

Montgomery, NY

RETAIL SPACE
FOR LEASE

99 Hawkins Drive (Route 208)

MONTGOMERY TOWNE SQUARE



AVAILABLE:

1,415 SF
3,590 SF
5,519 SF End Cap

CO-TENANTS:

ShopRite, Rite Aid, Verizon, Just-A-Buck, H&R Block, Montgomery Family Medicine, Blazing Bagels, Vails Gate Cleaners, Hair Kares Salon, PJ's Nail Salon, Country Wines & Liquor, Cascarino's and more

NEIGHBORING RETAILERS:

Walgreens, Family Dollar, Key Bank, Advance Auto, McDonald's, Dunkin', Burger King, Orange Bank & Trust Company, Holiday Inn Express, Hudson Valley FCU, Subway, Dollar General, State Farm, Rhinebeck Savings, Do It Best Hardware and more

ADDITIONAL INFORMATION:

- 100,125 SF Neighborhood Shopping Center Anchored By High Volume ShopRite
- 536 On-Site Parking Spaces
- Easily Accessible from Route 208, Route 17K and I-84
- Minutes from New Million+ SF Amazon Distribution Center

TRAFFIC COUNTS:

17,100 Cars Per Day Along Route 208
51,020 Cars Per Day Along I-84
12,226 Cars Per Day Along 17K

RENT:

Call For Details

CAM/TAXES:

\$7.50/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	11,578	30,833	161,304
Avg. HH Income	\$95,480	\$104,583	\$106,094

For More Information,
Please Contact:

914-237-3400

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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	TENANT	SF
1	SHOPRITE	56,000
2	RITE AID	11,840
3	PJ'S NAIL SALON	1,500
4	BLAZING BAGELS	1,500
5	COUNTRY WINES & LIQUOR	2,000
6	VAILS GATE CLEANERS	1,200
7	AVAILABLE	3,590
8	CASCARINO'S	3,600
9	HAIR KARE SALON	1,200
10	VERIZON	1,952
11	MONTGOMERY FAMILY MEDICINE	2,000
12	GOLD CHAIN RESTAURANT	1,200
13	AVAILABLE	1,415
14	H&R BLOCK	1,600
15	JUST-A-BUCK	4,000
16	AVAILABLE	5,519



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DOLLAR GENERAL

HERITAGE
Financial Credit Union

walden
SAVINGS bank

17k

208

MONTGOMERY PLAZA
FAMILY DOLLAR **Do it Best**
KeyBank

VALLEY CENTRAL SCHOOL
MIDDLE & HIGH SCHOOL

DUNKIN'

Holiday Inn Express

State Farm

Rhinebeck Bank

ORANGE Bank & Trust COMPANY

Staples
DISTRIBUTION CENTER

McDonald's

Walgreens

BURGER KING

INTERSTATE 84

MONTGOMERY TOWNE SQUARE

SITE

ShopRite **H&R BLOCK**

verizon **RITE AID**

Just-A-Buck

Hudson Valley
FEDERAL CREDIT UNION

HAWKINS DR

Advance Auto Parts

SUBWAY

208

