

Vails Gate, NY

Retail Space For Lease

374 Windsor Hwy. (Route 32)

Big V Town Centre



Available Space:

2,000 SF & 5,000 SF (Can Be Combined)
2,644 SF

Co-Tenants:

Shop Rite, (82,000 SF), K-Mart, (87,000 SF), Sleepy's, Burger King, Hallmark, Big Value Wines & Spirits, Chinatown Kitchen, Goodwill, Mavis Tire, Key Bank, Mama Theresa's II, The Hair Room, What's Hot, Orange County Trust, Plaza Hairstylist, Steve's Laundry, Children's Corner Learning Center and Aroma Buffet

Neighboring Retailers:

Price Chopper, Dollar Tree, Hannaford, Walgreens, Verizon Wireless, Rite Aid, Citizens Bank, Auto Zone, Subway, Rita's Ice, Chase, KFC, Long John Silvers, Popeyes, Bank of America, Blockbuster, Dunkin' Donuts, HSBC, Advance Auto Parts, and more

Traffic Count:

13,733 Cars Per Day on Windsor Highway

Additional Information:

- High Volume Retail Corridor
- Well Established 242,000 GLA Shopping Center Developed in 2001
- 1,045 Parking Spaces
- ¼ Mile from the 5 Corners Intersection

Rent:

\$19.00/SF

CAM/Taxes:

\$5.46/SF

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	5,609	31,969	78,977
Avg. HH Income	\$68,513	\$77,198	\$72,178

For more information, please contact:

Scott Meshil: 914.237.3403, Ext. 106

Scott@royalpropertiesinc.com



850 Bronx River Road, Bronxville, NY 10708 | T 914.237.3403 | F 914.237.0196 | www.RoyalPropertiesInc.com

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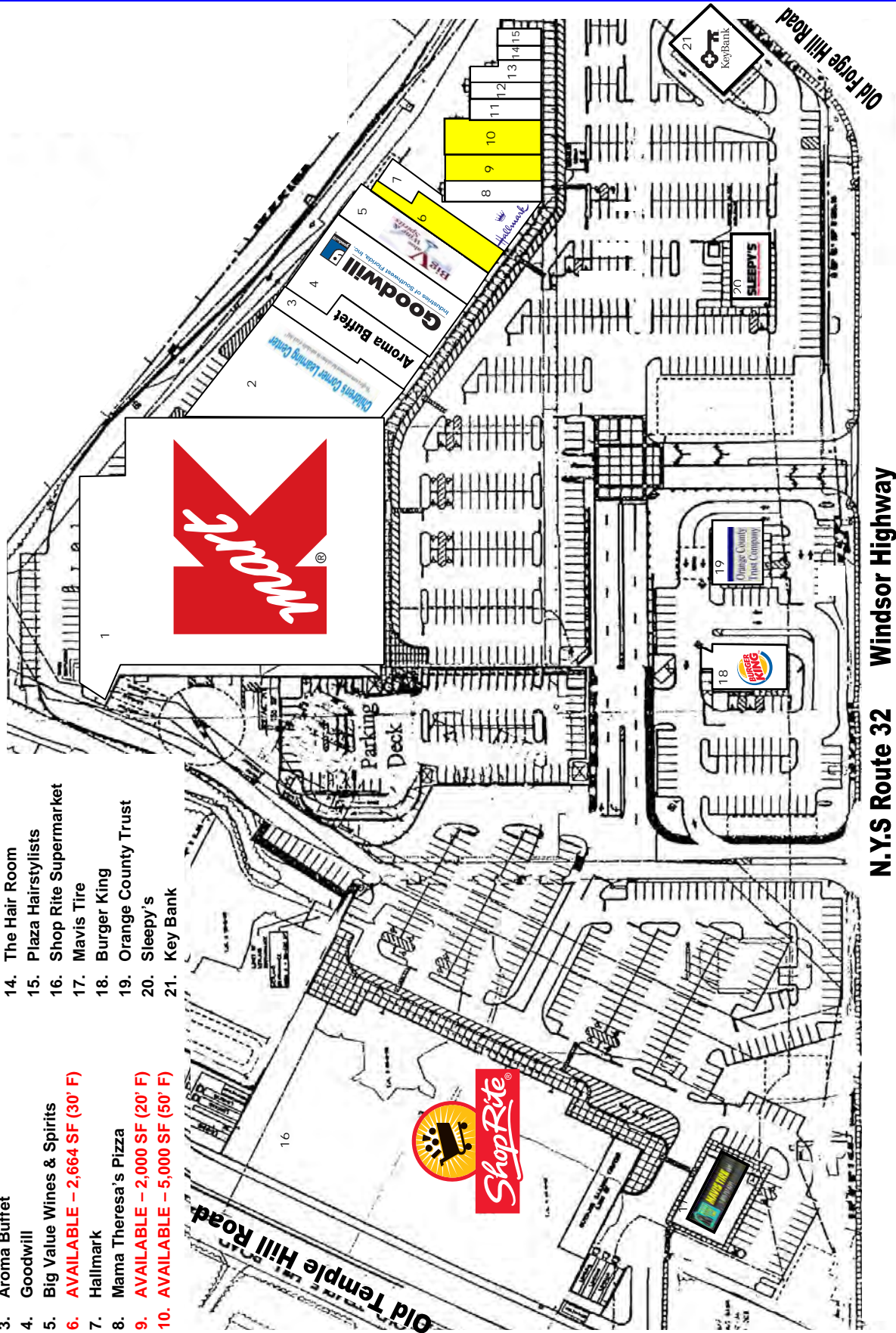
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TENANT LIST

- | | |
|--------------------------------------|---------------------------|
| 1. K-Mart | 11. What's Hot |
| 2. Children's Center Learning Center | 12. Steve's Laundromat |
| 3. Aroma Buffet | 13. Chinatown Kitchen |
| 4. Goodwill | 14. The Hair Room |
| 5. Big Value Wines & Spirits | 15. Plaza Hairstylists |
| 6. AVAILABLE -- 2,664 SF (30' F) | 16. Shop Rite Supermarket |
| 7. Hallmark | 17. Mavis Tire |
| 8. Mama Theresa's Pizza | 18. Burger King |
| 9. AVAILABLE -- 2,000 SF (20' F) | 19. Orange County Trust |
| 10. AVAILABLE -- 5,000 SF (50' F) | 20. Sleepy's |
| | 21. Key Bank |



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