

THE DISTRICT AT

15 fifteen

1515 Route 10, Parsippany



67,335 VPD

Retail for Lease - Contact

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Availabilities

Multiple Retail Opportunities

- +/- 1,000 - 9,000 SF

Co-Tenants



Neighboring Tenants

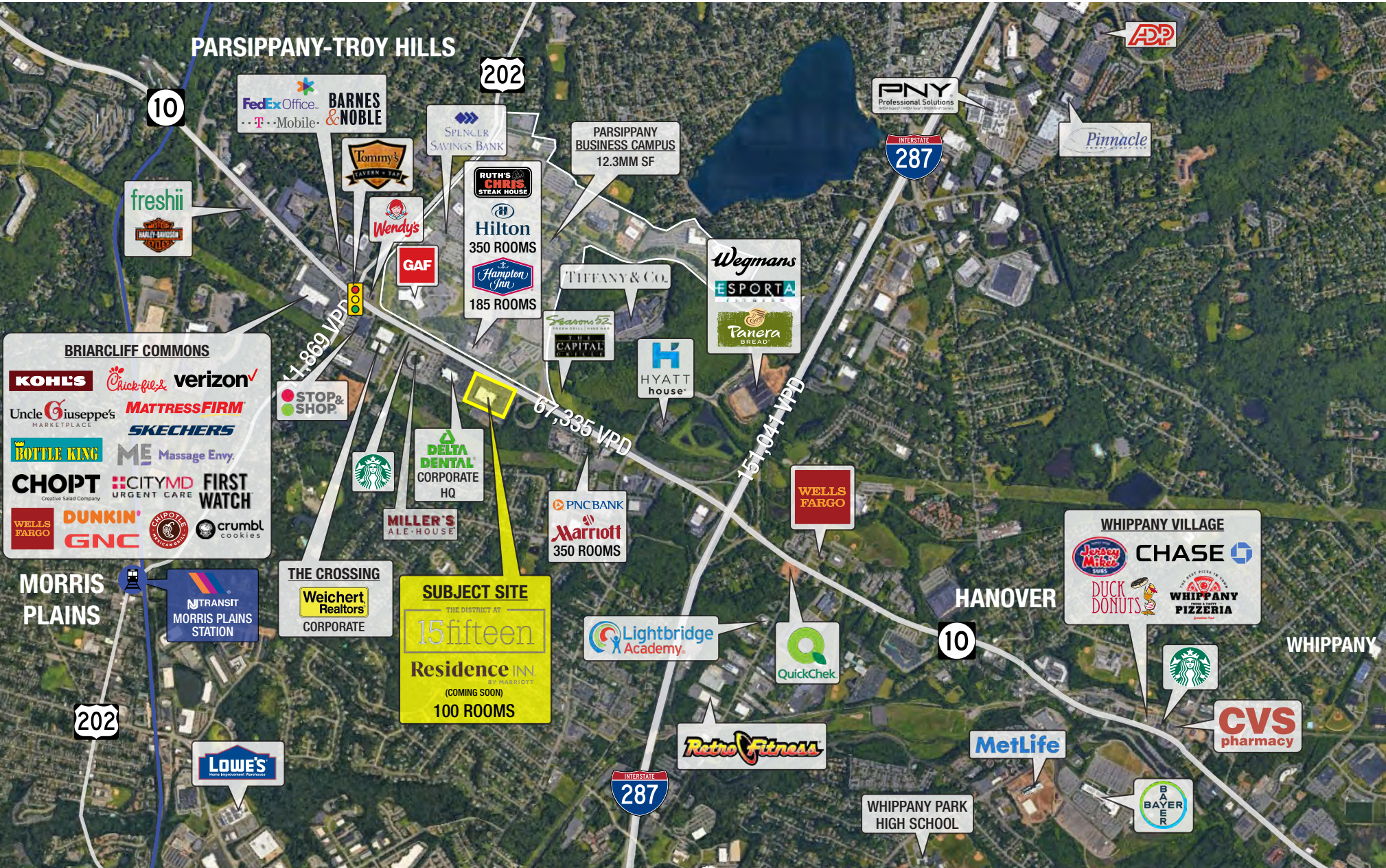


Site Description

- One-of-a-kind mixed-use retail opportunity with over 1,000 feet of frontage in the heart of the Route 10 retail corridor
- 15fifteen includes 500 luxury apartments, 100 key hotel, 60,000 SF of retail, and a new state of the art digital sign and message board providing tremendous opportunity for retailers to have maximum exposure to Route 10
- Multiple retail configurations, including venting for F&B, with frontage along Route 10 and the interior paseo
- Planned and curated events creating a downtown atmosphere such as farmers markets, live music, movies in the park and more throughout the year
- New access to the development allows for patrons to easily enter and exit the property from 2 points along Route 10 eastbound and direct access via the Dryden Way exit westbound. Dryden Way also provides direct access to the office and hotel population across Route 10.
- On-site parking with both surface spaces and a parking garage consisting of 1,062 total spaces. In addition, the parking garage includes reserved "retail only" parking with direct pedestrian access to the retail paseo.
- Tremendous HH incomes at nearly \$140,000 within the immediate and surrounding area
- Dense residential population that includes approximately 152,000 people and a daytime population of over 220,000 people within 5-miles
- Over 16 million SF of corporate office space within the market with headquarters for several Fortune 1,000 companies including Bayer, Honeywell, GAF, Wyndham Worldwide and many others
- More than 3,000 hotel rooms within 3-miles plus approximately 1,500 new multi-family units in the pipeline within 1 ½ miles from 15fifteen



MARKET AERIAL

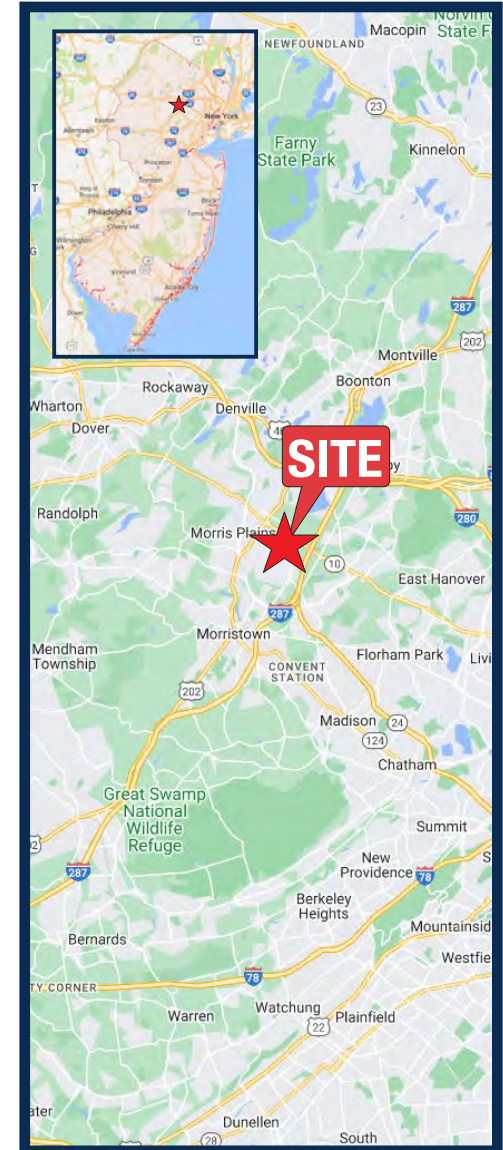


MARKET LOCATION

Immediate Surrounding Area



State Map

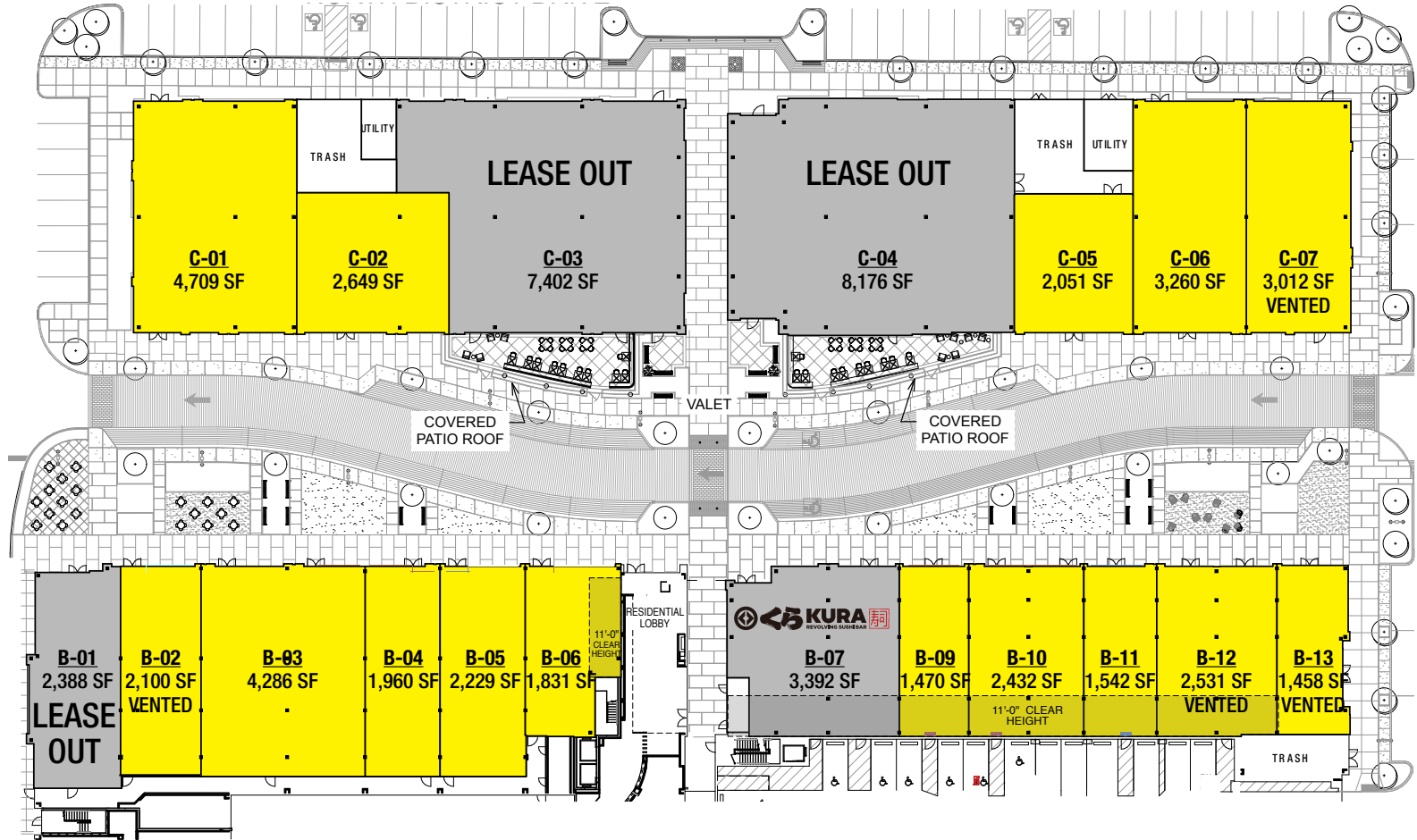


Demographics

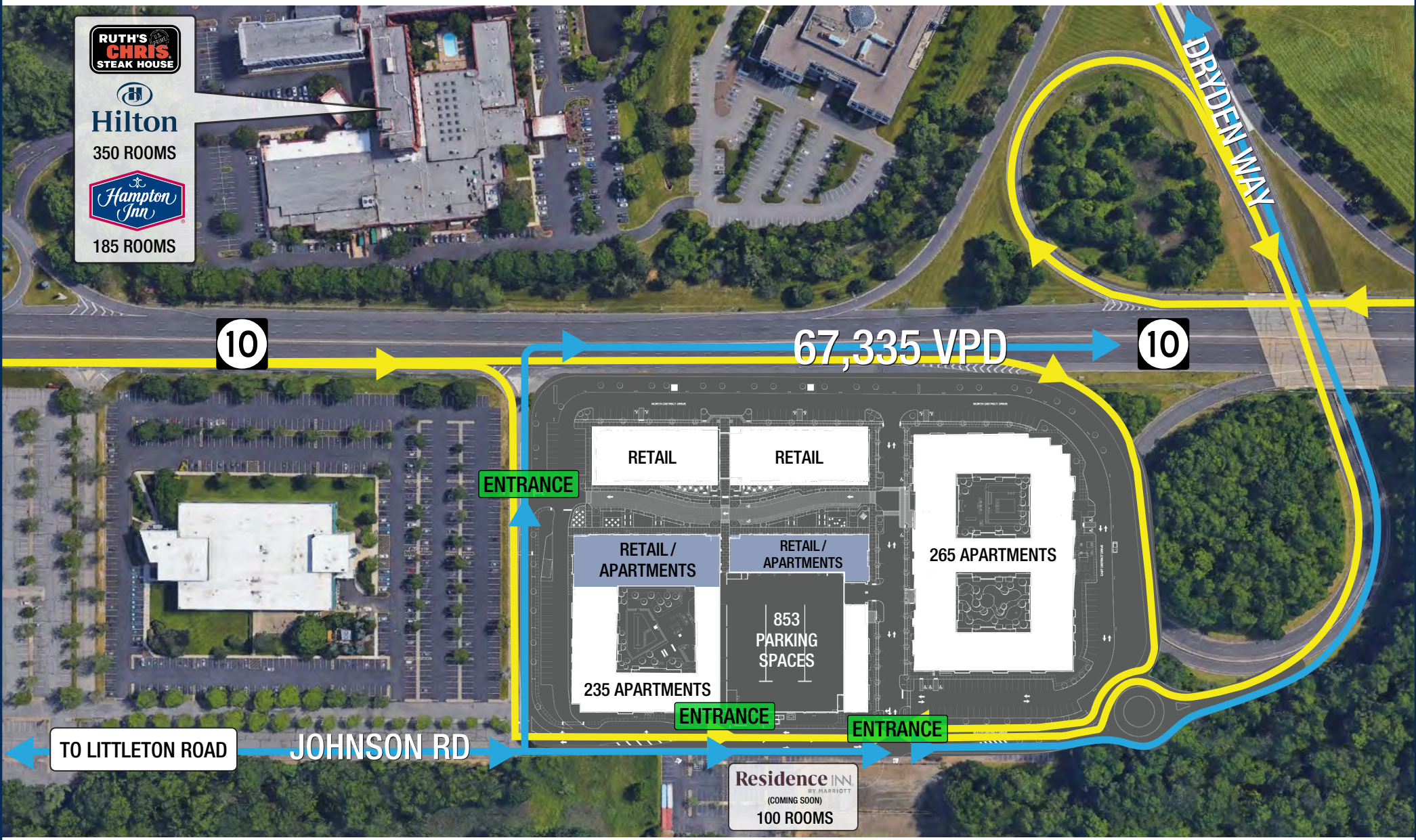
Radius	Population	Employee Population	Median HH Income	Median Age
1 Mile	4,410	23,497	\$139,088	43.1
3 Mile	66,961	96,625	\$132,604	41.6
5 Mile	151,959	220,249	\$144,926	41.5
7 Mile	281,584	361,223	\$138,121	41.7

SITE PLAN

SPACE	AREA	TENANTS
B-01	2,388 SF	LEASE OUT
B-02	2,100 SF	AVAILABLE (VENTED)
B-03	4,286 SF	AVAILABLE
B-04	1,960 SF	AVAILABLE
B-05	2,229 SF	AVAILABLE
B-06	1,831 SF	AVAILABLE
B-07	3,392 SF	KURA SUSHI
B-09	1,407 SF	AVAILABLE
B-10	2,432 SF	AVAILABLE
B-11	1,542 SF	AVAILABLE
B-12	2,531 SF	AVAILABLE (VENTED)
B-13	1,458 SF	AVAILABLE (VENTED)
C-01	4,709 SF	AVAILABLE
C-02	2,649 SF	AVAILABLE
C-03	7,402 SF	LEASE OUT
C-04	8,176 SF	LEASE OUT
C-05	2,051 SF	AVAILABLE
C-06	3,260 SF	AVAILABLE
C-07	3,012 SF	AVAILABLE (VENTED)



TRAFFIC FLOW



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