

# Harriman, NY

# RESTAURANT SPACE FOR LEASE

## 3-45 Centre Drive

## Woodbury Centre



### AVAILABLE:

6,802 SF Outparcel (Former TGI Friday's)

### CO-TENANTS:

ALDI, Kohl's, ULTA Beauty, Dunkin', Talbots, Scrubs & Beyond, Eileen Fisher, Staples, Harbor Freight, Chico's, Popeyes (coming soon) and Michaels

### NEIGHBORING RETAILERS:

Target, Stop & Shop, Planet Fitness, McDonald's, AutoZone, Mattress Firm, PetSmart, Dollar Tree, Walmart, TJ Maxx, IHOP, Taco Bell, BJ's, Home Depot, Chili's, and many more

### TRAFFIC COUNTS:

40,180 Cars per Day Along Route 17  
27,561 Cars per Day Along Route 6  
19,616 Cars per Day Along Route 32

### ADDITIONAL INFORMATION:

- 227,939 SF GLA Shopping Center
- Adjacent to Woodbury Common Premium Outlets
- Excellent Frontage at the Intersection of Route 6 & Route 17
- 1,224 Parking Spaces
- Busy Retail Corridor
- Close Proximity to I-87

### RENT:

Call For Details

### CAM/TAXES:

\$7.80/SF

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	47,056	70,506	153,622
Avg. HH Income	\$90,650	\$97,987	\$120,742

For More Information,  
Please Contact:

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# ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

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#	TENANT	SF	#	TENANT	SF
1	Talbots	4,387	10	AVAILABLE	6,747
2-3	ULTA Beauty	9,648	11	AVAILABLE	12,377
4	Scrubs & Beyond	3,396	12	AVAILABLE	18,625
5	Eileen Fisher	6,972	13	Kohl's	86,584
6	Chico's	2,946	14	ALDI	
7A	AVAILABLE	2,349	15	Popeyes (coming soon)	PAD
7B	Harbor Freight	17,101	16	Dunkin'	3,000
8	Michaels	24,008	17	AVAILABLE (Former TGI Friday's)	6,802
9	Staples	17,359			



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**HARRIMAN COMMONS**

TJ-maxx, verizon, Panera BREAD, IHOP, OUTBACK STEAKHOUSE, SHERWIN WILLIAMS, chili's, Wendy's, GameStop, TACO BELL, edible arrangements, EUROPEAN WAX CENTER, Great Expressions DENTAL CENTERS, Weichert REALTORS, MATTRESS FIRM, KFC

**WOODBURY COMMON A SIMON PREMIUM OUTLET**

for all mankind, MICHAEL KORS OUTLET, THE CHILDREN'S PLACE OUTLET, new balance FACTORY STORE, adidas, BOSS HUGO BOSS, aerie, ARMANI OUTLET, AÉROPOSTALE, BARNEYS NEW YORK WAREHOUSE, BALLY, BANANA REPUBLIC FACTORY, Dylan's Candy Bar, COLUMBIA FACTORY STORE, Dior, bare+BEAUTY bareMinerals, vineyard vines, GAP FACTORY, Ermenegildo Zegna, GUESS FACTORY STORE, EXPRESS FACTORY OUTLET, FOSSIL, OLD NAVY OUTLET, Umi TERYAKI & SUSHI, VANS OUTLET, KAY JEWELERS, HANES Brands OUTLET, rag & bone NEW YORK, J.CREW FACTORY

**MONROE SHOPPING CENTER**

CHASE, BURGER KING, the Y, WAYBACK BURGERS, verizon, DOLLAR TREE, DUNKIN', Domino's

**MONROE SHOPRITE PLAZA**

ShopRite, RITE AID, Great Clips, UNITED STATES POSTAL SERVICE

**DOLLAR GENERAL**

STERLING NATIONAL BANK

TD Bank

Advance Auto Parts

**MONROE PLAZA**

STOP & SHOP, AutoZone, planet fitness, Walgreens, Garnet Health MEDICAL CENTER, Benjamin Moore Paints, SUPERCUTS, CARD\$MART, SUBWAY, McDonald's

**HARRIMAN COMMONS**

Walmart, TARGET, BJ's, Burlington, HOME DEPOT, OLD NAVY, Famous Footwear, PETSMART, DOLLAR TREE, PartyCity, SALLY BEAUTY

**WOODBURY CENTRE**

KOHL'S, Michaels, SITE, ULTA BEAUTY, DUNKIN', ALDI, chico's, POPEYES (COMING SOON), EILEEN FISHER, HARBOR FREIGHT, scrubs & beyond, TALBOTS

NEW YORK - MONROE/WOODBURY/HARRIMAN



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