

# RETAIL/MEDICAL SPACE FOR LEASE

## 1,557 – 37,000 SF AVAILABLE

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



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



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### AVAILABLE:

1,557 – 37,000 SF

### JOIN:

CVS, Starbucks, Access Physical Therapy, Club Pilates, Anytime Fitness, Jersey Mike's Subs, Heritage Financial Credit Union, Verizon, Garnet Health, Mathnasium, Fresh Bites 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, 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)



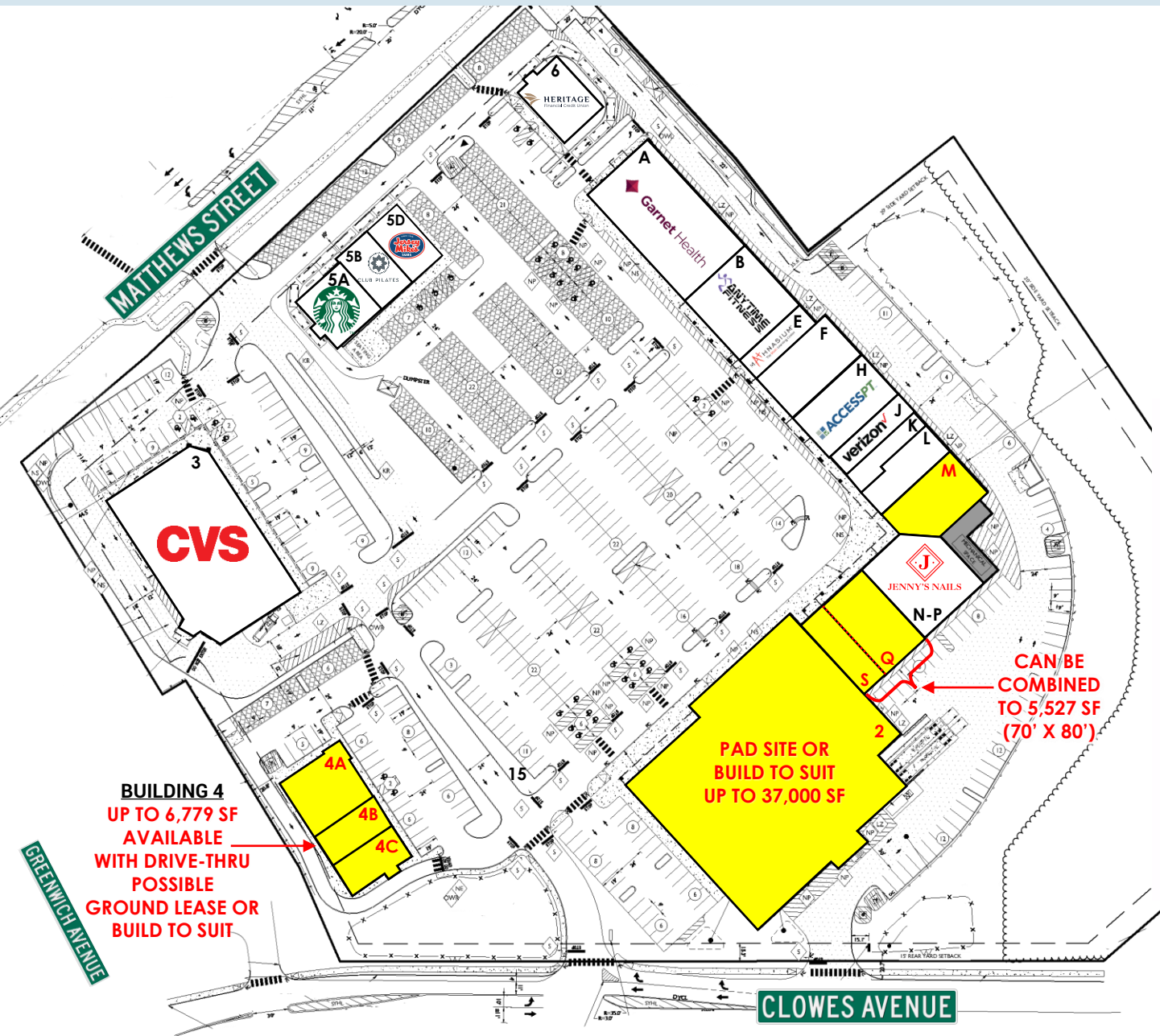


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### SITE PLAN



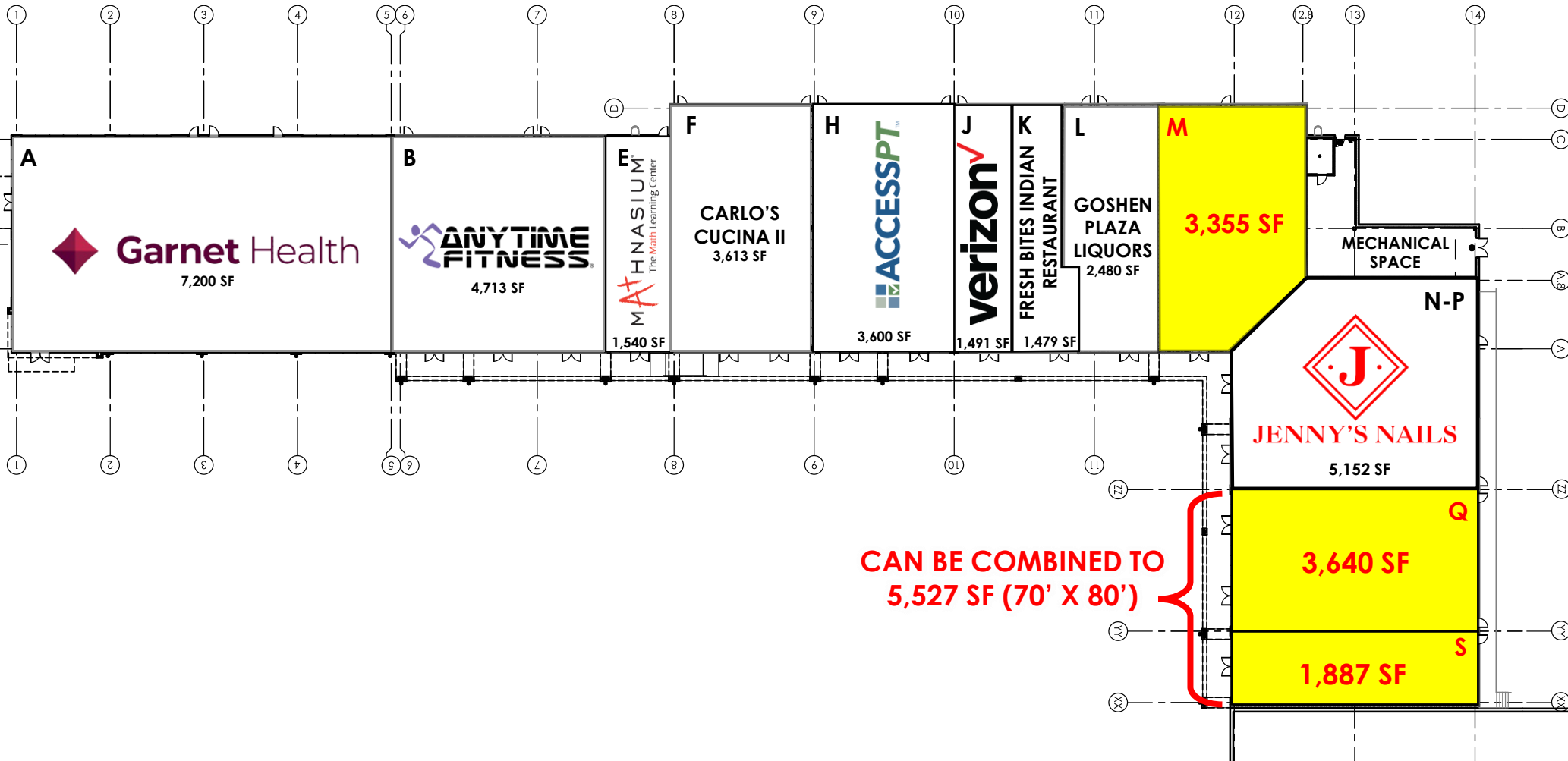
#	TENANT	SF
A	Garnet Health Medical Center	7,200
B	Anytime Fitness	4,713
E	Mathnasium	1,540
F	Carlo's Cucina II	3,613
H	Access Physical Therapy	3,600
J	Verizon	1,491
K	Fresh Bites Indian Restaurant	1,479
L	Goshen Plaza Liquors	2,480
M	AVAILABLE	3,355
N-P	Jenny's Nails	5,152
Q	AVAILABLE (45.5' x 80')	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

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### IN-LINE LEASING PLAN



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





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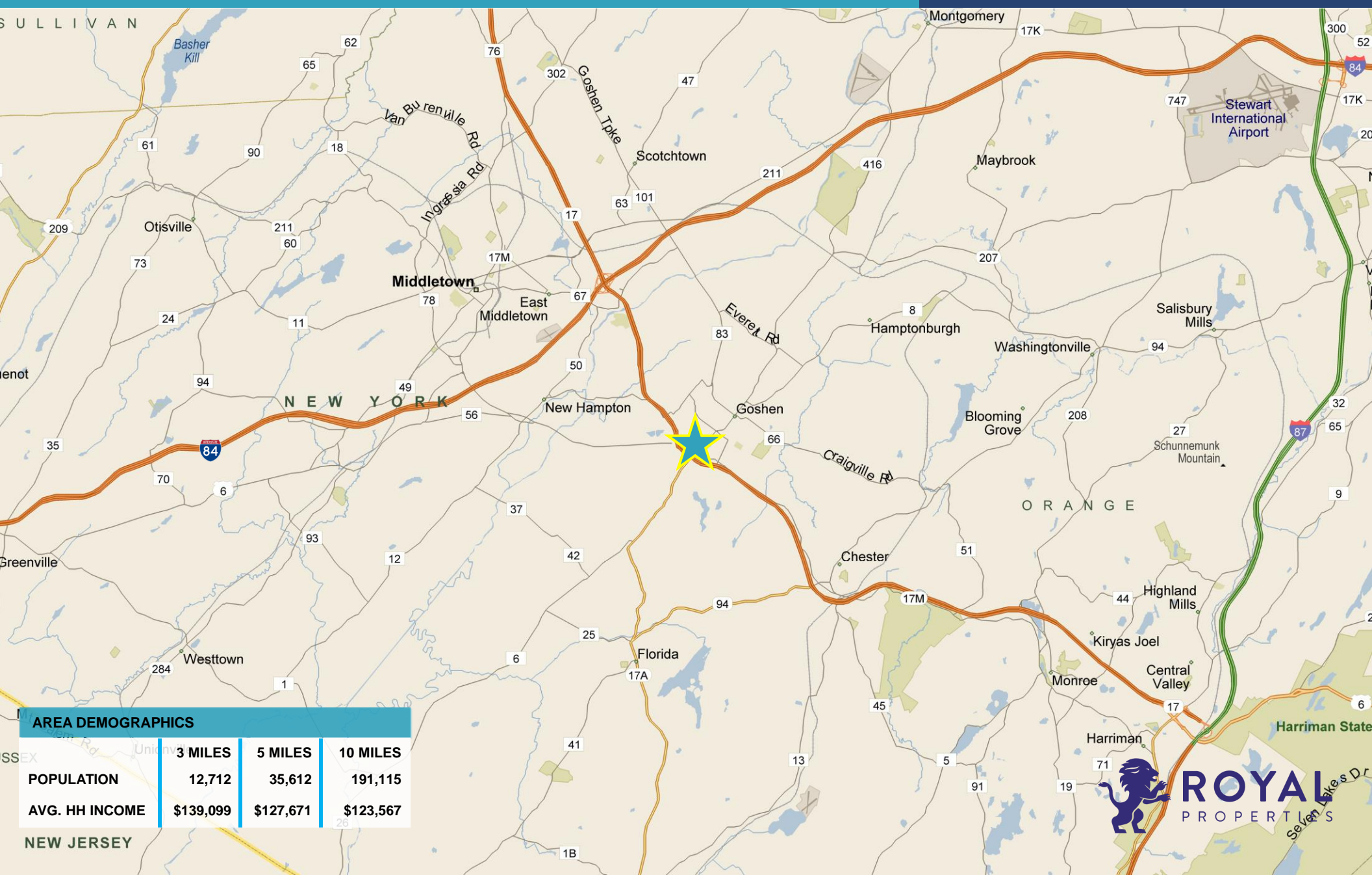




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### AREA DEMOGRAPHICS

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



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