

# RETAIL/MEDICAL SPACE FOR LEASE

## 1,491 – 37,000 SF AVAILABLE

**GOSHEN PLAZA**  
84-116 CLOWES AVENUE  
GOSHEN, NY



### FOR MORE INFORMATION, PLEASE CONTACT:

**David Landes**

914-237-3400 - Ext. 104

[David@RoyalPropertiesInc.com](mailto:David@RoyalPropertiesInc.com)

**Scott Meshil**

914-237-3400 - Ext. 106

[Scott@RoyalPropertiesInc.com](mailto:Scott@RoyalPropertiesInc.com)

**Zach Landes**

914-237-3400 - Ext. 123

[Zach@RoyalPropertiesInc.com](mailto:Zach@RoyalPropertiesInc.com)

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.



# BIG BOX/PAD SITE/END CAP/IN-LINE OPPORTUNITIES



## GOSHEN PLAZA | 84-116 CLOWES AVENUE | GOSHEN, NY

### AVAILABLE:

1,491 – 37,000 SF

### JOIN:

CVS, Starbucks, Access Physical Therapy, Club Pilates (coming soon), Anytime Fitness, Jersey Mike's Subs (coming soon), Heritage Financial Credit Union, Garnet Health, Mathnasium, Athletic Republic, and more

### NEIGHBORING RETAILERS:

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

### RENT:

Call For Details

### CAM/TAXES:

\$7.25/SF

### TRAFFIC COUNTS:

67,083 Cars Per Day Along Route 17/6

### FEATURES:

- Minutes from Newly Opened Legoland Located off Route 17
- End Cap (with Drive Thru Possible), Pad Site & In-Line Opportunities
- 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)

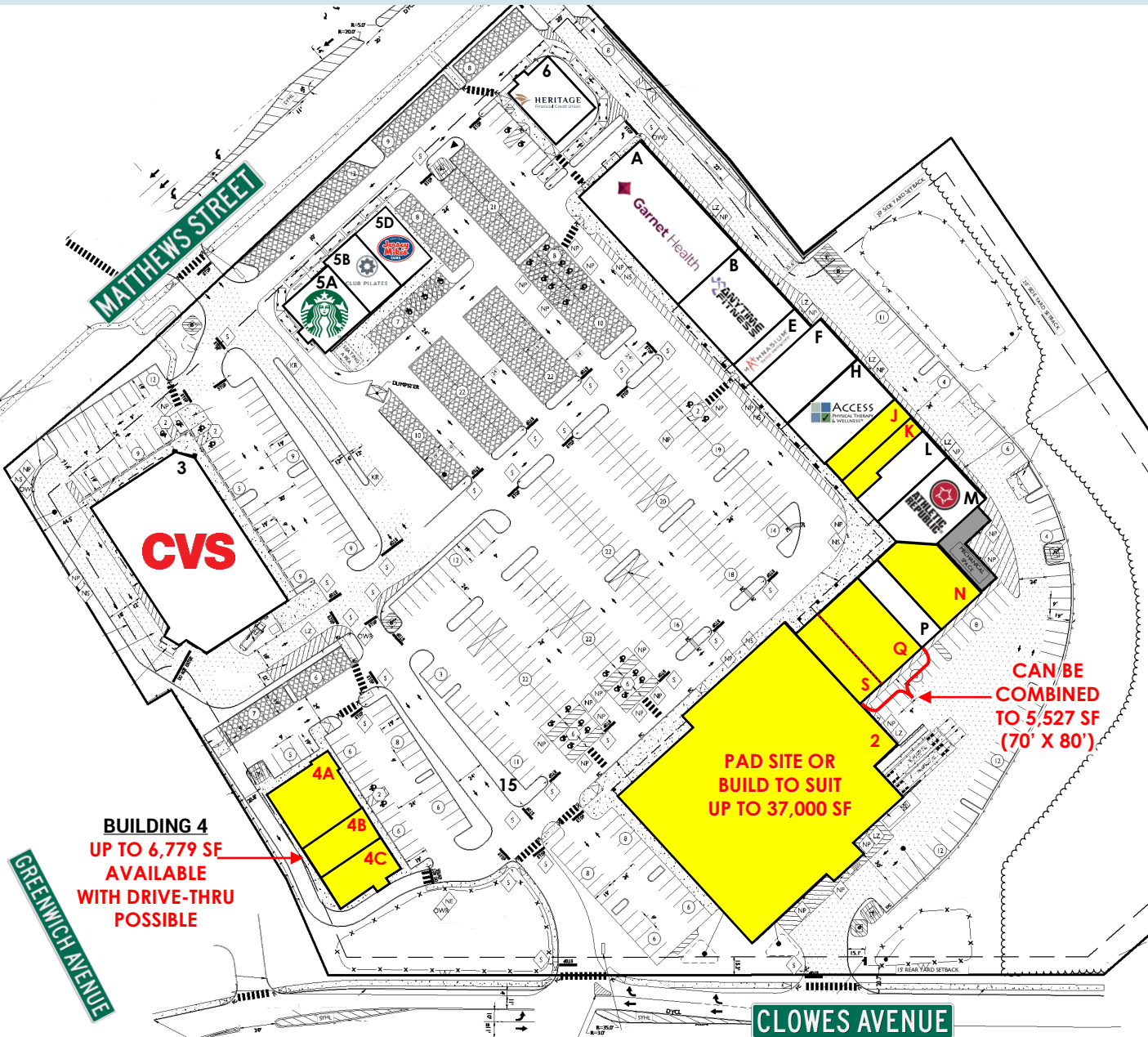


# RETAIL/MEDICAL SPACE FOR LEASE

## 1,491 - 37,000 SF AVAILABLE

**GOSHEN PLAZA**  
 84-116 CLOWES AVENUE  
 GOSHEN, NY

### SITE PLAN



#	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	AVAILABLE (18.7' x 80')	1,491
K	AVAILABLE (IRR)	1,491
L	Goshen Plaza Liquors	2,480
M	Athletic Republic	3,355
N	AVAILABLE (IRR)	3,332
P	Jenny's Nails	1,820
Q	AVAILABLE (45.5' x 80')	3,640
S	AVAILABLE (23.6' x 80')	1,887
2	AVAILABLE (DIVISIBLE)	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

# RETAIL/MEDICAL SPACE FOR LEASE

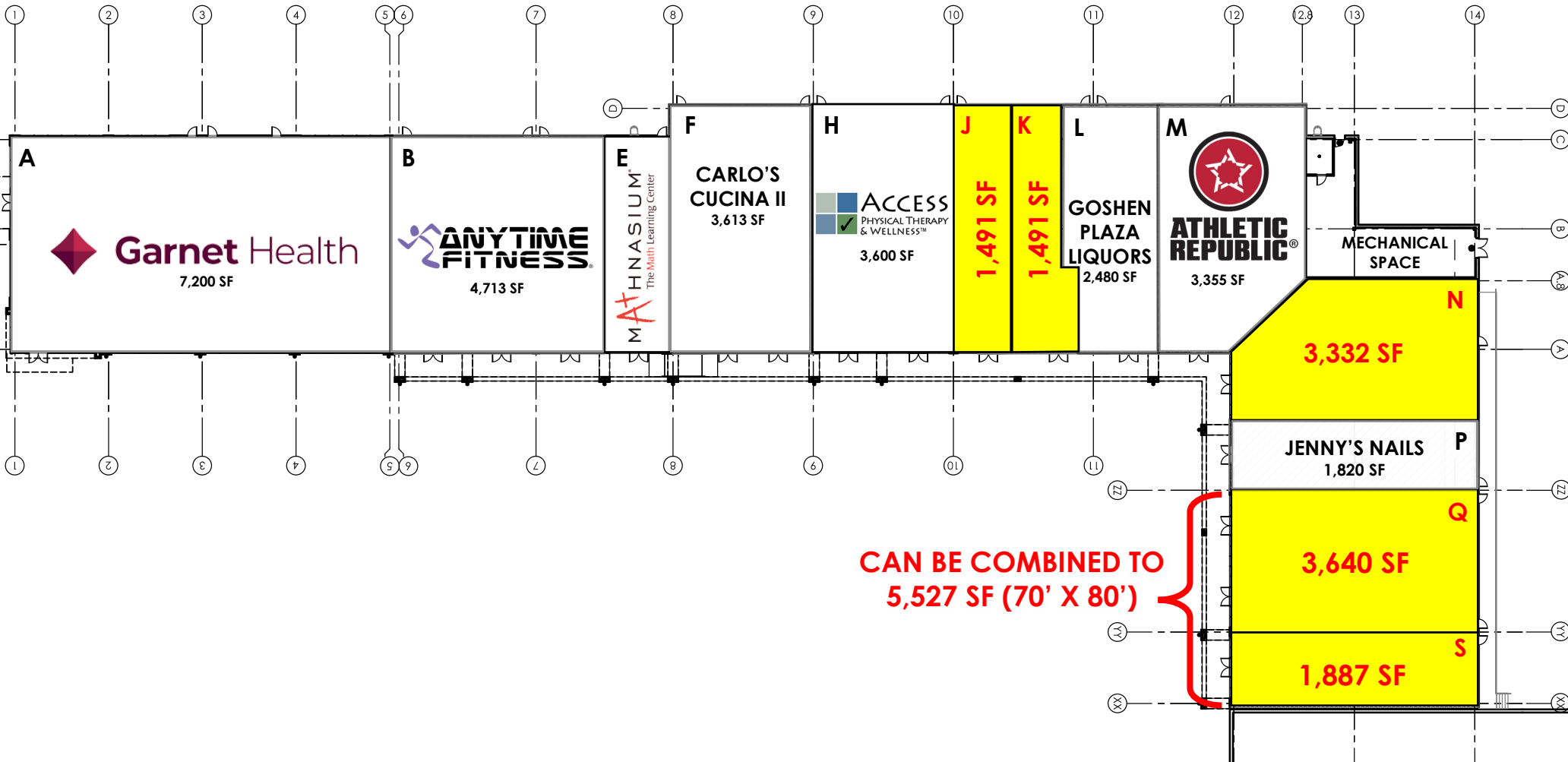
## 1,491 - 37,000 SF AVAILABLE

### GOSHEN PLAZA

84-116 CLOWES AVENUE

GOSHEN, NY

### IN-LINE LEASING PLAN



**FLOOR PLAN (BUILDING 4)**  
**AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT**





# RETAIL/MEDICAL SPACE FOR LEASE

## 1,491 - 37,000 SF AVAILABLE

# GOSHEN PLAZA

84-116 CLOWES AVENUE

GOSHEN, NY





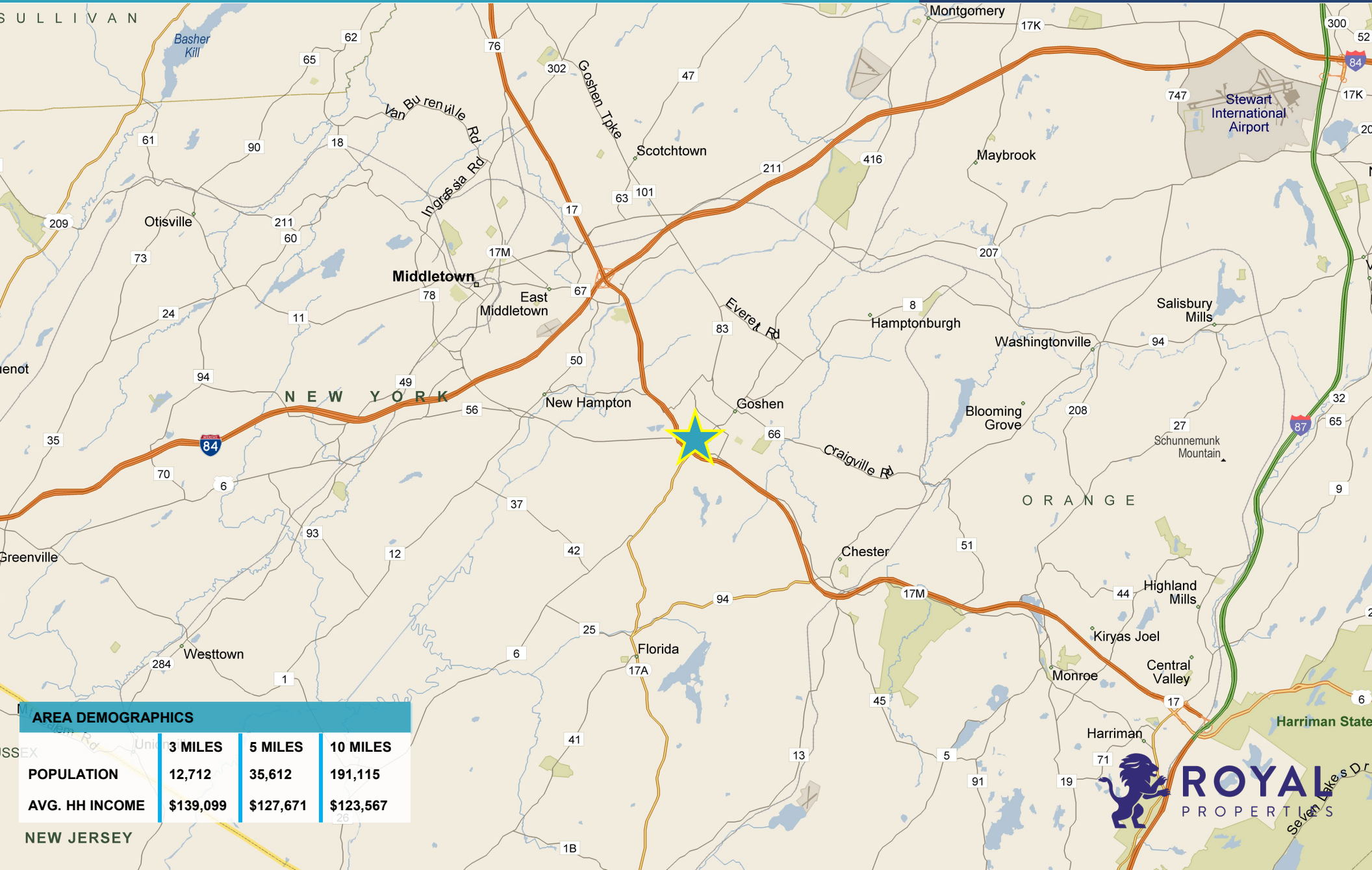
# RETAIL/MEDICAL SPACE FOR LEASE

## 1,491 - 37,000 SF AVAILABLE

# GOSHEN PLAZA

84-116 CLOWES AVENUE

GOSHEN, NY



AREA DEMOGRAPHICS			
	3 MILES	5 MILES	10 MILES
POPULATION	12,712	35,612	191,115
AVG. HH INCOME	\$139,099	\$127,671	\$123,567



**RETAIL/MEDICAL SPACE FOR LEASE**

**1,491 - 37,000 SF AVAILABLE**

**GOSHEN PLAZA**

**84-116 CLOWES AVENUE**

**GOSHEN, NY**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**914-237-3400**

**DAVID LANDES - EXT. 104**

**David@RoyalPropertiesInc.com**

**SCOTT MESHIL – EXT. 106**

**Scott@RoyalPropertiesInc.com**

**ZACH LANDES – EXT. 123**

**Zach@RoyalPropertiesInc.com**

**VISIT OUR WEBSITE:**

**WWW.ROYALPROPERTIESINC.COM**



**FOLLOW US**

