

# HARRIMAN NEW YORK

# HARRIMAN COMMONS ROUTE 17/6 & ROUTE 32



Bailey Farm Rd

BEST BUY  
PETS<sup>MART</sup>

OLD NAVY  
DOLLAR TREE  
Burlington  
TARGET

215 LARKIN DRIVE

Walmart  
Save money. Live better.

THE HOME DEPOT

BJ'S

Weichert  
OUTBACK STEAKHOUSE  
Great Expressions  
EUROPEAN WAX CENTER  
MATTRESS FIRM  
GameStop

300-340 LARKIN DRIVE

IHOP

Orangetheory FITNESS

Wendy's  
OLD FASHIONED HAMBURGERS

chili's  
GRILL & BAR

TACO BELL

MW DENTAL

55,690 Average Daily Traffic Count

6 17

1,330 - 4,600 SF  
AVAILABLE

2,620 SF  
AVAILABLE

130A





# HARRIMAN NEW YORK

# HARRIMAN COMMONS ROUTE 17/6 & ROUTE 32



**AVAILABLE:**  
2,620 SF End Cap  
1,330 – 4,600 SF In Line

**CO-TENANTS:**  
TJ Maxx, Outback Steakhouse, Sherwin Williams, Panera, KFC, Taco Bell, Wendy's, GameStop, IHOP, Great Expressions Dental Center, Orangetheory Fitness, Verizon, MW Dental, Weichert Realty, Mattress Firm and more

**NEIGHBORING RETAILERS:**  
Walmart, BJ's, Home Depot, Target, Burlington Coat Factory, Best Buy, PetSmart, Kohl's, Michael's, ALDI, ULTA Beauty, TGI Fridays, Dunkin', Eileen Fisher, Staples, Talbots and Woodbury Commons Outlets

**TRAFFIC COUNTS:**  
55,690 Cars Per Day Along Route 6/17

### PROPERTY HIGHLIGHTS:

- 109,667+/- SF of Harriman Commons' 700,000 SF GLA with over 3,800 Parking Spaces
- Strategically Located in Orange County at the Intersection of Route 6, 17, 32 and I-87
- Close Proximity to Woodbury Commons Premium Outlets, New York's Luxury Outlet Shopping Center
- Shadow Anchored by Walmart Supercenter, BJ's, Home Depot, and Target

**RENT:**  
Call For Details

**CAM/TAXES:**  
Call For Details

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	60,277	75,449	88,453
Avg. HH Income	\$91,580	\$100,187	\$105,750

For More Information,  
Please Contact:

914-237-3400

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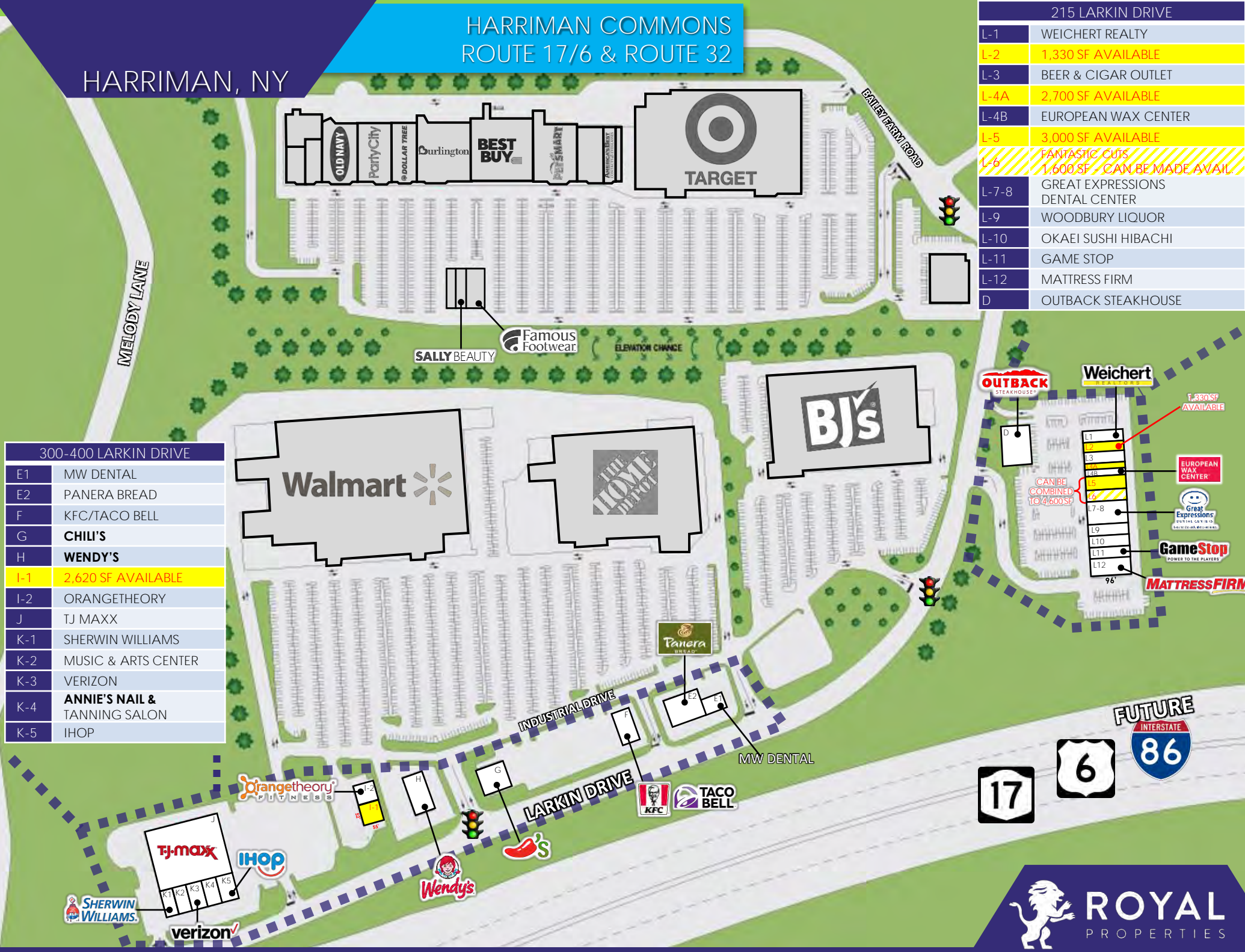


HARRIMAN, NY

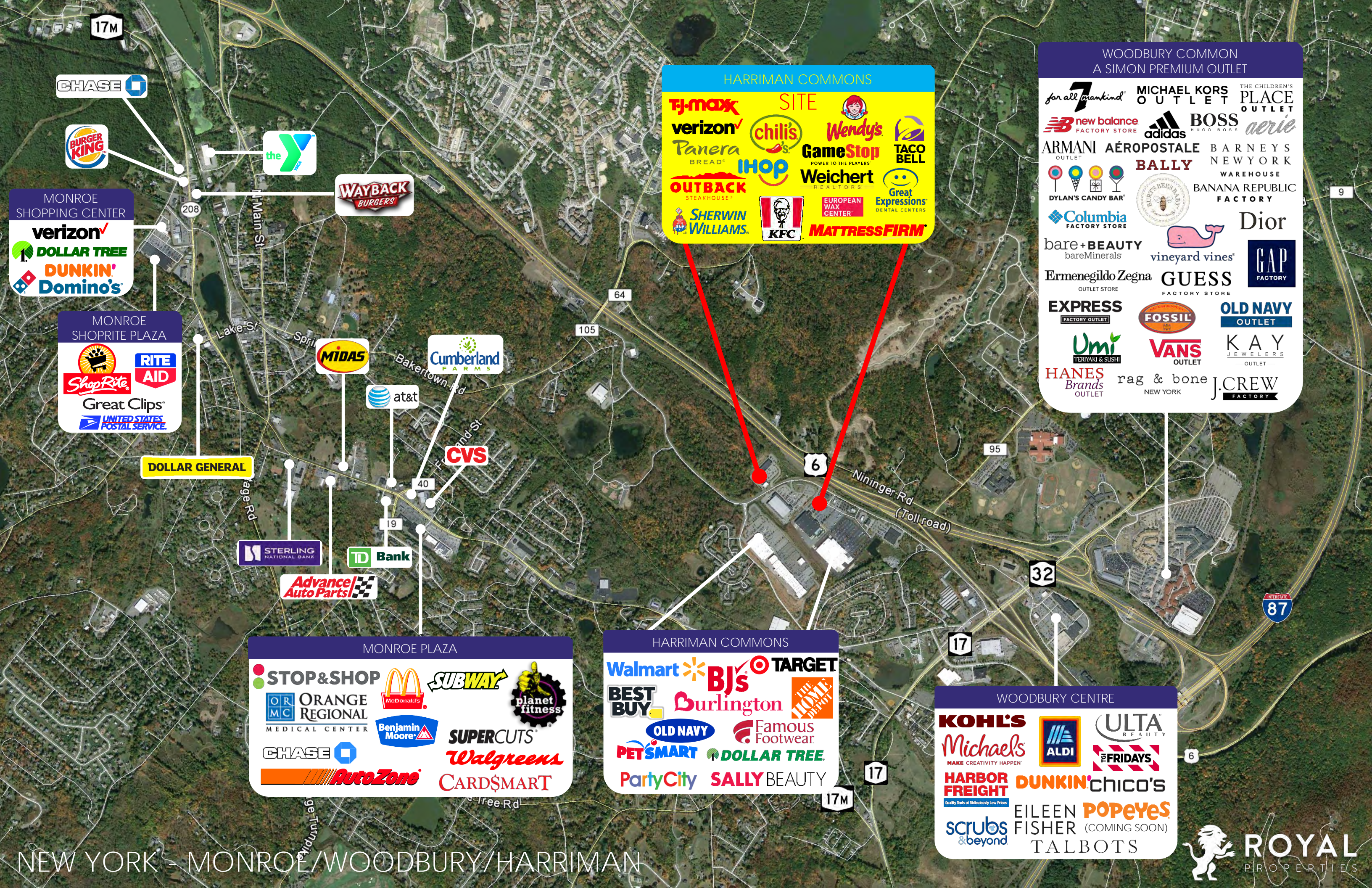
HARRIMAN COMMONS  
ROUTE 17/6 & ROUTE 32

215 LARKIN DRIVE	
L-1	WEICHERT REALTY
L-2	1,330 SF AVAILABLE
L-3	BEER & CIGAR OUTLET
L-4A	2,700 SF AVAILABLE
L-4B	EUROPEAN WAX CENTER
L-5	3,000 SF AVAILABLE
L-6	FANTASTIC CUTS 1,600 SF - CAN BE MADE AVAIL.
L-7-8	GREAT EXPRESSIONS DENTAL CENTER
L-9	WOODBURY LIQUOR
L-10	OKAEI SUSHI HIBACHI
L-11	GAME STOP
L-12	MATTRESS FIRM
D	OUTBACK STEAKHOUSE

300-400 LARKIN DRIVE	
E1	MW DENTAL
E2	PANERA BREAD
F	KFC/TACO BELL
G	CHILI'S
H	WENDY'S
I-1	2,620 SF AVAILABLE
I-2	ORANGETHEORY
J	TJ MAXX
K-1	SHERWIN WILLIAMS
K-2	MUSIC & ARTS CENTER
K-3	VERIZON
K-4	ANNIE'S NAIL & TANNING SALON
K-5	IHOP







**HARRIMAN COMMONS SITE**

- TJ-maxx
- verizon
- Panera BREAD
- OUTBACK STEAKHOUSE
- SHERWIN WILLIAMS
- chili's
- IHOP
- Wendy's
- GameStop
- Weichert REALTORS
- KFC
- TACO BELL
- Great Expressions DENTAL CENTERS
- EUROPEAN WAX CENTER
- MATTRESS FIRM

**WOODBURY COMMON A SIMON PREMIUM OUTLET**

- for all mankind
- new balance FACTORY STORE
- ARMANI OUTLET
- DYLAN'S CANDY BAR
- Columbia FACTORY STORE
- bare+BEAUTY bareMinerals
- Ermeneogildo Zegna OUTLET STORE
- EXPRESS FACTORY OUTLET
- umi TERIYAKI & SUSHI
- HANES Brands OUTLET
- MICHAEL KORS OUTLET
- adidas
- BOSS HUGO BOSS
- AÉROPOSTALE
- BALLY
- FOSSIL
- VANS OUTLET
- rag & bone NEW YORK
- THE CHILDREN'S PLACE OUTLET
- BARNEYS NEW YORK WAREHOUSE
- BANANA REPUBLIC FACTORY
- Dior
- GAP FACTORY
- KAY JEWELERS
- J.CREW FACTORY

**MONROE SHOPPING CENTER**

- verizon
- DOLLAR TREE
- DUNKIN'
- Dominos

**MONROE SHOPRITE PLAZA**

- ShopRite
- RITE AID
- Great Clips
- UNITED STATES POSTAL SERVICE

**DOLLAR GENERAL**

STERLING NATIONAL BANK

TD Bank

Advance Auto Parts

**MONROE PLAZA**

- STOP & SHOP
- ORANGE REGIONAL MEDICAL CENTER
- CHASE
- AutoZone
- McDonald's
- Benjamin Moore
- WALGREENS
- CARDSMART
- SUBWAY
- planet fitness
- SUPERCUTS

**HARRIMAN COMMONS**

- Walmart
- BEST BUY
- PETSMART
- PartyCity
- BJ's
- Burlington
- OLD NAVY
- Famous Footwear
- DOLLAR TREE
- SALLY BEAUTY
- TARGET
- THE HOME DEPOT

**WOODBURY CENTRE**

- KOHL'S
- Michael's
- HARBOR FREIGHT
- scrubs & beyond
- ALDI
- FRIDAYS
- DUNKIN'
- chico's
- EILEEN FISHER (COMING SOON)
- TALBOTS
- ULTA BEAUTY

NEW YORK - MONROE/WOODBURY/HARRIMAN

