



RIVER PARK

47 Parsippany Road, Whippany, New Jersey

MORRIS COUNTY, NJ'S BEST!

80,000 SF of Retail
Coming to Hanover 2021
Including 22,000 SF Anchor

RIVER PARK

47 Parsippany Road, Whippany, New Jersey

River Park is Hanover's proposed Town Center.

The 85-acre project will consist of 80,000 SF retail with opportunities for gourmet grocery, full serve and fast casual restaurants and boutique fitness plus additional retail. The mixed-use atmosphere will include two extended stay hotels, amenity space and some 900 residential units, 76 surface parking spaces and a total of 231 on street parking spaces.

There will be on street, surface and deck parking throughout the project.

The project is located directly off Parsippany and Edens Roads, with convenient proximity among others to Bayer, MetLife, Barclays Headquarters and Novartis and their 17,000 employees.

Delivery is estimated for the grocery/anchor is 2Q2021 and drive thru coffee opportunity in 3Q2020.





AVAILABLE RETAIL SPACE



125 key
extended
hotel

22,000 SF
Anchor Retail

10,600 SF

3,400 SF

5,000 SF

6,000 SF

6,700 SF

Erie Railroad Company Main Line

Building 6

Building 4

Building 2

Building 5

Building 3

Whippany River

Whippany River

125 key
extended
hotel

5,600 SF
Restaurant

5,600 SF

5,200 SF

5,100 SF

5,000 SF

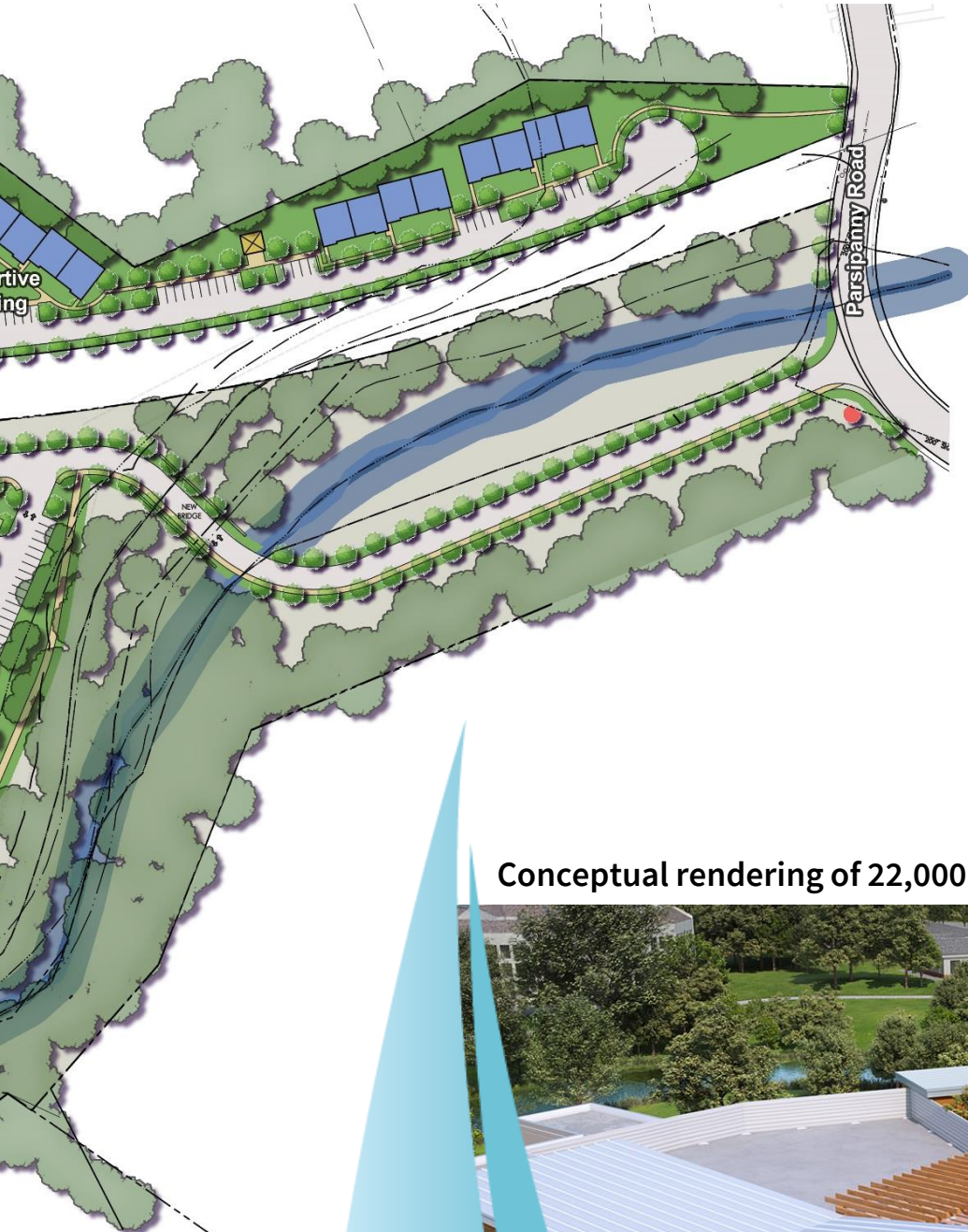
1,800 SF
Drive Thru Coffee

Eden Lane

Building 1

DEMOGRAPHIC SNAPSHOT

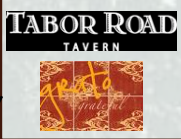
	Population	Med Household Income	Employees	Businesses
1 Mile	5,696	\$124,202	17,000	305
3 Mile	40,794	\$121,646	76,496	3,191
5 Mile	164,460	\$114,418	179,767	9,741
7 Mile	276,627	\$125,138	261,290	15,370



Conceptual rendering of 22,000 SF anchor retail



- Legend**
- Retail
 - Residential
 - Hotel
 - Parking
 - Courtyard



TIFFANY & CO.

ROUTE 10

53

202

136,539 VPD

Briarcliff Commons



The District at 15fifteen

32,607 VPD



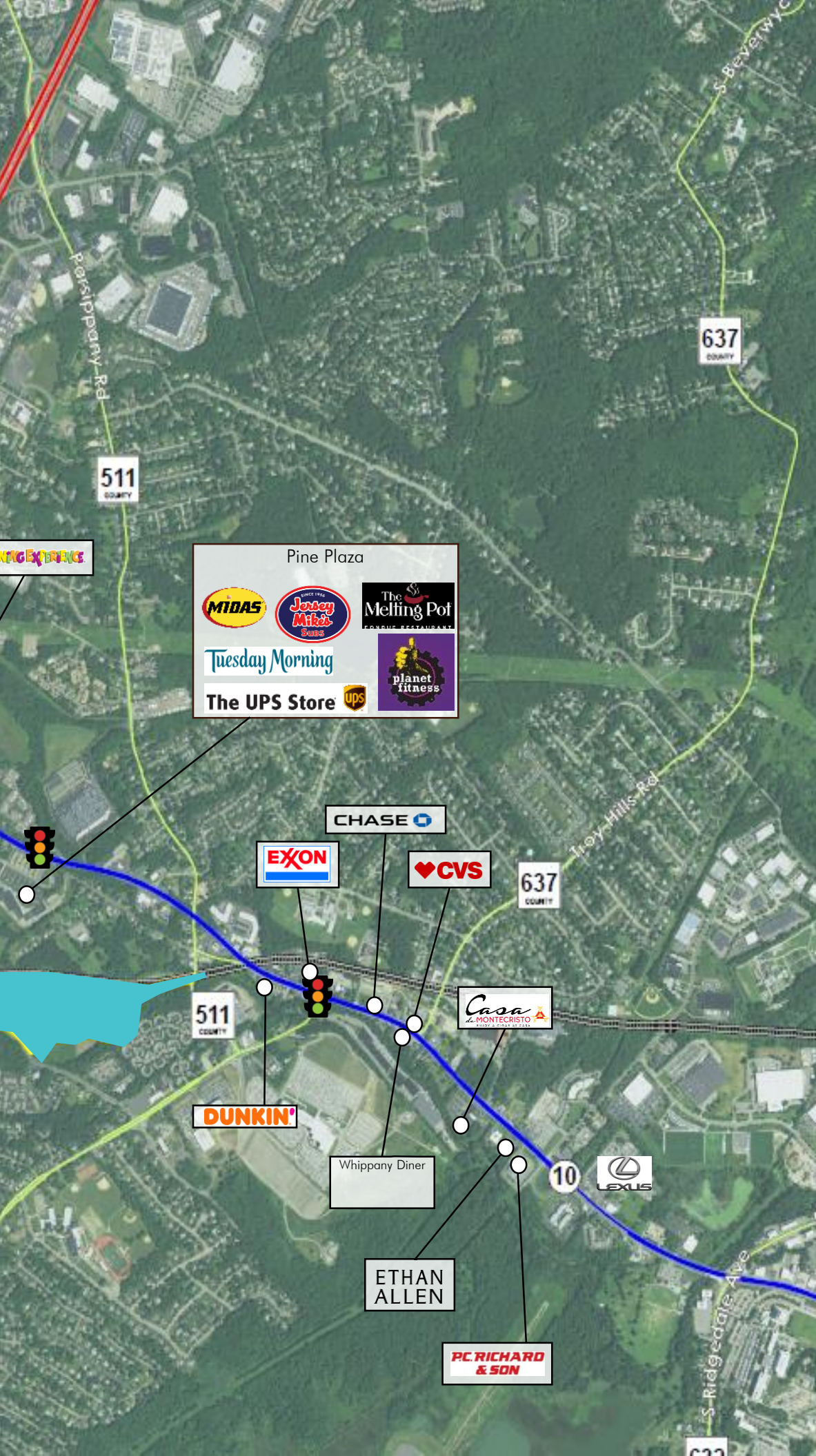
MARKET AERIAL

RIVER PARK

47 Parsippany Road, Whippany, New Jersey

Highview Ave

Whippany



DEMAND GENERATORS



RIVER PARK
47 Parsippany Road, Whippany, New Jersey



Township of Parsippany-Troy Hills



Borough of Morris Plains



Township of Hanover



5 Miles

3 Miles

1 Miles

SITE



MetLife



Township of Morris

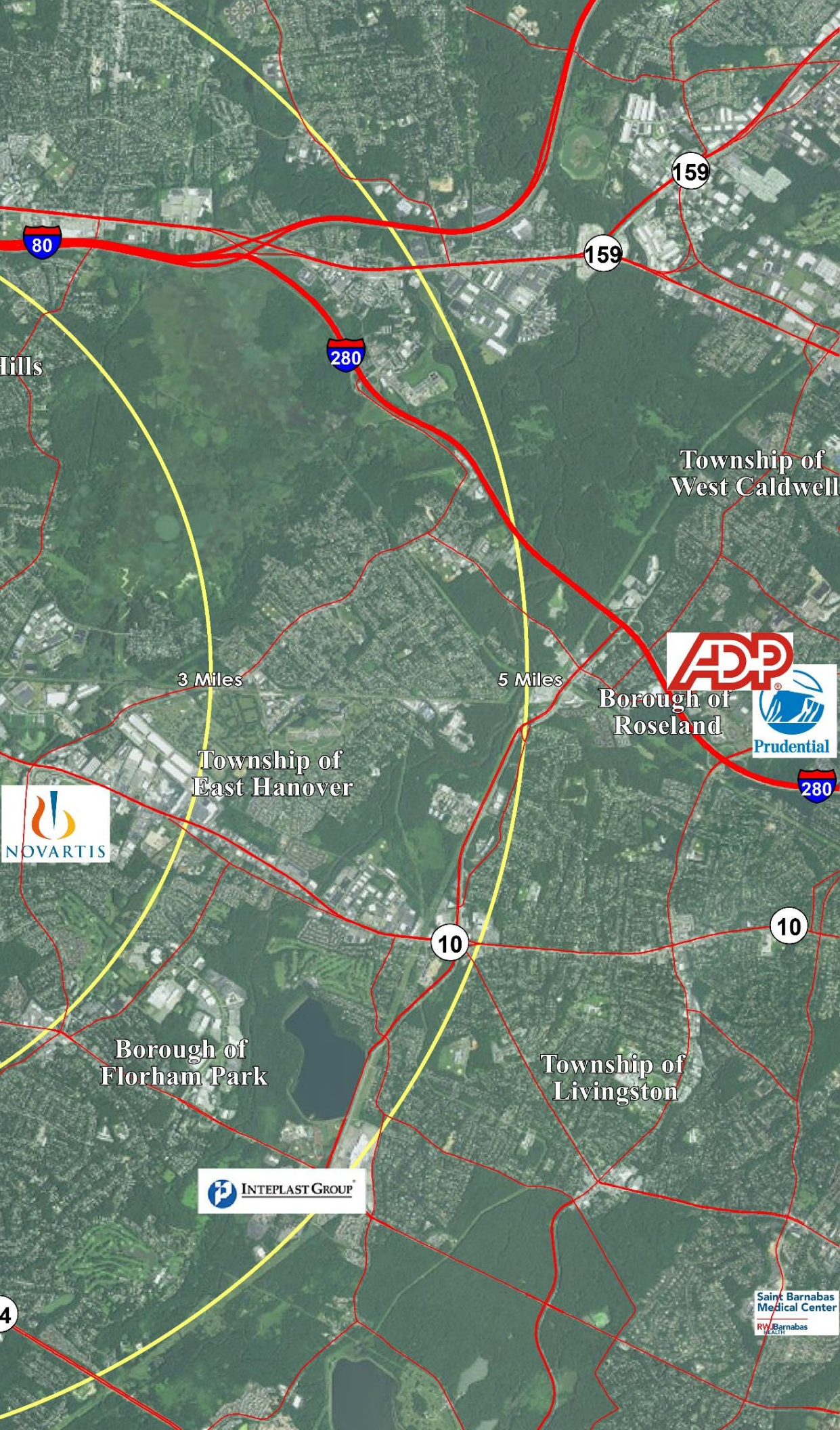


Town of Morristown

RIVER PARK
47 Parsippany Road, Whippany, New Jersey



Borough of Madison



RIVER PARK

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Conceptual rendering of Eden Lane entrance



Conceptual rendering of Parsippany Road entrance



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