

Newburgh, NY

RETAIL SPACE FOR LEASE

1217 Route 300

The Shoppes at Union Square



AVAILABLE:
2,230 SF

CO-TENANTS:
Cosimo's Brick Oven Restaurant and Bar, T-Mobile, Vitamin Shoppe, Sweet Frog Frozen Yogurt, Smoothie King, Spectrum, Jersey Mike's, European Wax Center, Sterling Optical, Kay Jewelers and Orangetheory Fitness

NEIGHBORING RETAILERS:
Walmart, Home Depot, Michael's, Kohl's, Target, PetSmart, Adam's Fairacre Farms, Lowe's, Jennifer Furniture, Office Depot, Stop & Shop, Marshalls and many more

TRAFFIC COUNTS:
26,794 Cars per Day Along Route 300

- ADDITIONAL INFORMATION:**
- New Development
 - Excellent Frontage on Route 300
 - Busy Retail Corridor
 - Close Proximity to I-84/87
 - Signalized Access

RENT:
Call For Details

CAM/TAXES:
\$9.50/SF

AREA DEMOGRAPHICS			
	3 Miles	5 Miles	10 Miles
Population	45,855	91,323	203,350
Avg. HH Income	\$89,631	\$99,180	\$106,327

**For More Information,
Please Contact:**

914-237-3400

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

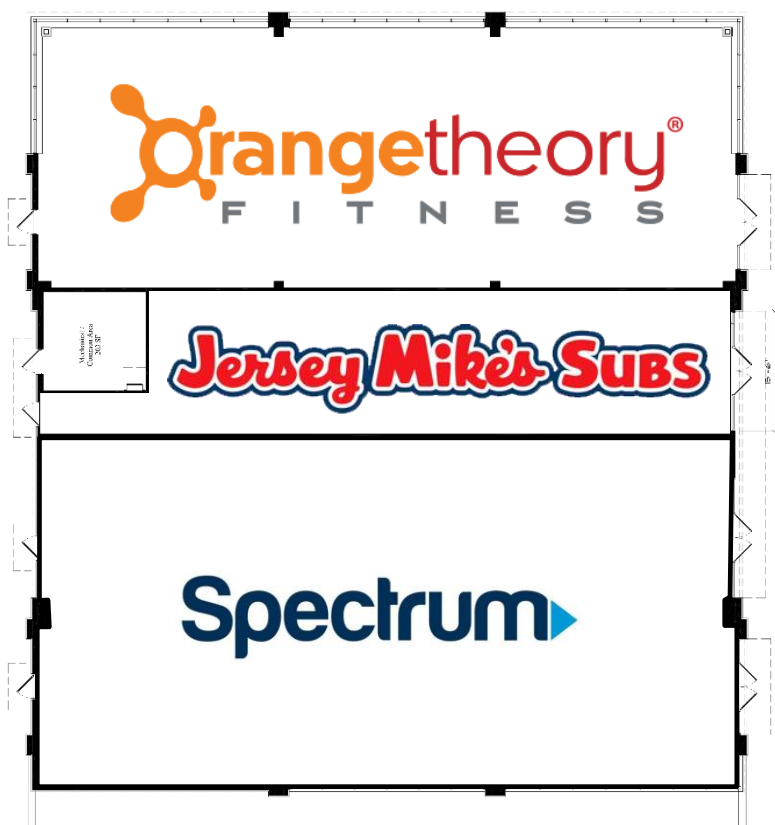


www.RoyalPropertiesInc.com

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BUILDING E



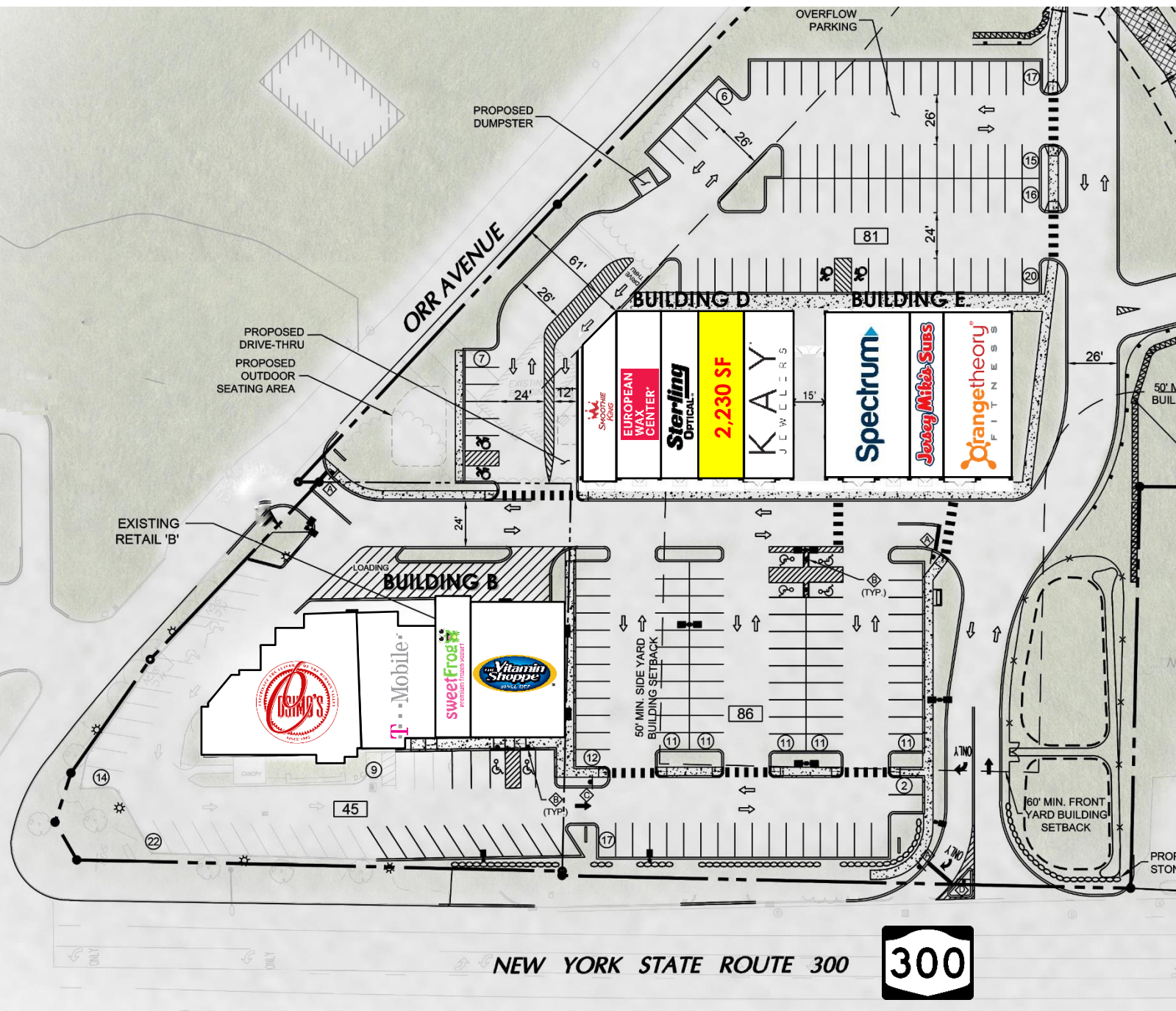
BUILDING D



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NEWBURGH TOWNE CENTER
Marshall's
Stop & Shop
at&t

NEWBURGH MALL
Bath & Body Works
JENNIFER FURNITURE
GameStop
Office DEPOT

NEWBURGH CROSSING
Lowe's
Michaels

CROSSROADS PLAZA
TARGET
IHOP

THE SHOPPES AT UNION SQUARE SITE
Vitamin Shoppe
Jersey Mike's
T-Mobile
Sterling Optical
SweetFrog
EUROPEAN WAX CENTER
KAY JEWELERS
Orangetheory FITNESS
SMOOTHIE KING
The Vitamin Store

STEWART AIRPORT

Walmart
Applebee's
Crystal Run Healthcare
KOHL'S
HOME DEPOT

Bank of America
AutoZone
TACO BELL
Longhorn STEAKHOUSE
Starbucks COFFEE
chij's
Panera
FIVE GUYS
BURGERS and FRIES
DOLLAR GENERAL
ADAMS FAIRACRE FARMS
KeyBank
PETSMART
ALDI

ROYAL PROPERTIES

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