

HARRIMAN
NEW YORK

HARRIMAN COMMONS PLAZA

ROUTE 17/6 & ROUTE 32



Bailey Farm Rd

OLD NAVY



DOLLAR TREE

PETSMART

Burlington

TARGET

Walmart
Save money. Live better.

THE HOME DEPOT

BJ's

215 LARKIN DRIVE

OUTBACK STEAKHOUSE

Weichert

HAND & STONE

Great Expressions

EUROPEAN WAX CENTER

MATTRESS FIRM

300-340 LARKIN DRIVE

ihop

Orangetheory FITNESS

T.J. maxx

SHERWIN-WILLIAMS

Wendy's

chili's GRILL & BAR

TACO BELL

KFC

MW DENTAL

Panera BREAD

55,690 Average Daily Traffic Count

1,500 - 4,600 SF AVAILABLE

1,337 SF AVAILABLE

130A



ROYAL
PROPERTIES

HARRIMAN NEW YORK

HARRIMAN COMMONS PLAZA ROUTE 17/6 & ROUTE 32



AVAILABLE:

1,337 SF End Cap
1,500 – 4,600 SF In Line

CO-TENANTS:

TJ Maxx, Outback Steakhouse, Sherwin Williams, Panera, KFC, Taco Bell, Wendy's, Hand & Stone, IHOP, Great Expressions Dental Center, Orangetheory Fitness, Mathnasium, Verizon, MW Dental, Weichert Realty, Mattress Firm and more

NEIGHBORING RETAILERS:

Walmart, BJ's, Home Depot, Target, Burlington, SkyZone, PetSmart, Kohl's, Michael's, ALDI, ULTA Beauty, Dunkin', Eileen Fisher, 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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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

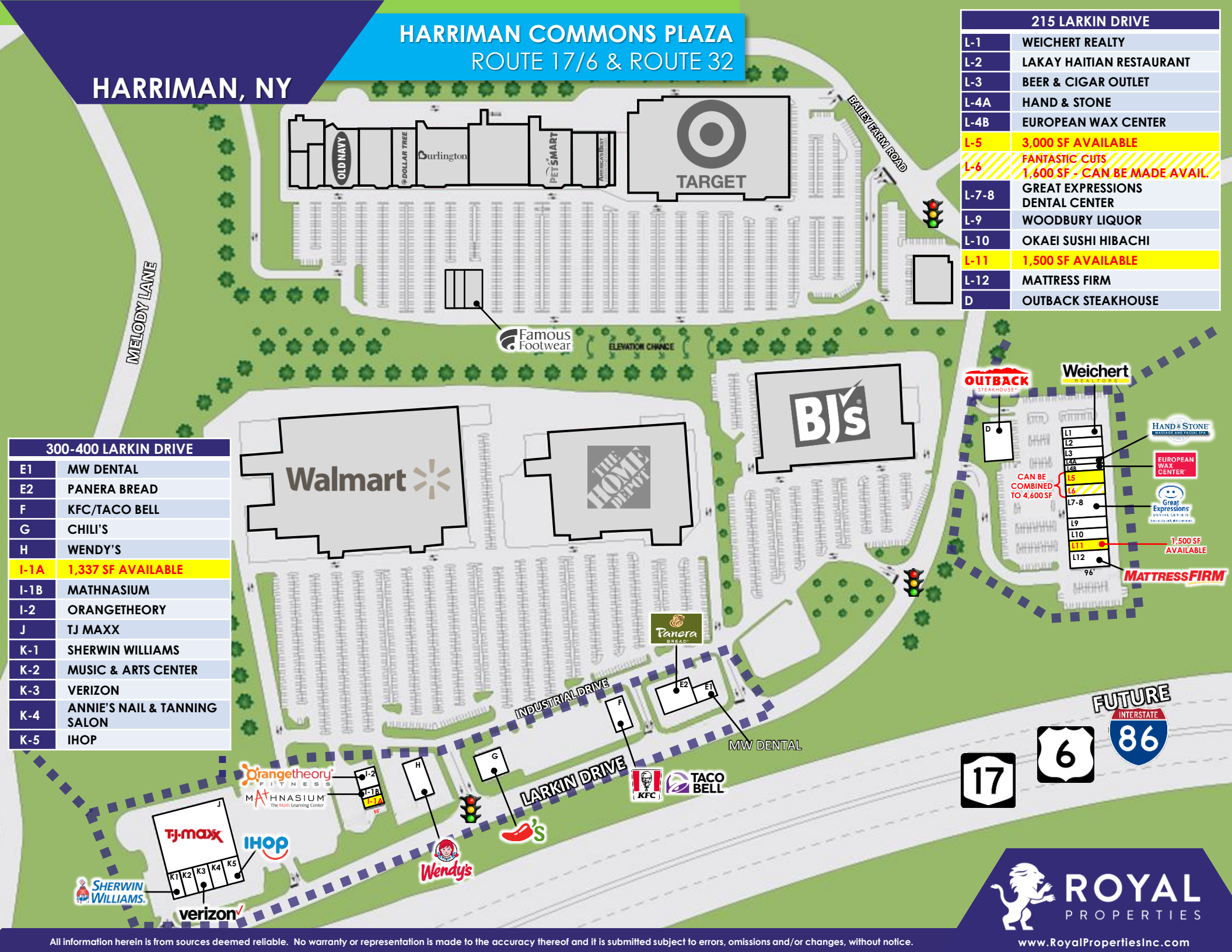
HARRIMAN COMMONS PLAZA

ROUTE 17/6 & ROUTE 32

HARRIMAN, NY

| 215 LARKIN DRIVE | |
|------------------|---|
| L-1 | WEICHERT REALTY |
| L-2 | LAKAY HAITIAN RESTAURANT |
| L-3 | BEER & CIGAR OUTLET |
| L-4A | HAND & STONE |
| 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 | 1,500 SF AVAILABLE |
| 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-1A | 1,337 SF AVAILABLE |
| I-1B | MATHNASIUM |
| 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 |



OUTBACK STEAKHOUSE

Weichert

HAND & STONE

EUROPEAN WAX CENTER

GREAT EXPRESSIONS

1,500 SF AVAILABLE

MATTRESS FIRM

CAN BE COMBINED TO 4,600 SF



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HARRIMAN, NY

