

Middletown, NY

RETAIL/MEDICAL/OFFICE
SPACE AVAILABLE

130-156 Dolson Ave. (Rte. 17M)

Middletown Plaza



AVAILABLE:

1,000 - 8,000 SF Retail
Up to 55,000 SF Office Space
(40,000 on the 3rd Floor and Additional Contiguous 15,000 on the 2nd Floor)

CO-TENANTS:

Middletown Cinemas (5 Screens), Planet Fitness (coming soon), Starbucks (coming soon), Mavis Discount Tire, Sun River Health, Domino's, Rent-A-Center, TD Bank, Farmers Deli & Grill, Carvel, Saffron Indian Cuisine, Martin Liquors, Ferguson Plumbing, JZ Sports Bar, Empire Chinese Restaurant, C&R Chiropractic, Happy Nails & Spa, and more

NEIGHBORING RETAILERS:

ShopRite, Dollar Tree, Subway, AutoZone, IHOP, Burger King, Edible Arrangements, Dunkin', Verizon, Wendy's, Taco Bell, McDonald's, M&T Bank, Key Bank, NAPA Auto Parts, T-Mobile, and many more

ADDITIONAL INFORMATION:

- Highly Visible 196,818 SF GLA Shopping Center
- Located at Signalized Intersection
- 685 Parking Spaces
- Easy Access to Route 17 and I-84

TRAFFIC COUNT:

13,132 Cars Per Day on Dolson Avenue (Route 17M)

RENT:

Call For Details

CAM/TAXES:

\$4.25/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	45,749	67,721	123,310
Avg. HH Income	\$102,830	\$112,069	\$127,006

For More Information,
Please Contact:

914-237-3400

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

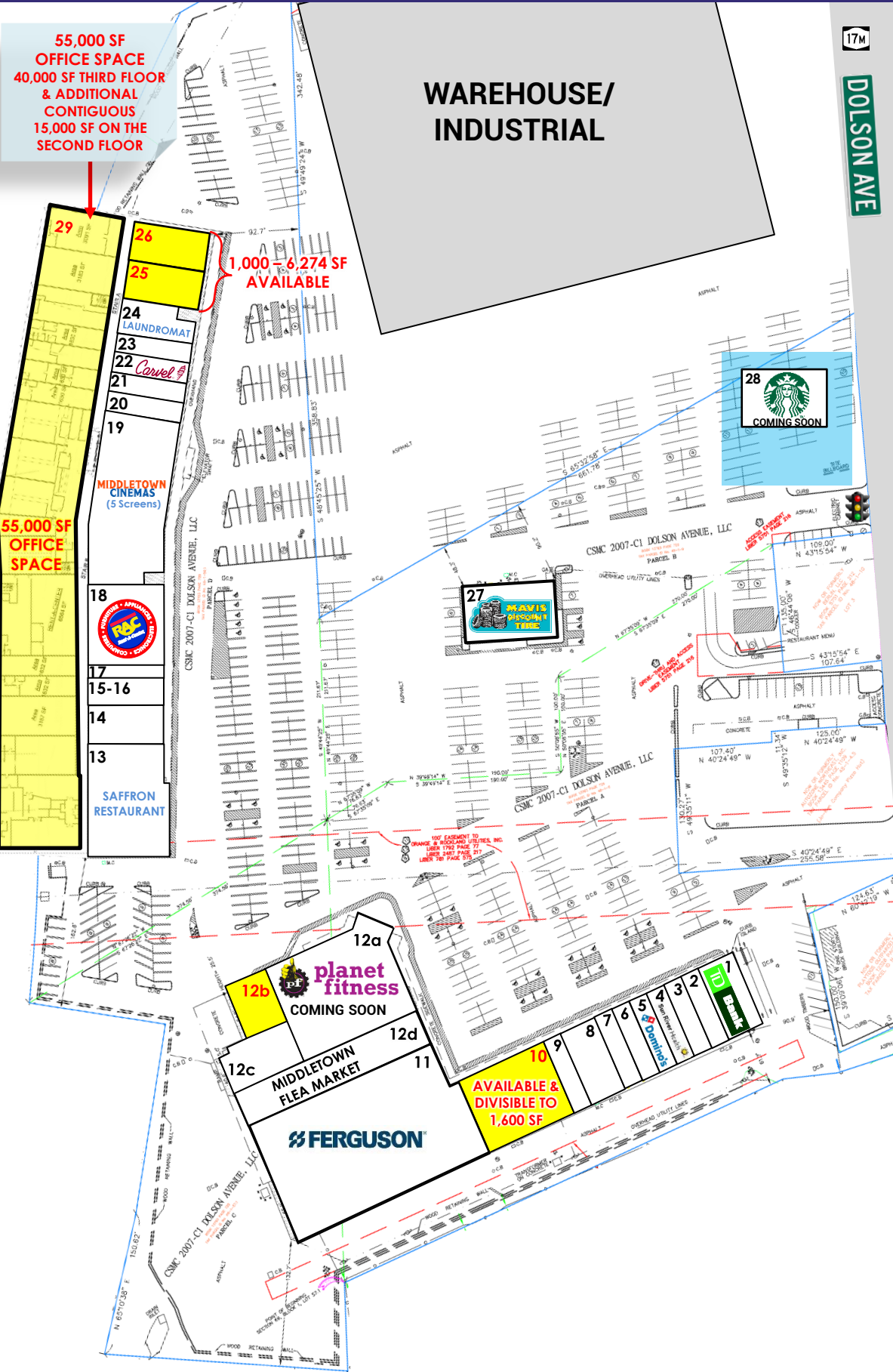
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#	TENANT	SF
1	TD Bank	3,106
2	Empire Chinese Restaurant	1,603
3	Happy Nails & Spa	1,603
4	Sun River Health Center	1,603
5	Domino's	1,603
6	Don Julio Latin Rest.	1,603
7	Barber Shop	1,603
8	C&R Chiropractic	3,137
9	Jamaican Restaurant	1,603
10	AVAILABLE & DIVISIBLE	1,600 - 8,000
11	Ferguson Plumbing	21,000
12a	Planet Fitness (Coming Soon)	18,000
12b	AVAILABLE	1,000
12c	Gannett	3,000
12d	Middletown Flea Market	8,000
13	Saffron Indian Cuisine	6,299
14	Martin Liquors	3,162
15-16	JZ Sports Bar	3,264
17	Farmers Deli & Grill Convenience Store	1,632
18	Rent-A-Center	6,564
19	Middletown Cinemas (5 Screens)	13,531
20	Fusion Eyewear	1,630
21	TT Nail Spa	1,630
22	Carvel Ice Cream	1,630
23	Tina's Alterations	1,630
24	Nice 'N Neat Laundry	2,575
25	AVAILABLE	3,183
26	AVAILABLE	3,091
27	Mavis Discount Tire	5,836
28	Starbucks (Coming Soon)	PAD
29	AVAILABLE OFFICE SPACE	Up to 55,000



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MIDDLETOWN PLAZA

planet fitness **SITE** TD Bank
 COMING SOON STARBUCKS COMING SOON

FERGUSON MIDDLETOWN CINEMAS (5 SCREENS)
 MAVIS DISCOUNT TIRE

RBC Carvel Domino's

NAPA
 Rita's

Walgreens

KeyBank

WAREHOUSE/
INDUSTRIAL

BURGER KING

CAMPBELL PLAZA

ShopRite IHOP McDonald's
 SUBWAY edible arrangements Allstate
 DOLLAR TREE T-Mobile

verizon

Wendy's

DOLSON AVE

AutoZone

ORANGE Bank & Trust COMPANY

17M

HERITAGE Financial Credit Union

TACO BELL

MONRO AUTO SERVICE AND TIRE CENTERS

M&T Bank

DUNKIN'

QuickChek

DOLSONTOWN RD

Wash Co. CAR WASH & LAUNDRY

DQ

ROYAL PROPERTIES

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