

Pleasant Valley, NY

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

Rte. 44 (Main St.) & North Ave. (Rte. 72)

Milestone Square



AVAILABLE:

3,440 SF End-Cap with Drive Thru (40' x 86')
671 – 8,000 SF Second Floor Office Space

CO-TENANTS:

ACME, Family Dollar, AutoZone, Subway, NeighborRx Pharmacy, Karate, Insurance Agency, Perfect Nails, Hudson Family Spa, Beijing Chef, Madison's Pizza, Smokes 4 Less, ALA Tompkins Trading Card Games, and Milestone Cleaners

NEIGHBORING RETAILERS:

CVS, Chase Bank, McDonald's, Dollar General, United States Postal Service, Edward Jones, Dunkin' Donuts, Access Physical Therapy, Hudson Valley FCU, NAPA and Carquest

TRAFFIC COUNT:

12,695 Cars per Day Along Route 44 (Main Street)
5,368 Cars per Day Along North Avenue

ADDITIONAL INFORMATION:

- Great Visibility at Signalized Intersection
- 94,500 SF GLA Shopping Center Centrally Located on Rte. 44
- 4 Miles to Taconic State Parkway
- 342 Parking Spaces
- Elevator Access to Second Floor
- Pylon Signage

RENT:

Call For Details

CAM/TAXES:

\$5.43/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	13,385	38,695	105,192
Avg. HH Income	\$127,966	\$123,885	\$126,086

**For More Information,
Please Contact:**

914-237-3400

**Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com**

**Mark Pisanelli
845-216-0118 Cell
Mark@RoyalPropertiesInc.com**



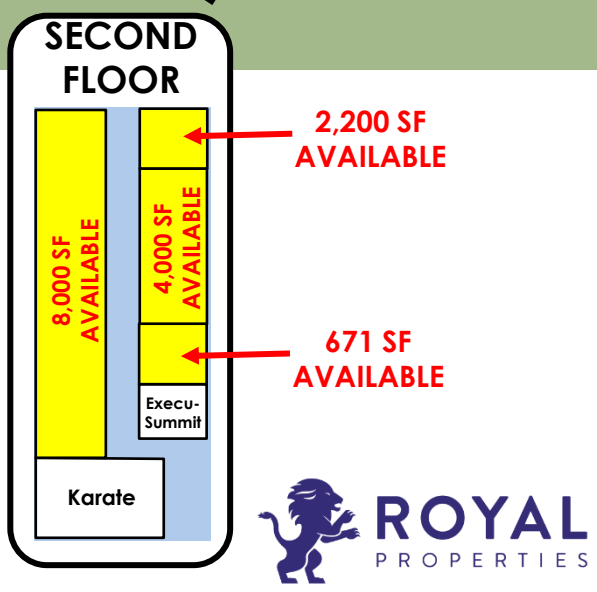
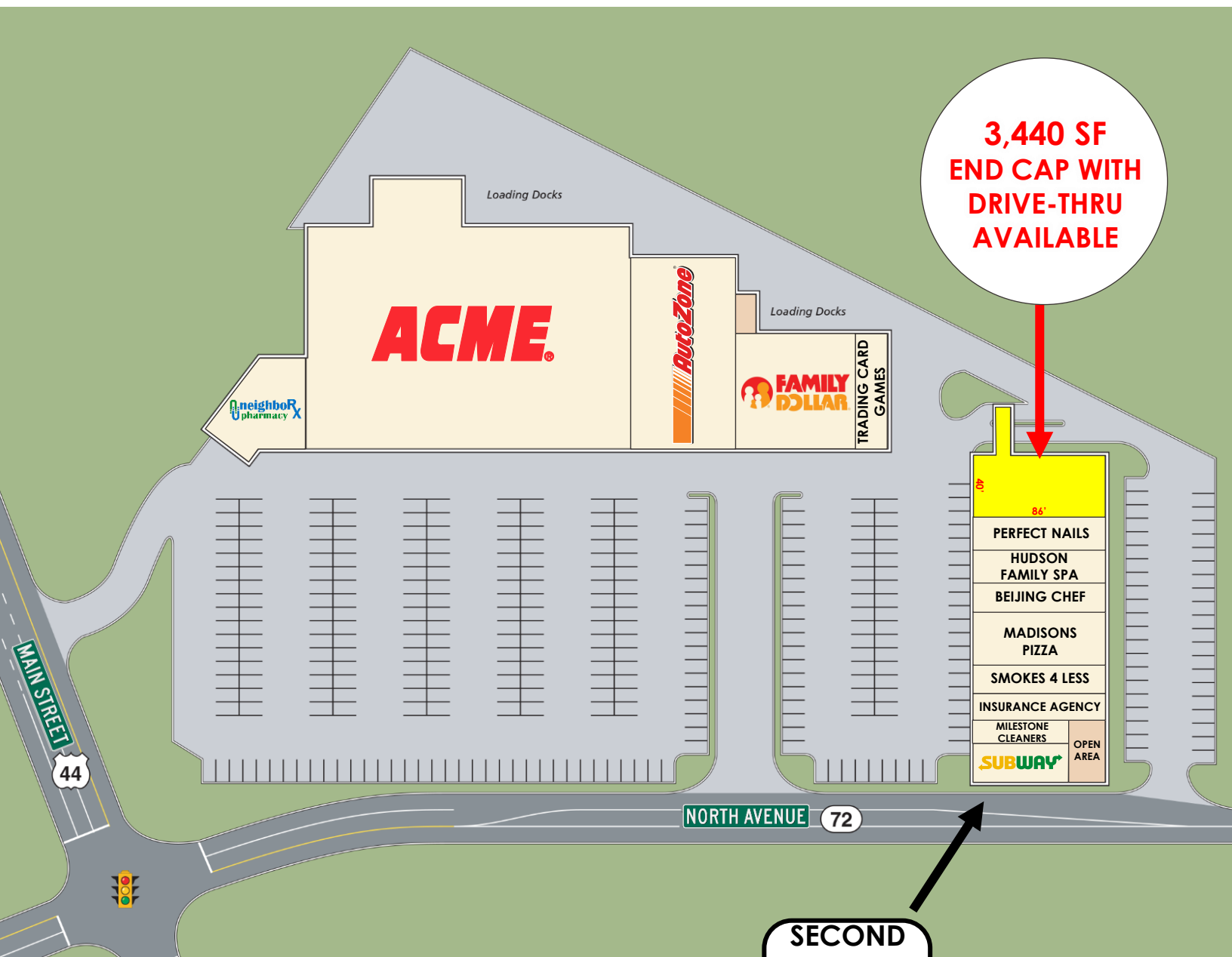
ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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