

Newburgh, NY

RETAIL SPACE FOR LEASE

1245 - 1255 Route 300

Newburgh Crossings

**AVAILABLE:**

9,000 SF

CO-TENANTS:

Lowe's, Michaels, Barnes & Noble, and TGI Fridays

NEIGHBORING RETAILERS:

Walmart Supercenter, Home Depot, Kohl's, Target, PetSmart, BJ's Wholesale Club, Cosimo's Brick Oven Restaurant and Bar, Vitamin Shoppe, Sweet Frog Frozen Yogurt, Smoothie King, European Wax Center, Sterling Optical, Kay Jewelers, Orangetheory Fitness, Stop & Shop, Marshalls and many more

TRAFFIC COUNTS:

35,523 Cars per Day Along Route 300
19,187 Cars per Day Along Route 17K

ADDITIONAL INFORMATION:

- 62,983 SF GLA Shopping Center
- 680 Parking Spaces
- Excellent Frontage at the Intersection of Route 300 & Route 17K
- Busy Retail Corridor
- Close Proximity to I-84/87

RENT:

Call For Details

CAM/TAXES:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	51,155	95,916	210,968
Avg. HH Income	\$110,888	\$120,046	\$131,478

**For More Information,
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ROYAL
PROPERTIES

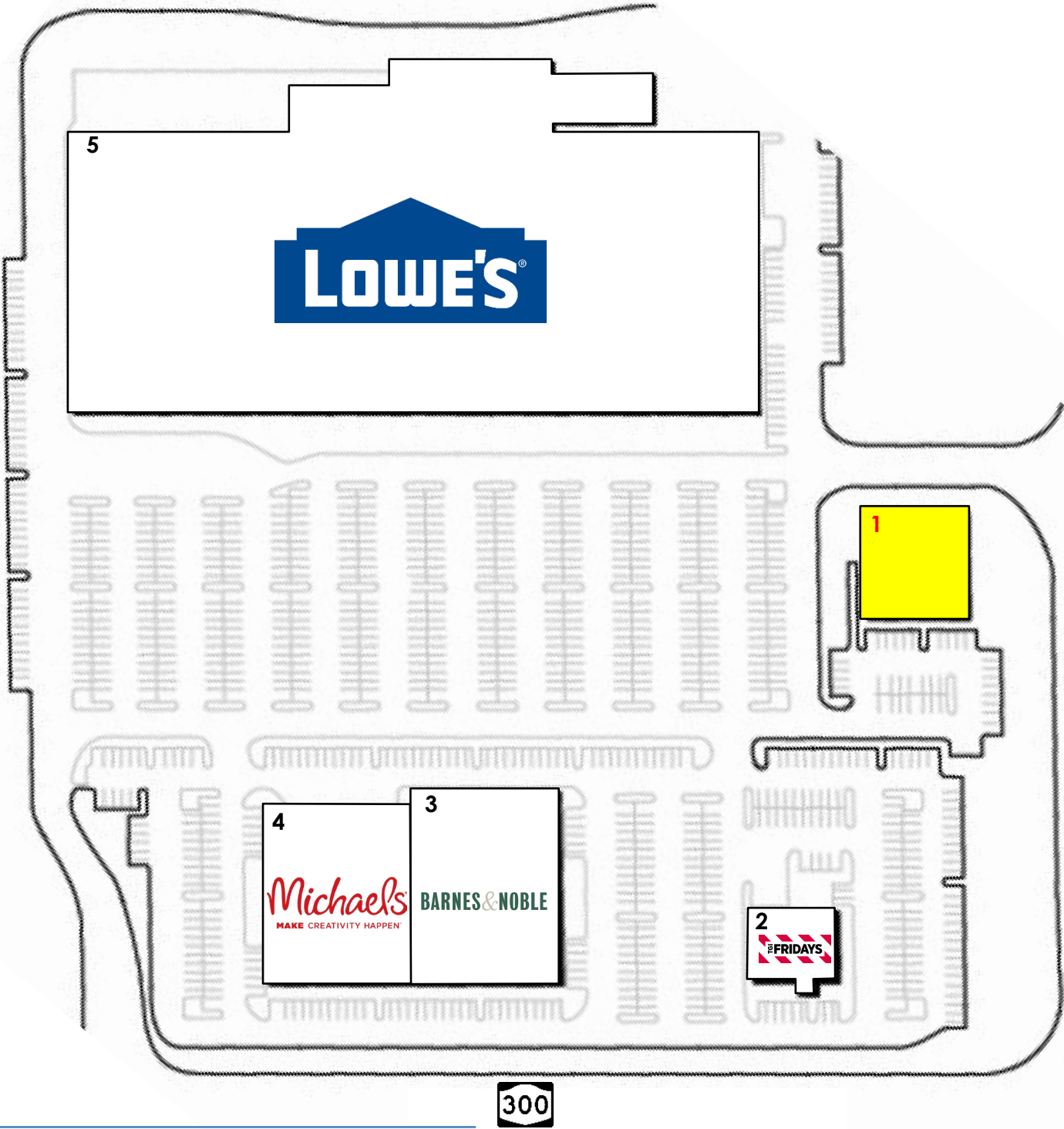
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#	TENANT	SF
1	AVAILABLE	9,000
2	TGI FRIDAYS	5,549
3	BARNES & NOBLE	24,911
4	MICHAELS	23,433
5	LOWE'S HOME IMPROVEMENT	145,000



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