

Montgomery, NY

RETAIL SPACE FOR LEASE

99 Hawkins Drive (Route 208)

MONTGOMERY TOWNE SQUARE



AVAILABLE:

2,450 SF

4,000 SF – Can be Made Available } Can Be Combined
5,519 SF End Cap } to 9,519 SF

CO-TENANTS:

ShopRite, Rite Aid, 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:

\$7.50/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	10,643	29,166	161,597
Avg. HH Income	\$129,137	\$129,428	\$132,433

**For More Information,
Please Contact:**

914-237-3400

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ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

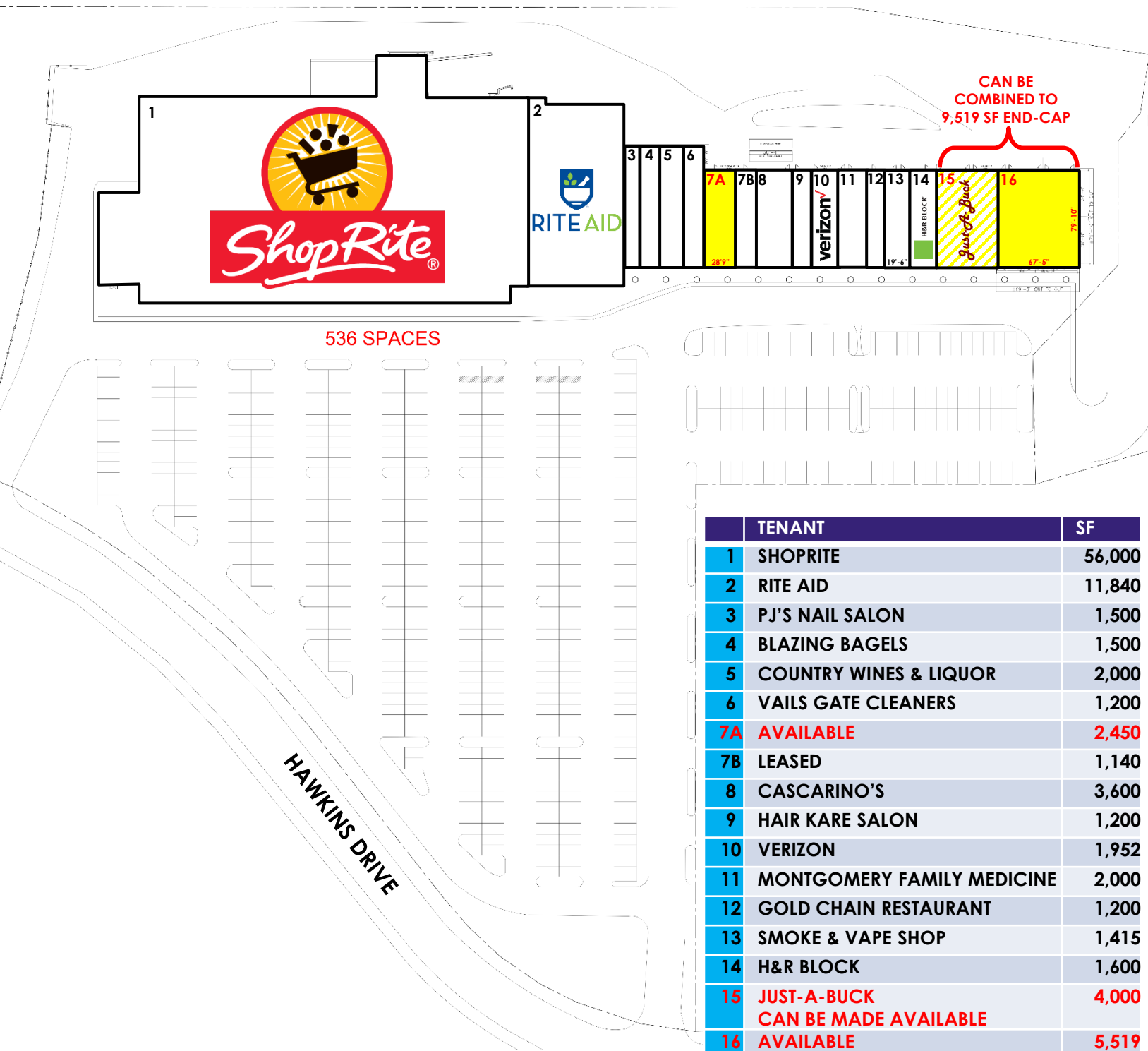
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