

Goshen, NY

RETAIL/MEDICAL SPACES FOR LEASE

84-116 Clowes Avenue

GOSHEN PLAZA



AVAILABLE:

1,887 SF (23.6' X 80') } Can be Combined to Deliver 5,527 SF
3,640 SF (45.5' X 80') }
Up to 6,779 Pad Site with Drive-Thru
37,000 SF Divisible – Ground Lease or Build to Suit

CO-TENANTS:

CVS, Starbucks, Access Physical Therapy, Club Pilates, Anytime Fitness, Jersey Mike's Subs, Heritage Financial Credit Union, Verizon, Garnet Health, Mathnasium, Indian Restaurant and more

NEIGHBORING RETAILERS:

AutoZone, Burger King, Crystal Run Healthcare, United States Postal Service, Key Bank, Dunkin', Enterprise Car Rental, Beer World, Chase Bank, DMV, and more

ADDITIONAL INFORMATION:

- Minutes from Newly Opened Legoland Located off Route 17
- End Cap (with Drive Thru Possible), Pad Site & In-Line Opportunities
- Ground Lease or Build to Suit
- Proposed Pad Sites at Various Sizes, Drive Thru Possible
- 105,000 +/- SF New Shopping Center
- 15' Ceiling Heights
- 527 Parking Spaces
- Easy Access to Route 17/6 (Exit 124)

TRAFFIC COUNT:

68,683 Cars Per Day Along Route 17/6

RENT:

Call For Details

CAM/TAXES:

\$7.25/SF

AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	13,023	35,052	186,263
AVG. HH INCOME	\$133,595	\$118,946	\$111,259

For More Information,
Please Contact:

914-237-3400

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ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

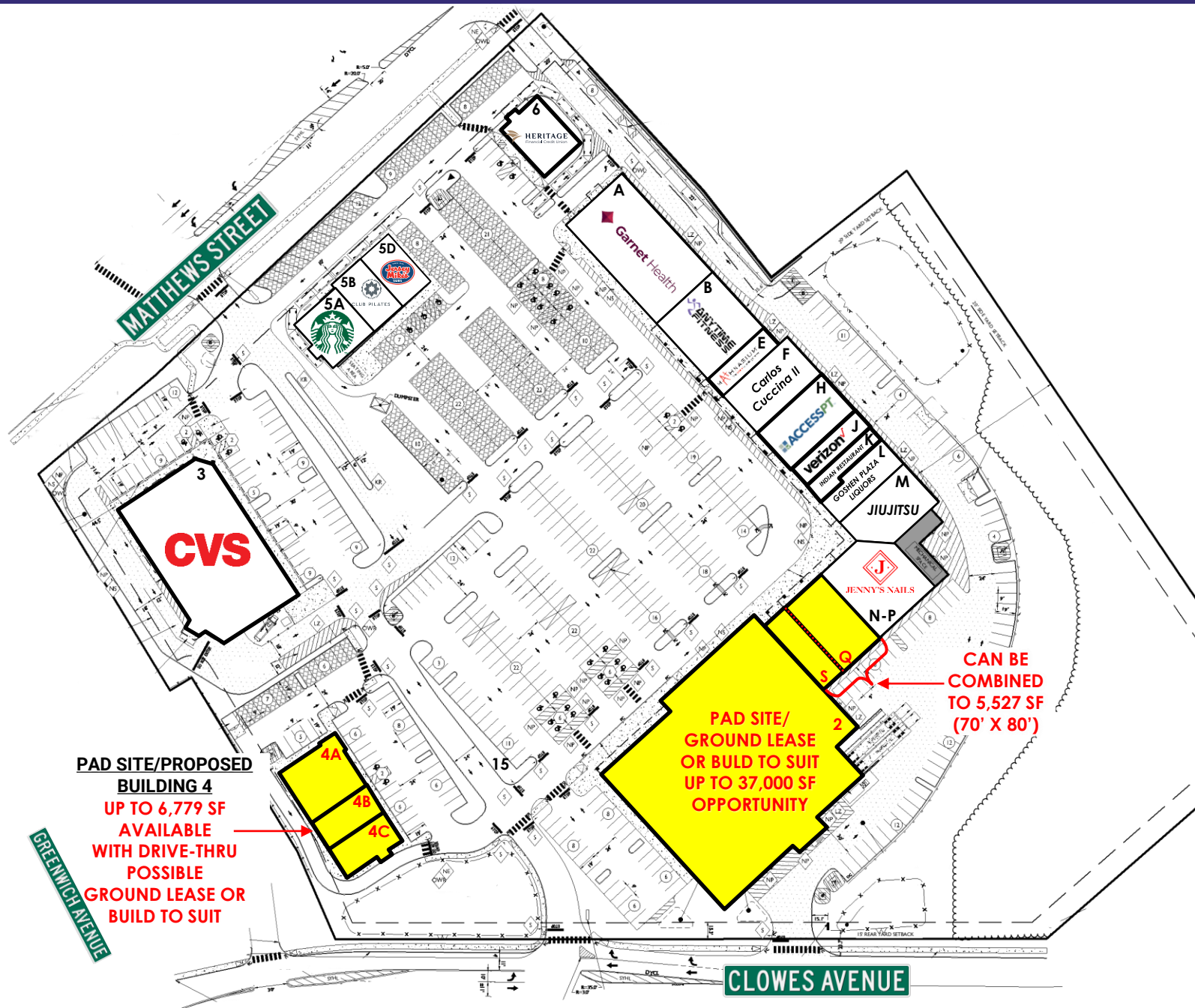
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#	TENANT	SF
A	Garnet Health Medical Center	7,200
B	Anytime Fitness	4,713
E	Mathnasium	1,540
F	Carlo's Cucina II	3,613
H	Access Physical Therapy	3,600
J	Verizon	1,491
K	Indian Restaurant	1,479
L	Goshen Plaza Liquors	2,480
M	JiuJitsu	3,355
N-P	Jenny's Nails	5,152

#	TENANT	SF
Q	AVAILABLE (45.5' x 80')	3,640
S	AVAILABLE (23.6' x 80')	1,887
2	AVAILABLE (DIVISIBLE) GROUND LEASE OR BUILD TO SUIT	37,000
3	CVS	14,698
4A	AVAILABLE	3,500
4B	AVAILABLE (26' x 60')	1,557
4C	AVAILABLE (28' x 60') END CAP WITH DRIVE THRU	1,722
5A	Starbucks	2,473
5B	Club Pilates	1,952
5D	Jersey Mike's Subs	1,628
6	Heritage Financial Credit Union	2,500

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UP TO 6,779 SF
PAD SITE WITH
DRIVE-THRU



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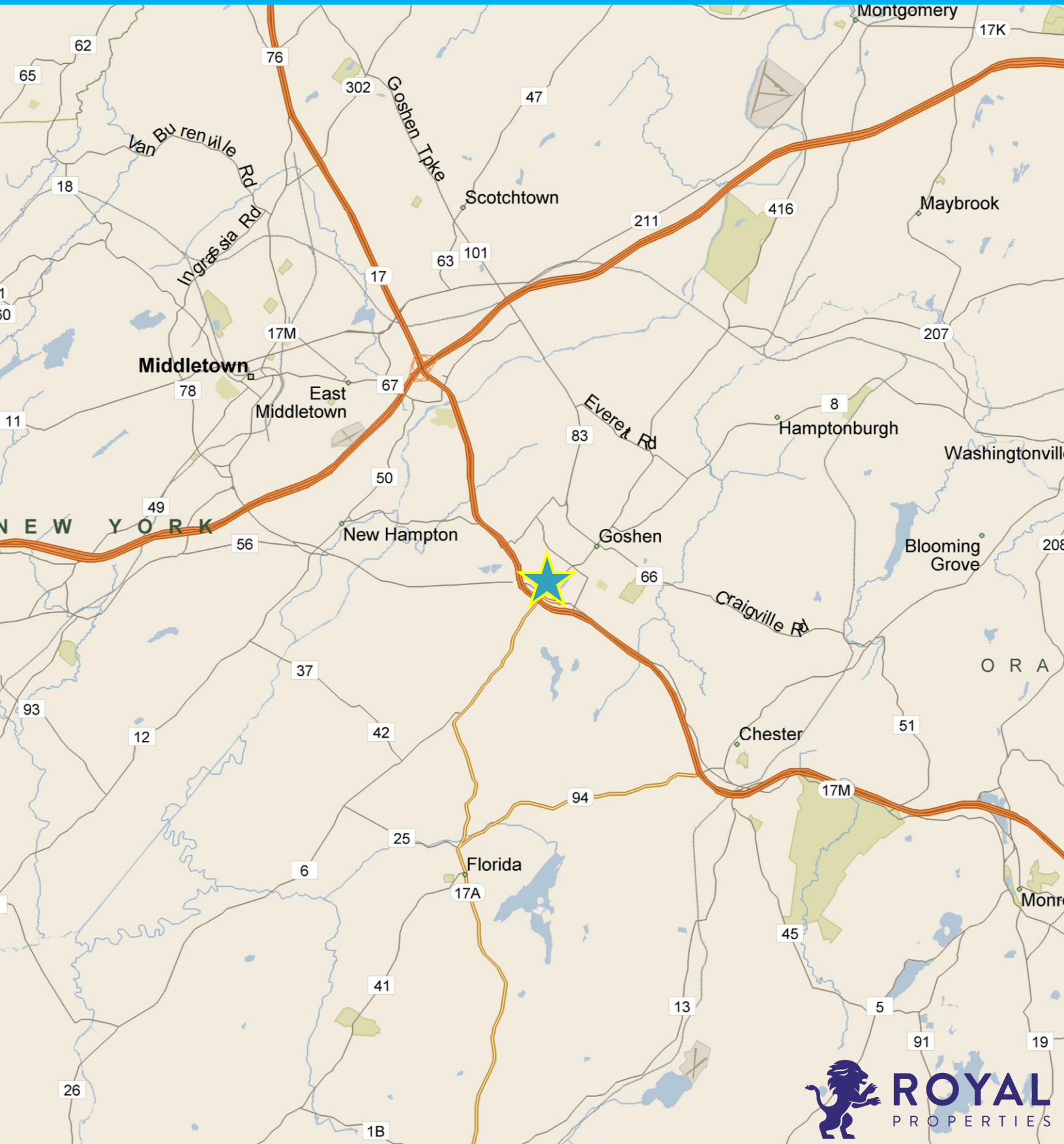


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