

# MONROE PLAZA

475 Route 17M | Monroe, New York

## RETAIL/MEDICAL SPACE FOR LEASE

**4,324 SF FULLY BUILT OUT MEDICAL SPACE**  
**1,500 SF & 5,000 SF RETAIL SPACE**  
**UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU**



### POPULATION

1 mi	7,393
3 mi	63,114
5 mi	82,040



### AVG. HH INCOME

1 mi	\$130,381
3 mi	\$108,936
5 mi	\$118,161



### HOUSEHOLDS

1 mi	2,447
3 mi	15,706
5 mi	21,658



### TOTAL EMPLOYEES

1 mi	3,258
3 mi	18,086
5 mi	22,082

### BROKER CONTACT

#### ZACH LANDES

914-237-3400, Ext. 123

Zach@RoyalPropertiesinc.com

#### DAVID LANDES

914-237-3400, Ext. 104

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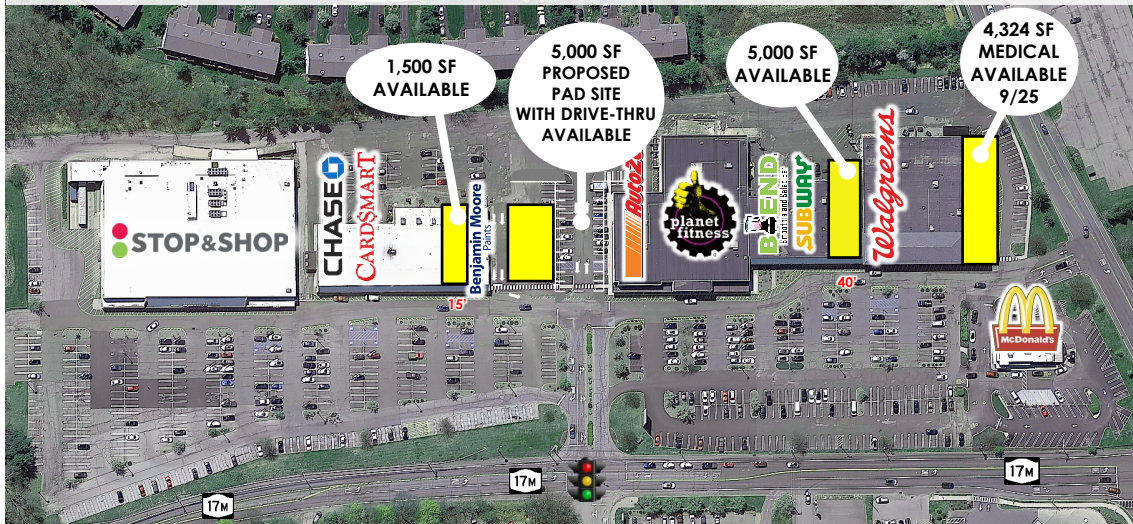
**ROYAL**  
PROPERTIES



# MONROE PLAZA

475 Route 17M | Monroe, New York

**1,500 – 5,000 SF | 4,324 SF FULLY BUILT OUT MEDICAL SPACE  
UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU**



## AVAILABLE:

- 1,500 SF
- 4,324 SF Fully Built Out Medical Space (Currently Garnet Health-Avail. 9/25)
- 5,000 SF Proposed Pad Site with Drive Thru (Divisible)
- 5,000 SF (40' of Frontage)

## JOIN CO-TENANTS:

Stop & Shop, Planet Fitness, Walgreens, AutoZone, Card\$mart, Blend Smoothie & Salad Bar, Chase Bank, Orange County Orthodontics, McDonald's, Benjamin Moore Paints, Subway, Nail Salon, Pizzeria and more

## NEIGHBORING RETAILERS:

CVS Pharmacy, ShopRite, Walmart, Kohl's, Michael's, ULTA, Staples, TJ Maxx, Chili's, Verizon, Dunkin' Donuts, United States Postal Service, Domino's, Dollar Tree, Rite Aid, Great Clips, Wayback Burgers, Burger King, AT&T, Dollar General, Advance Auto Parts and many more

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## ADDITIONAL INFORMATION:

- 133,819 SF Shopping Center
- Ample Parking
- Signalized Entrance
- Great Visibility from Route 17M
- Prime Demographics

## TRAFFIC COUNTS:

17,078 Cars per Day Along Route 17M

## RENT:

Call For Details

## CAM/TAXES:

\$6.77/SF



**ROYAL**  
PROPERTIES

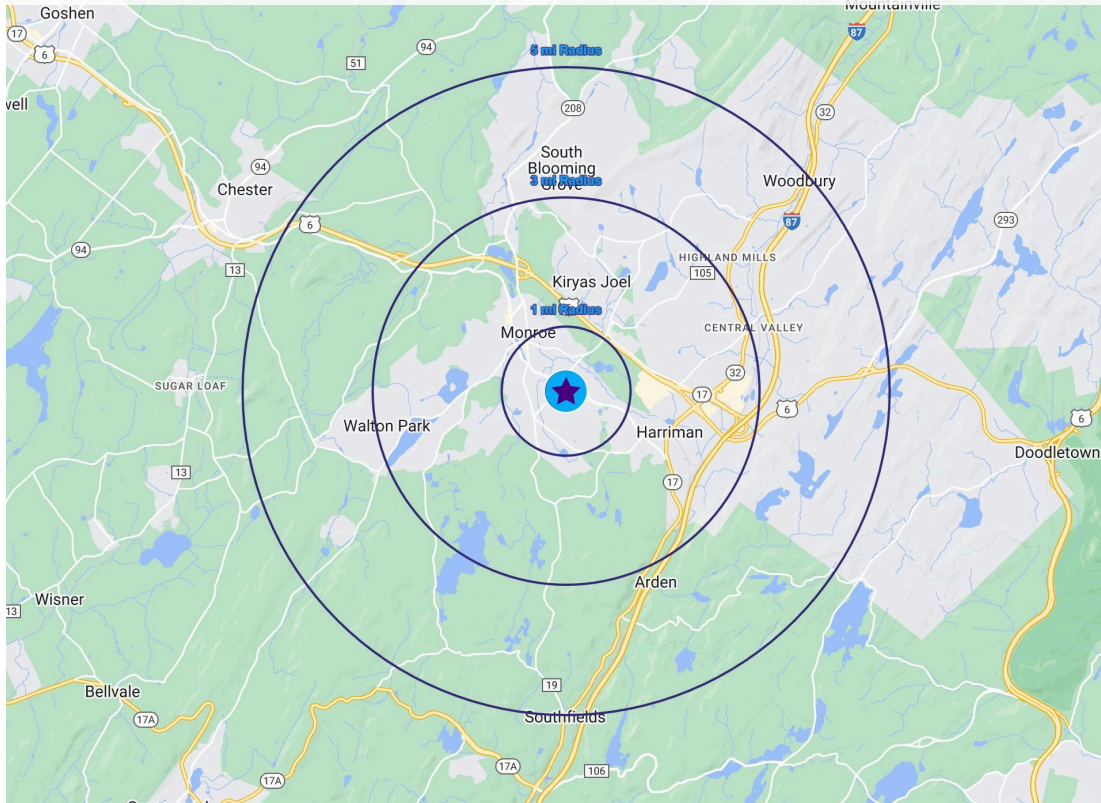


# MONROE PLAZA

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## TRADE AREA DEMOGRAPHIC OVERVIEW

**1,500 – 5,000 SF AVAILABLE | 4,324 SF FULLY BUILT OUT MEDICAL SPACE**  
**UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU AVAILABLE**



### 1 Mile Radius

2024 Est. Population	7,393
2024 Est. Avg. HH Income	\$130,381
Households	2,447
Total Employees	3,258

### 3 Mile Radius

2024 Est. Population	63,114
2024 Est. Avg. HH Income	\$108,936
Households	15,246
Total Employees	18,086

### 5 Mile Radius

2024 Est. Population	82,040
2024 Est. Avg. HH Income	\$118,161
Households	21,093
Total Employees	22,082



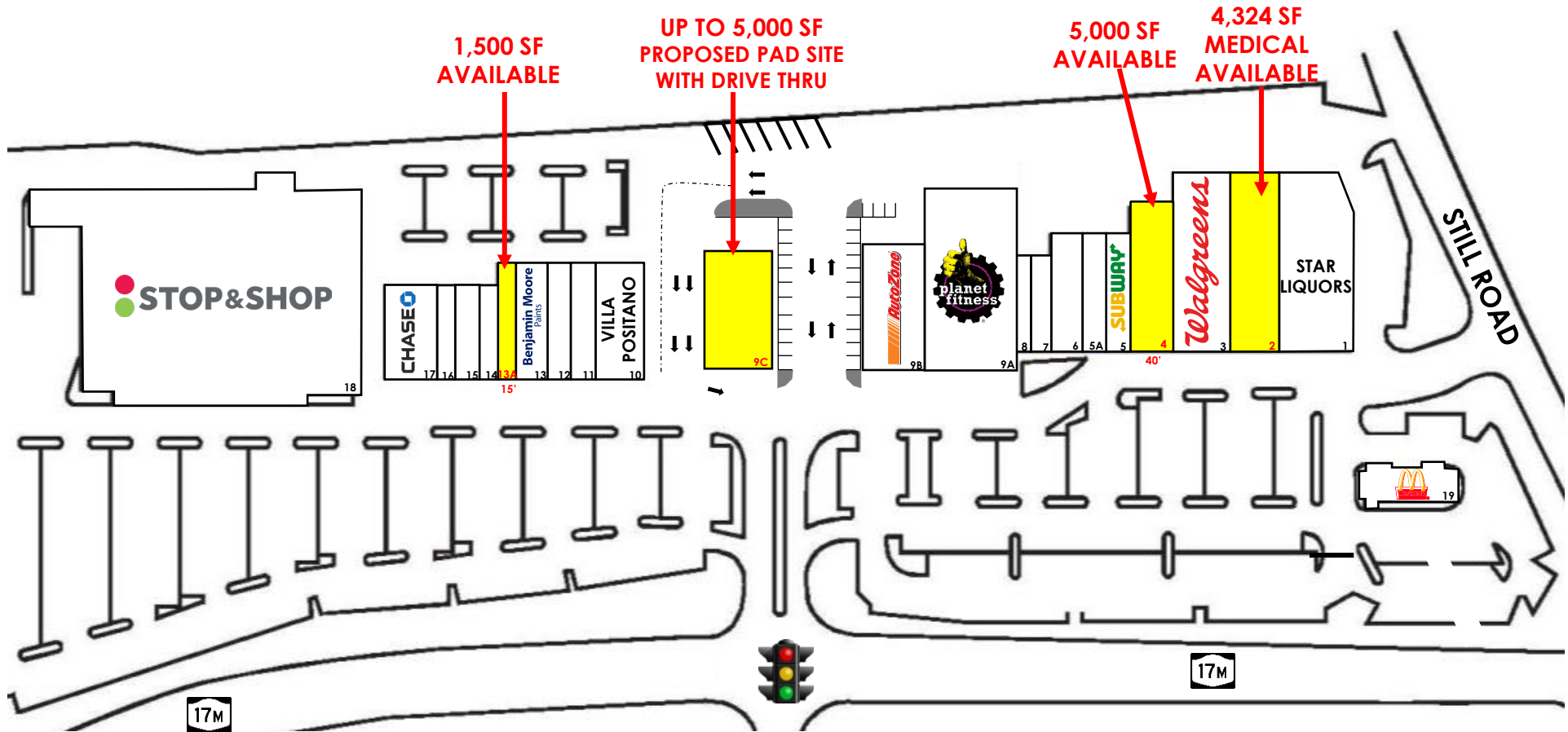
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PROPERTIES

# MONROE PLAZA

SITE PLAN

475 Route 17M | Monroe, New York

**1,500 – 5,000 SF | 4,324 SF FULLY BUILT OUT MEDICAL SPACE  
UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU**



#	TENANT	SF		TENANT	SF	#	TENANT	SF
1	Star Liquors	9,600	8	Blend Smoothie	1,600	13A	AVAILABLE	1,500
2	AVAILABLE 09/2025	4,324	9A	Planet Fitness	20,000	14	Tin Tin II	1,200
3	Walgreens	10,240	9B	AutoZone	7,100	15	Card\$mart	2,000
4	AVAILABLE	5,000	9C	AVAILABLE	5,000	16	Monroe Cleaners	1,600
5	Subway	1,500	10	Villa Positano	4,060	17	Chase Bank	3,200
5A	Chocolate Nail Spa	3,000	11	Cyrus Jewelers	2,000	18	Super Stop & Shop	46,926
6	United Martial Arts Centers	2,500	12	Benjamin Moore	2,000	19	McDonald's	Pad
7	Bagel World	1,600	13	Orange County Orthodontics	2,500			

**ROYAL**  
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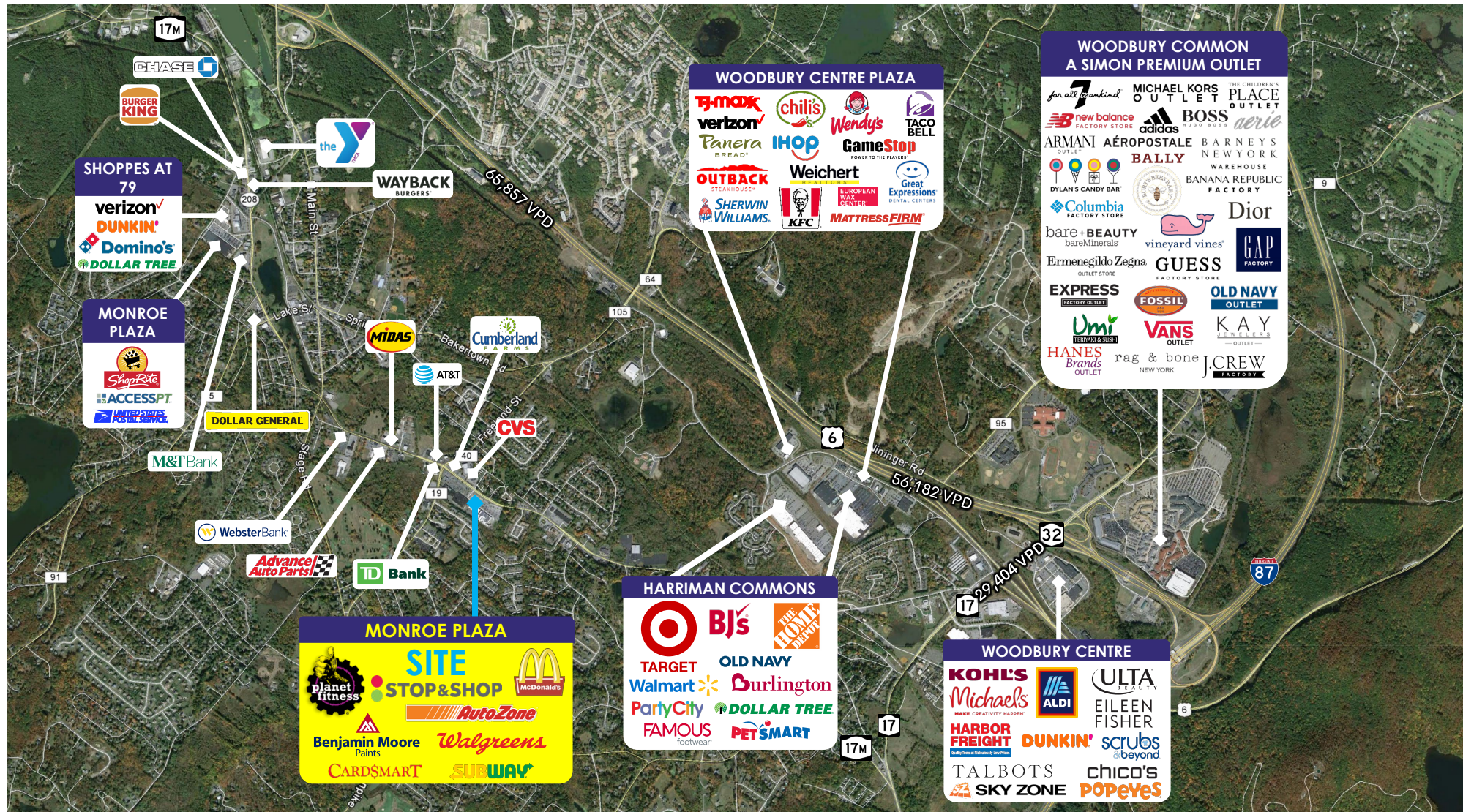


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475 Route 17M | Monroe, New York

TRADE AREA  
AERIAL

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