

# Fishkill, NY

# RETAIL/OFFICE SPACE FOR LEASE

## 703 Route 9 at Route 52

## Village Shoppes



### AVAILABLE:

1,492 SF – In-Line  
 2,375 SF – 2<sup>nd</sup> Floor

### CO-TENANTS:

AT&T, Domino's, Izla Puerto Rican Restaurant, Indian Grocery, Riverside Bank and more

### NEIGHBORING RETAILERS:

Walmart, ShopRite, Home Depot, Sam's Club, Chipotle, Five Guys, Panera Bread, Starbucks, Mattress Firm, McDonald's, Pet Supplies Plus, Cracker Barrel, Jersey Mike's, TD Ameritrade, Regal Cinemas, Verizon and more

### TRAFFIC COUNT:

42,082 Cars Per Day on Route 9  
 17,464 Cars Per Day on Route 52  
 68,594 Cars Per Day on I-84

### ADDITIONAL INFORMATION:

- 11,240 SF Shopping Center
- Easy Access from I-84 and Route 9
- 60 Parking Spaces On-Site Plus Municipal and Street Parking
- Municipal Water & Sewer

### ASKING RENT:

Call for Details

### CAM/TAXES:

\$13.75/SF

AREA DEMOGRAPHICS			
	3 Miles	5 Miles	10 Miles
Population	25,504	68,568	221,188
Avg. HH Income	\$93,321	\$101,125	\$104,690

For More Information,

Please Contact:

914-237-3400

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**ROYAL**  
 PROPERTIES

www.RoyalPropertiesInc.com

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**VILLAGE SHOPPES SITE**  
RIVERSIDE BANK  
A Division of Salisbury Bank and Trust Company  
Domino's  
at&t

**FISHKILL PLAZA**  
KeyBank  
ShopRite  
PET SUPPLIES PLUS  
DOLLAR TREE

**BURGER KING**

**TACO BELL**

**DUNKIN'**

**Wendy's**

**HUDSON VALLEY TOWNE CENTER**  
REGAL  
Famous Footwear  
CHIPOTLE MEXICAN GRILL  
BOSTON MARKET  
DUNKIN'  
FIVE GUYS

**KFC**

**REGENCY AT FISHKILL SENIOR TOWNHOMES**  
167 UNITS

**CAREMOUNT MEDICAL**

**extended STAY AMERICA**

**HYATT house**

**Hilton Garden Inn**

**PREMIER medical group**

**Residence Inn Marriott**  
SPRINGHILL SUITES MARRIOTT

**DUTCHESS MALL**  
THE HOME DEPOT  
McDonald's  
Citizens Bank

**FISHKILL PLAZA**  
KeyBank  
ShopRite  
PET SUPPLIES PLUS  
DOLLAR TREE

**RANSLEY SQUARE**  
Panera BREAD  
verizon  
MATTRESS FIRM  
COLD STONE CREAMERY  
CHASE  
SUBWAY

**MERRITT PARK RESIDENTIAL COMMUNITY**  
360 UNITS

**VAN WYCK MEADOWS RESIDENTIAL COMMUNITY**  
337 UNITS

**GAP DISTRIBUTION FACILITY**

**Old Country Store**

**Jersey Mike's Subs**

**MHV**  
Mid-Hudson Valley Federal Credit Union  
RE/MAX

**Holiday Inn Express**

**Hudson Valley CREDIT UNION**

**Hampton Inn**

**RAMADA BY WYNDHAM**

**COURTYARD BY MARRIOTT**

**Interstate 84**

**Snook Rd**

**Van Wyck Lake Rd**



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