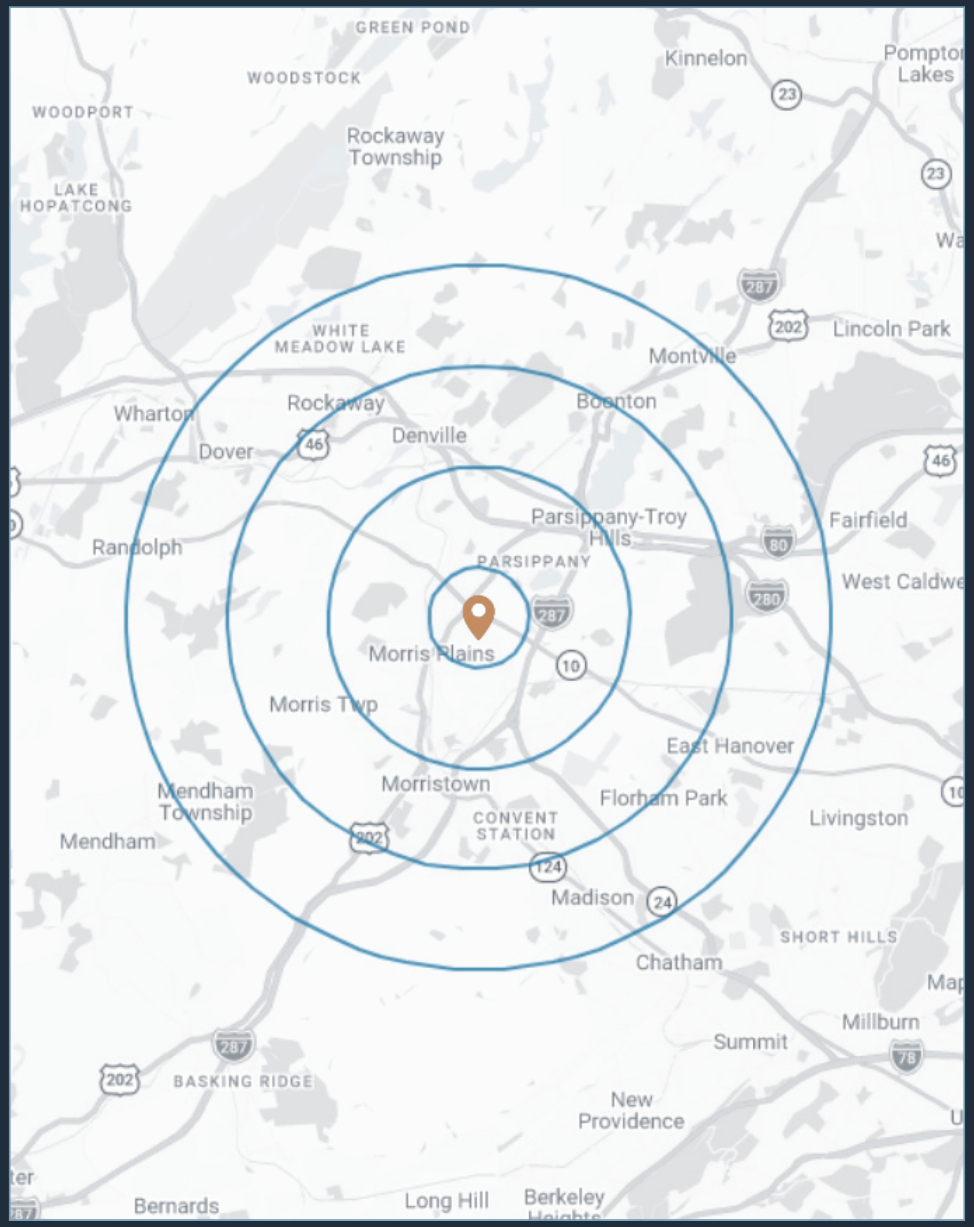
PARSIPPANY, NEW JERSEY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

1719 ROUTE 10



HIGHLIGHTS

- The immediate trade area boasts over 16 million square feet of Class A Corporate Office including the headquarters for Honeywell, GAF Roofing, Wyndham Hotels & Resort, and Zoetis Pharmaceuticals.
- Fully approved and permitted 127 room hotel for Pad A
- Fully approved 6,200 SF (29 suites) salon suites use on the ground floor of the Octagon Building
- Ideal users for Pad B include car wash operators, dog daycare providers, quick-lube businesses, and urgent care providers
- Immediate marketplace is transforming to a retail destination
- Access from Rt. 10, Johnson Road and Dryden Way

DEMOGRAPHICS

1 MILE

POPULATION	4,833
HOUSEHOLDS	1,897
EMPLOYEES	6,520
AVERAGE HH INCOME	$198,582

3 MILES

POPULATION	68,897
HOUSEHOLDS	25,908
EMPLOYEES	63,113
AVERAGE HH INCOME	$182,278

5 MILES

POPULATION	154,422
HOUSEHOLDS	58,284
EMPLOYEES	147,077
AVERAGE HH INCOME	$196,131

7 MILES

POPULATION	291,027
HOUSEHOLDS	107,661
EMPLOYEES	215,974
AVERAGE HH INCOME	$192,991

TRAFFIC COUNTS

NJ ROUTE 10	67,355 AADT
DRYDEN WAY	23,342 AADT
US-202 LITTLETON ROAD	15,125 AADT
I-287	153,979 AADT

SITE PLAN


10 – 67,355 AADT
STARBUCKS
PATIO AREA
MILLER'S ALE·HOUSE
PAD A
FULLY APPROVED & PERMITTED 127 ROOM HOTEL
6,200 SF FULLY APPROVED SALON SUITES USE
PROPOSED PAD B 4,750 SF
IDEAL USERS: CAR WASH OPERATORS, DOG DAYCARE PROVIDERS, QUICK-LUBE BUSINESSES, & URGENT CARE PROVIDERS
OCTAGON 10 OFFICE CENTER
CORNHOLE
PUTTING GREEN
BALL COURT
SITTING & ENTERTAINMENT AREA
WALKWAY PATH
DROP-OFF AREA
JOHNSON ROAD
DRIVEWAY
ACCESS


202
T-Mobile
CORPORATE OFFICE
280 NEW LUXURY APARTMENTS
COMING SOON
LIFETIME
zoetis
WYNDHAM
HOTELS & RESORTS
SYLVAN WAY
LITTLETON ROAD - 15,125 AADT
Tommy's
TAVERN + TAP
BARNES & NOBLE
DUNKIN'
AVALON PARSIPPANY
410 LUXURY
APARTMENTS
GAF
Wendy's
CAMPUS DRIVE
128,000 SF
INDUSTRIAL
WAREHOUSE
UNDER
CONSTRUCTION
DRYDEN WAY - 23,342 AADT
STOP&SHOP
THE CROSSING
Weichert
MILLER'S
ALE HOUSE
Hampton
RUTH'S CHRIS
STEAK HOUSE
Hilton
HOTELS & RESORTS
10
- 67,355 AADT
US AutoForce
121,000 SF
WAREHOUSE
AND LOGISTICS
PAD A
PAD B
DELTA DENTAL
Panera
BREAD
LA FITNESS
Wegmans
THE CAPITAL GRILLE
DISTRICT
15 FIFTEEN
Seasons 52
FRESH GRILL WINE BAR
HYATT
house
MARRIOTT
DUNKIN'
287
- 153,979 AADT
JOHNSON ROAD
BRIARCLIFF COMMONS
KOHL'S
+SEPHORA
SKECHERS
crumbl
cookies
MATTRESS
FIRM
Massage Envy
Chick-fil-A
Uncle Giuseppe's
MARKETPLACE
FIRST
WATCH
CHIPOTLE
DISTRICT 15 FIFTEEN
498 LUXURY RENTALS AND
ACTIVE ADULT RESIDENCES
DISCOVER STRENGTH
KURA
Burger Brunswick House
O'BAGEL
AL-BASHA
BURTONS
GRILL&BAR
moxie
salon and beauty bar
YOGASIX
MEXIMODO
COCINA MEXICANA & TEQUILA BAR
THE YARD GYM
EST 2020
JETSET
MODERN PILATES
puregreen


25,160 AADT
CVS
80
136,017 AADT
Wendy's
Walgreens
OUTBACK STEAKHOUSE
TACO BELL
DOLLAR TREE
Chick-fil-A
BUFFALO WILD WINGS
Wonder
202
WATERVIEW MARKETPLACE
WHOLE FOODS MARKET
ULTA BEAUTY
HOME SENSE
DSW
OLD NAVY
SHAKE SHACK
MORRIS HILLS SHOPPING CENTER
BUBBAKOO'S BURRITOS
LESLIE'S
BANK OF AMERICA
AMERICA'S BEST CONTACTS & EYEGLASSES
TROY HILLS SHOPPING CENTER
TARGET
FLOOR & DECOR
Applebee's GRILL & BAR
petco
Panera BREAD
LITTLETON ROAD – 15,125 AADT
BARNES & NOBLE
DUNKIN'
Wendy's
COMING SOON
LIFE TIME
153,979 AADT
MILLER'S ALE HOUSE
Panera BREAD
287
LA FITNESS
Wegmans
10
67,355 AADT
SITE
BRIARCLIFF COMMONS
KOHL'S +SEPHORA
MATTRESS FIRM
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FIRST WATCH
Uncle Giuseppe's MARKETPLACE
Chick-fil-A
CHIPOTLE MEXICAN GRILL
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moxie salon and beauty bar
YOGASIX
MEXIMODO COCINA MEXICANA & TEQUILA BAR
THE YARD GYM EST 2020
JETSET MODERN PILATES
puregreen
WHIPPANY VILLAGE
DUCK DONUTS
Jersey Mike's SUBS
rehab NETWORK
CVS
Retro Fitness
BJ's Live Generously
Chick-fil-A



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