

# Pawling, NY

## 31 Route 22

# RETAIL SPACE FOR LEASE

## Pawling Park



### AVAILABLE:

1,255 – 3,577 SF - End Cap (Drive-Thru Possible)

6,517 SF - In Line

### CO-TENANTS:

Dollar General, Crossfit Studio, Froggy's Deli, Quick & Easy Bottle Return, K&M Waxing Center, and Nail Salon

### NEIGHBORING RETAILERS:

Hannaford Supermarket, ACME, Dollar Tree, Dunkin' Donuts, Verizon, Baskin Robbins, Subway, Daryl's House, Page Home Center, Tractor Supply Co., Chase Bank, Mavis Discount Tire, Advance Auto Parts, M&T Bank, World Gym, AutoZone, Putnam County Savings Bank, KFC and more

### TRAFFIC COUNT:

18,561 Cars per Day Along Route 22

### ADDITIONAL INFORMATION:

- 30,000 SF Shopping Center
- 156 Parking Spaces
- Restaurant is an Approved Use
- Excellent Visibility

### RENT:

Call for Details

### CAM/TAXES:

\$2.00/SF

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	7,595	20,359	135,379
Average HH Income	\$131,034	\$149,939	\$158,864

**For More Information,  
Please Contact:**

**914-237-3400**

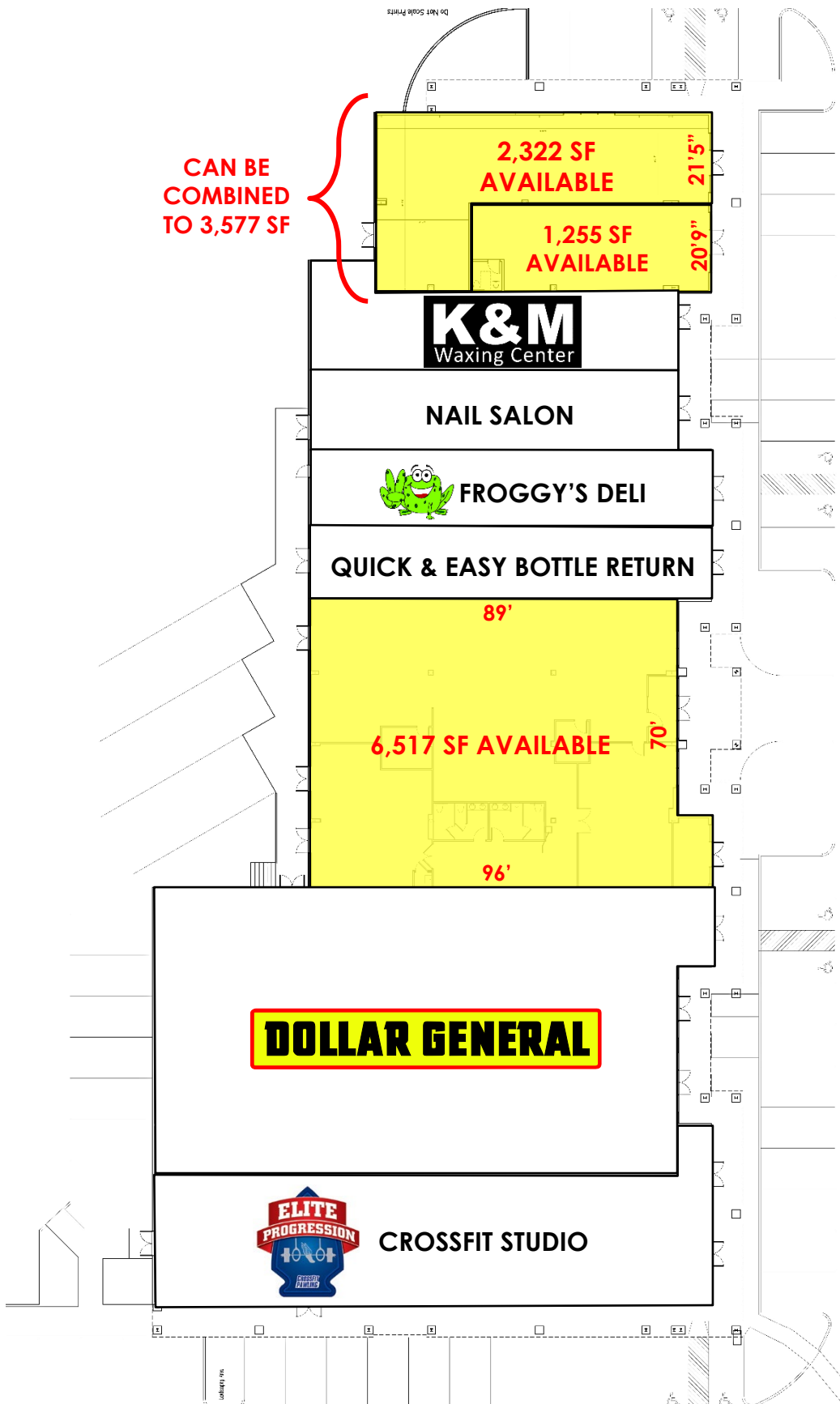
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# ROYAL PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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ROUTE 22



**ROYAL**  
PROPERTIES

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