

Montgomery, NY

RETAIL SPACE FOR LEASE

99 Hawkins Drive (Route 208)

MONTGOMERY TOWNE SQUARE



AVAILABLE:

3,590 – 9,519 SF

11,840 SF – Can Be Made Available

CO-TENANTS:

ShopRite, Verizon, 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, Taco Bell, 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:

\$6.50/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	10,531	27,780	154,496
Avg. HH Income	\$113,321	\$111,234	\$115,897

**For More Information,
Please Contact:**

914-237-3400

Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com

Mario Fernandes – Ext. 113
Mario@RoyalPropertiesInc.com



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PROPERTIES

www.RoyalPropertiesInc.com

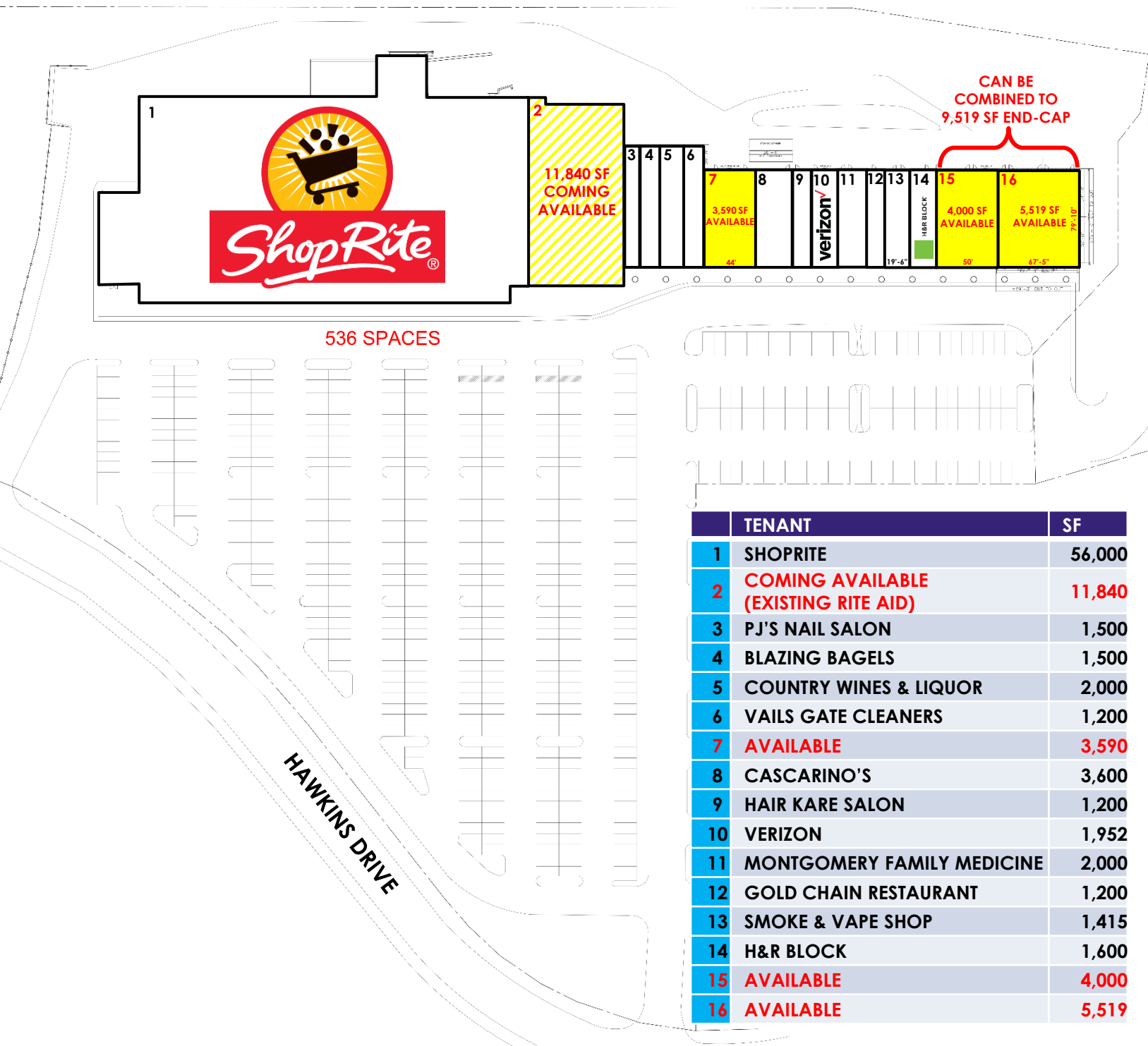
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