

THE DISTRICT AT

15 fifteen

1515 Route 10, Parsippany



67,335 VPD

Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com





Availabilities

Multiple Retail Opportunities

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

Co-Tenants



Neighboring Tenants

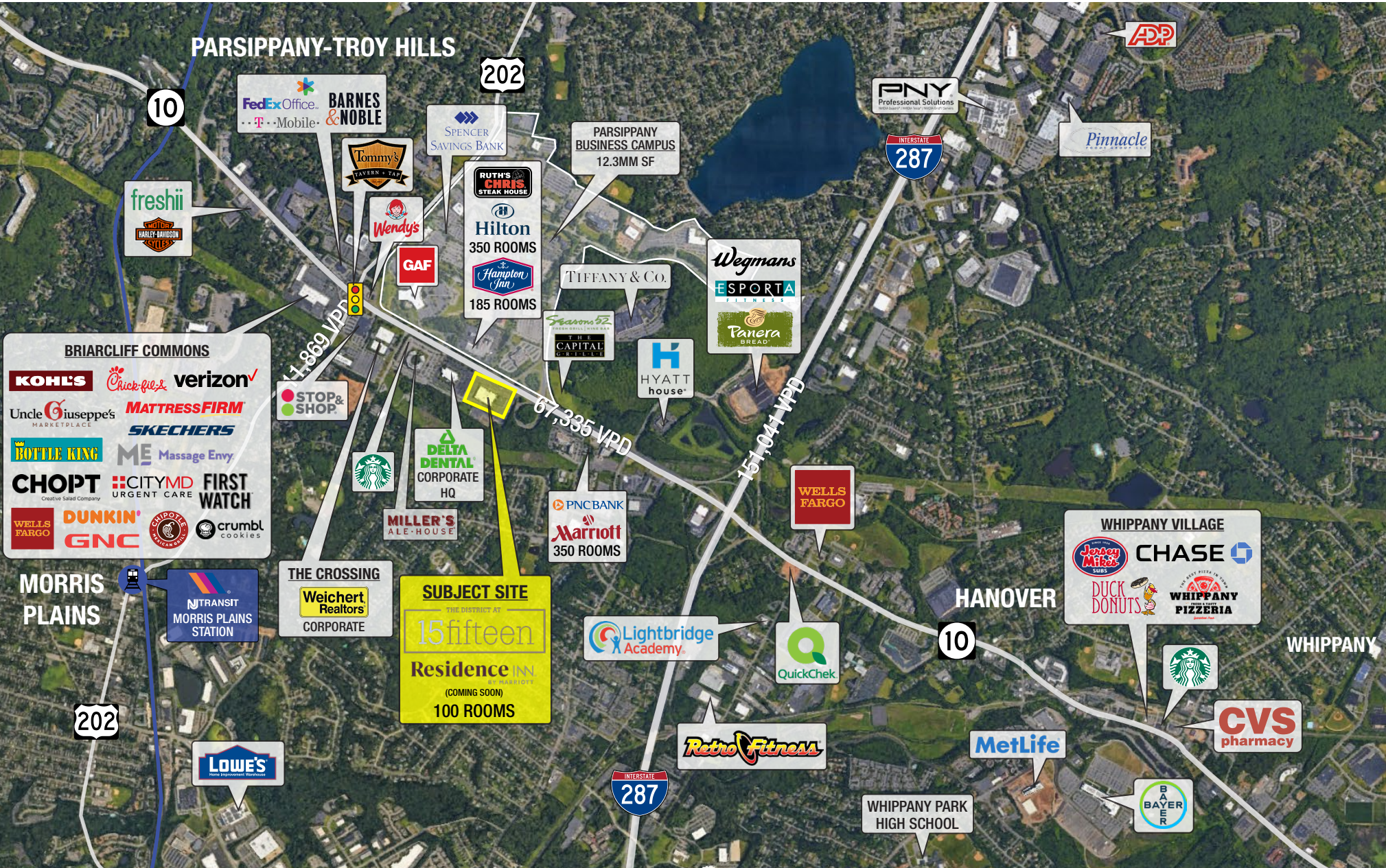


Site Description

- 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

PARSIPPANY-TROY HILLS

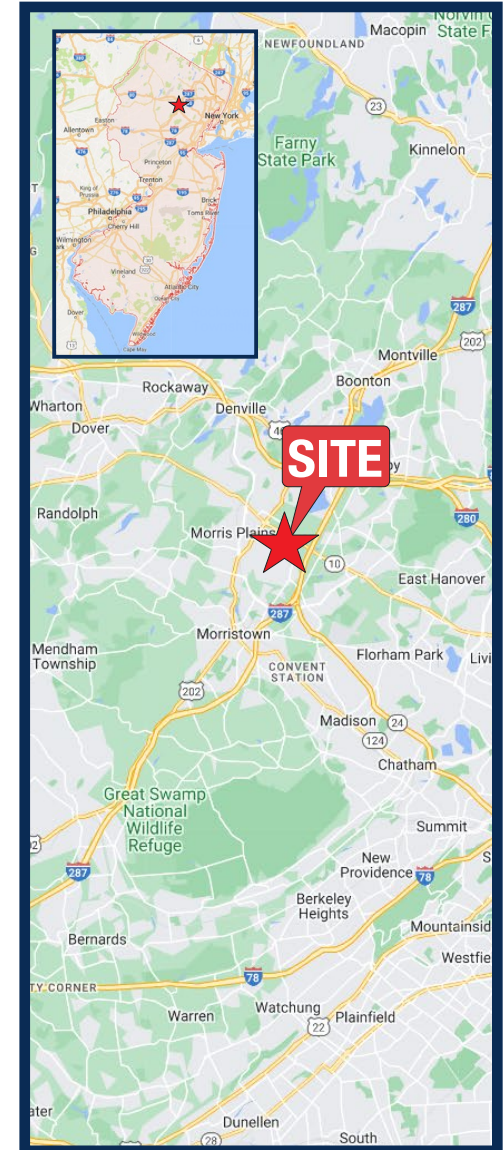


MARKET LOCATION

Immediate Surrounding Area



State Map

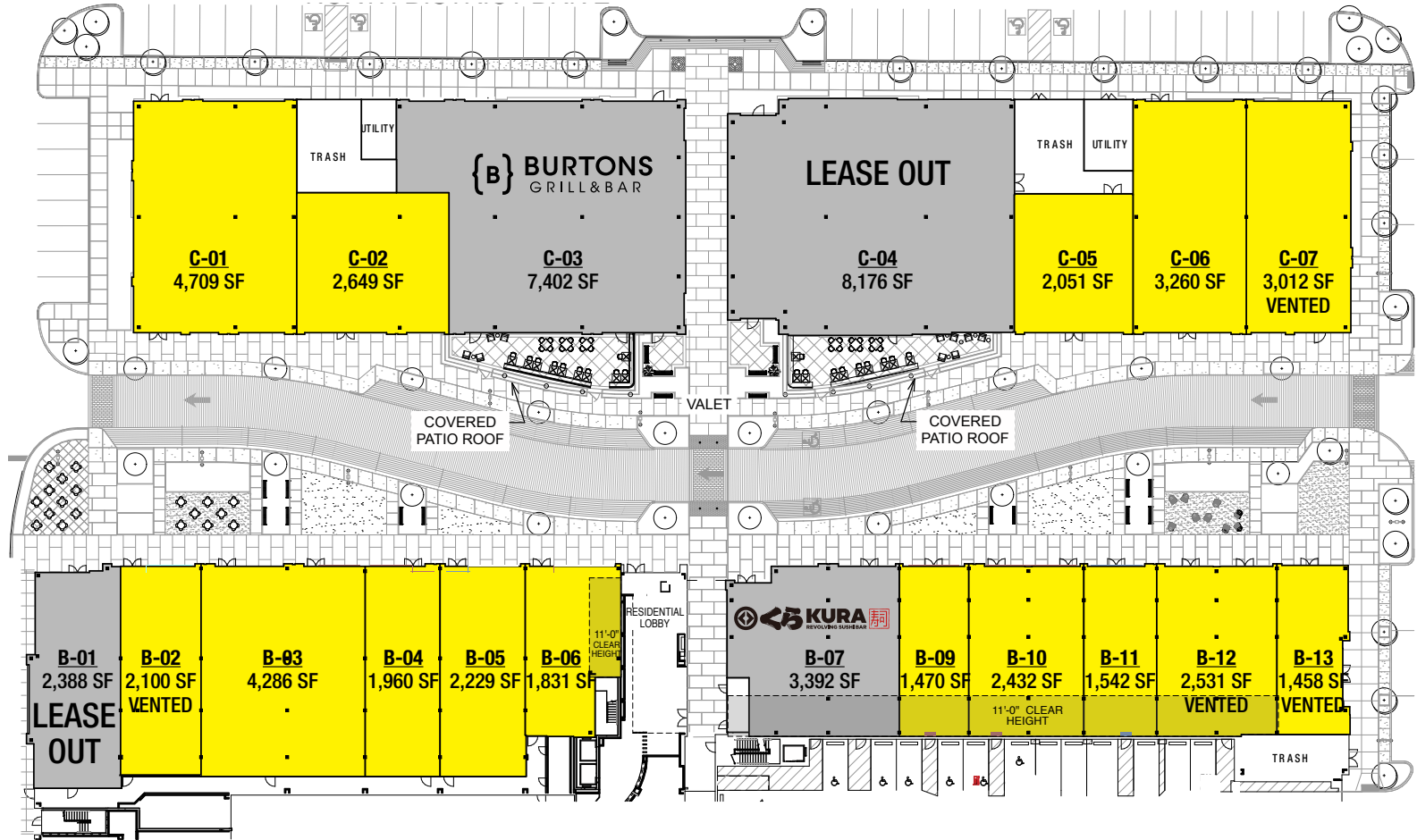


Demographics

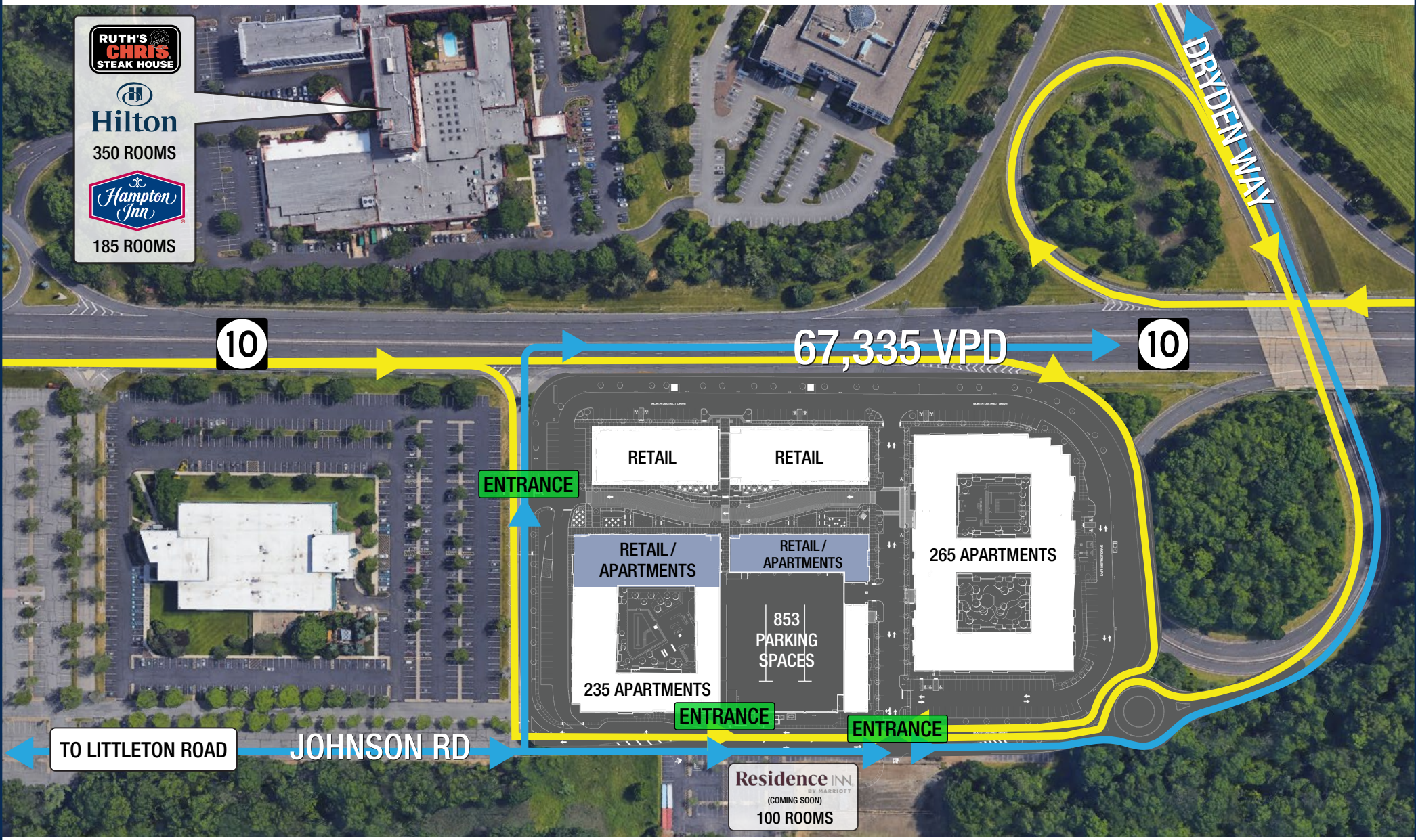
Radius	Population	Employee Population	Median HH Income	Median Age
1 Mile	4,410	23,497	\$139,088	43.1
3 Mile	66,961	96,625	\$132,604	41.6
5 Mile	151,959	220,249	\$144,926	41.5
7 Mile	281,584	361,223	\$138,121	41.7

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	BURTON'S BAR AND GRILL
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



THE DISTRICT AT

15 fifteen

CONTACT



Retail for Lease - Contact

Ryan Starkman

Ph. 732-724-4501

ryan@piersonre.com



© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.