

Pleasant Valley, NY

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

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

Milestone Square



AVAILABLE:

900 SF End-Cap
1,600 SF End-Cap
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, NeighboRx Pharmacy, Karate, Insurance Agency, Perfect Nails, Hudson Family Spa, Beijing Chef, Madison's Pizza, Smokes 4 Less, and Milestone Cleaners

NEIGHBORING RETAILERS:

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

TRAFFIC COUNT:

15,923 Cars per Day Along Route 44 (Main Street)
5,441 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:

\$6.46/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	13,259	39,853	156,585
Avg. HH Income	\$109,078	\$104,213	\$108,917

**For More Information,
Please Contact:**

914-237-3400

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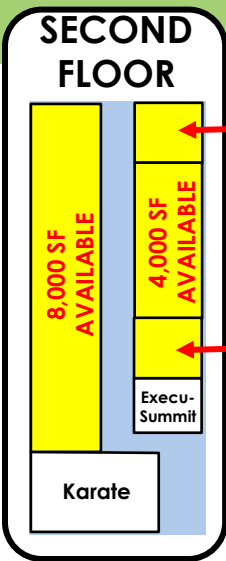
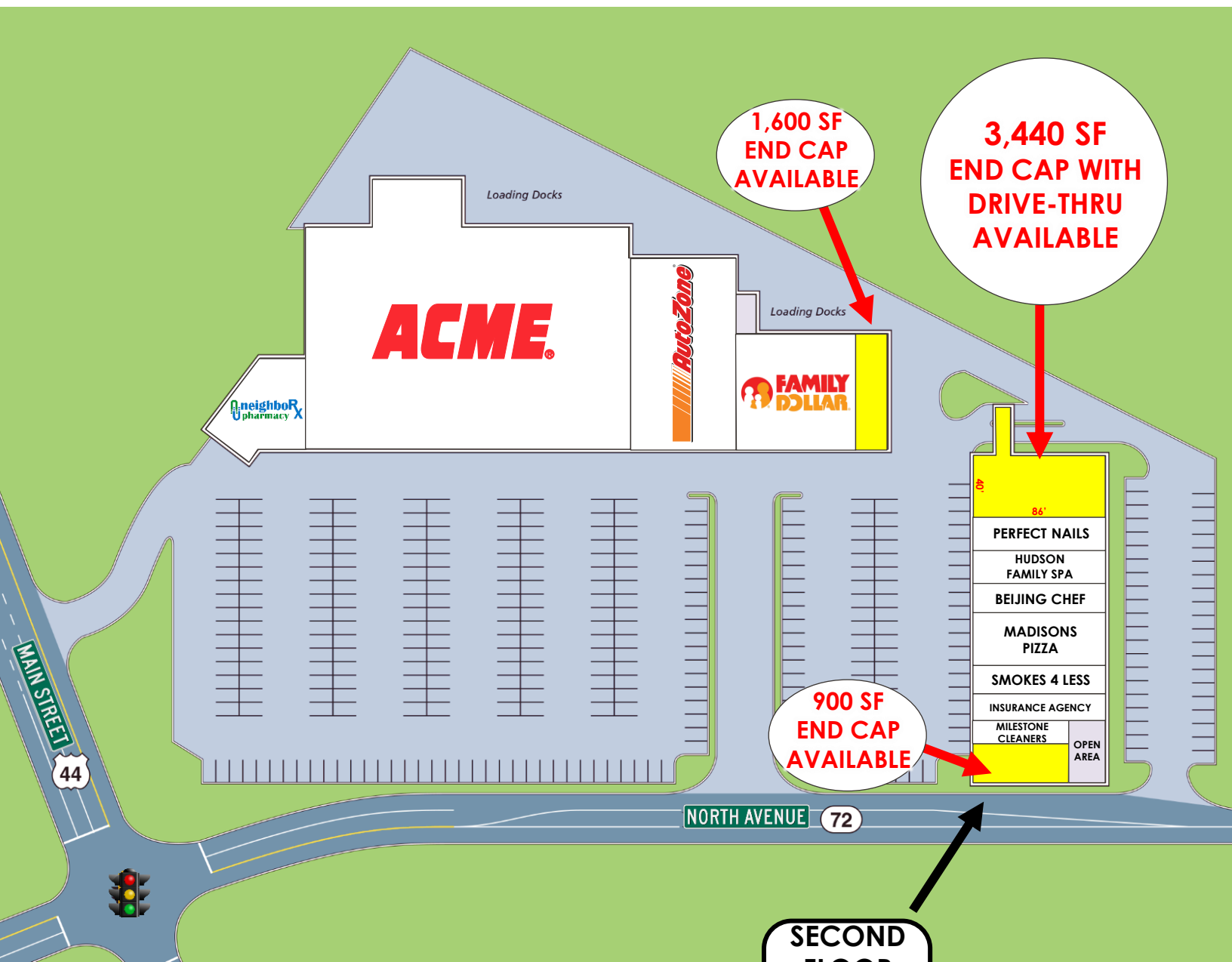
ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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