

HARRIMAN COMMONS

Routes 17/32 & 6 | Monroe (Harriman), NY | Orange County

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

706,236 SF REGIONAL POWER CENTER



BROKER CONTACT

SCOTT MESHIL
914-237-3400, Ext. 106
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JEFF KINTZER
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RETAIL/PADS SITES/
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1,650 SF – 30,247 SF AVAILABLE



AVAILABLE:

1,650 SF In-Line (16.5' x 100')
1,930 SF End Cap (13' x 120' irr.)
4,320 SF Can be Made Available
5,827 SF End Cap (50' x 107' irr.)
14,136 SF Can be Made Available
30,247 SF (170' x 172')

PAD SITES AVAILABLE:

2,850 SF (42.3' x 66.3' irr.) – PAD E1
2,865 SF (34.9' x 83.17' irr.) – PAD E2
3,000 SF (44.3' x 66.33') – PAD C1

ADDITIONAL INFORMATION:

- 706,236 SF Regional Power Center
- Easy Access from Routes 17/6 & 32
- A mile from Woodbury Common Premium Outlets
- Future Pad Available In Front Of BJ's Wholesale Club and Next to New BJ's Gas Station
- Two Future Pad Sites Each With Drive-thru Available
- Pad Sites Have Flexible Footprints and are Ideal for Fast Food
- 3,800± Parking Spaces
- 5 Prime Pylon Signs with Excellent Visibility

JOIN CO-TENANTS:

Walmart, Target, The Home Depot, BJ's Wholesale Club, PetSmart, Burlington, Old Navy, Dollar Tree, Famous Footwear, World of Appliances (coming soon), and more

NEIGHBORING RETAILERS:

Stop & Shop, Planet Fitness, TJ Maxx, Barneys New York Warehouse, Dior, GAP, Bare + Beauty, Columbia Factory Store, Vineyard Vines, GUESS, J. Crew Factory, Verizon, Walgreens, AutoZone, Chase Bank, Garnet Health, Outback Steakhouse, Mattress Firm, Taco Bell, McDonald's, CVS, ShopRite, Kohl's, Michael's, Verizon, Dunkin', Rite Aid, SkyZone, Burger King, AT&T, Dollar General, Advance Auto Parts and many more

TRAFFIC COUNTS:

56,182 Cars per Day Along Route 17/6
29,404 Cars per Day Along Route 32

RENT:

Call For Details

NNN:

\$4.35/SF

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ROYAL
PROPERTIES

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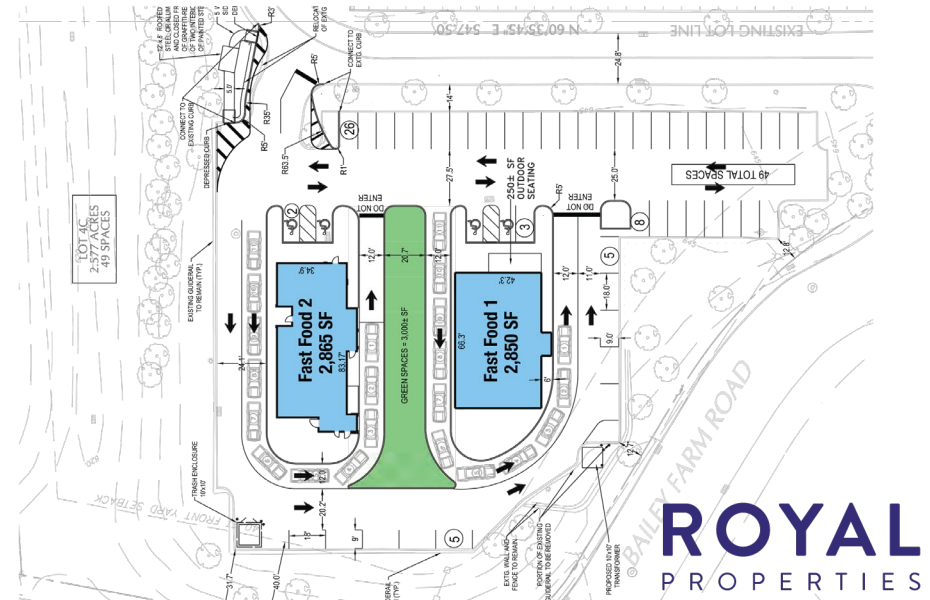
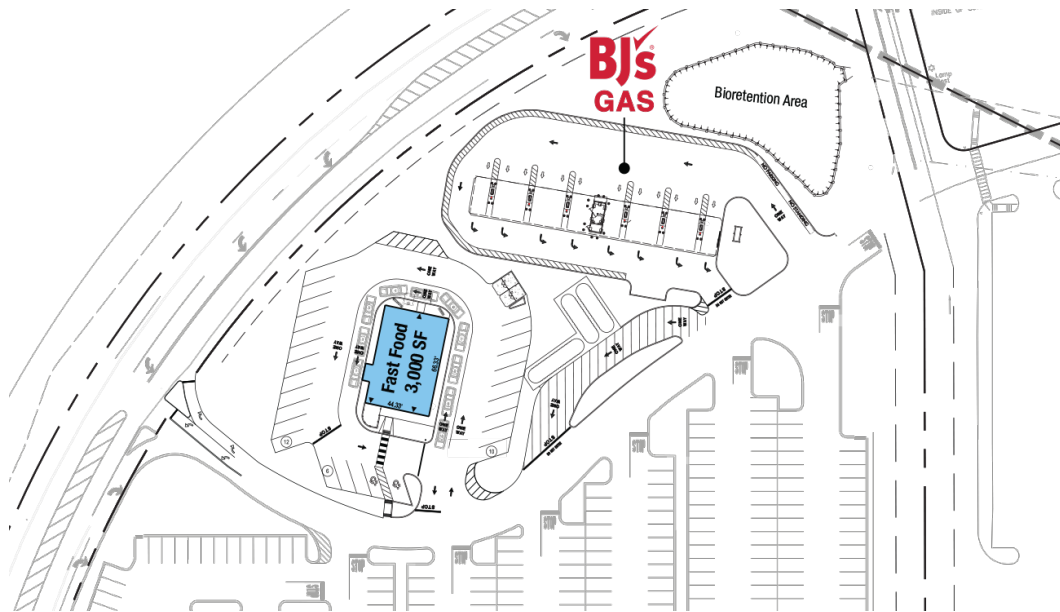
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PROPOSED RESTAURANT PADS AVAILABLE

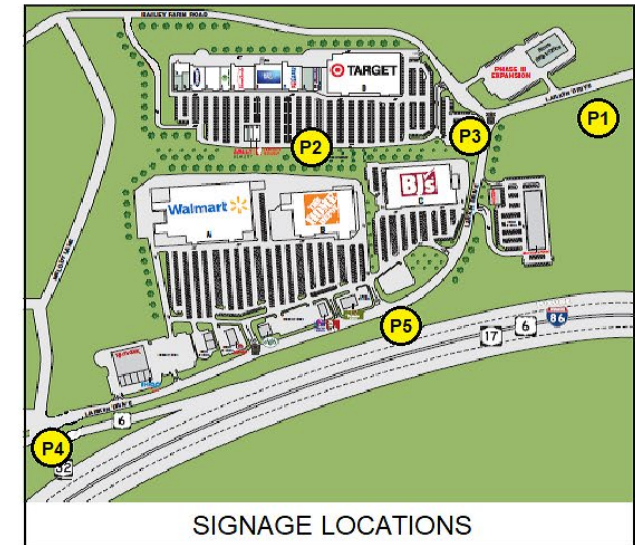
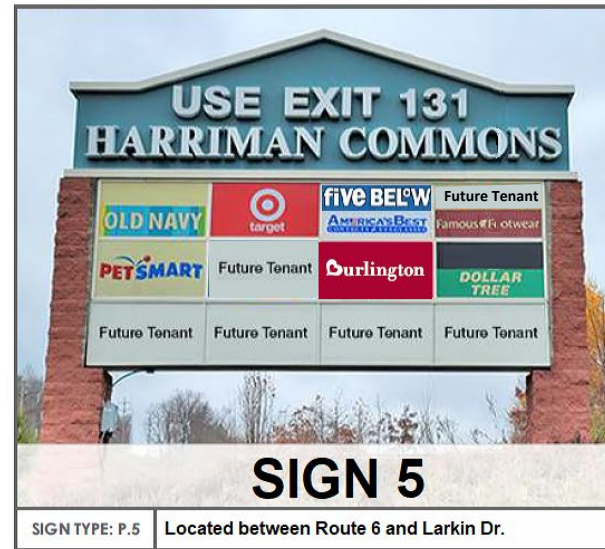
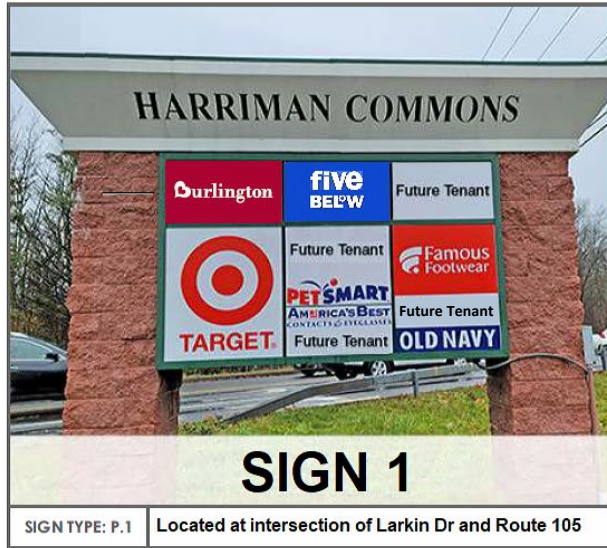


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PRIME PYLON SIGNAGE OPPORTUNITIES



* 100' High Pylon. Visible from all roads/highways in the immediate vicinity

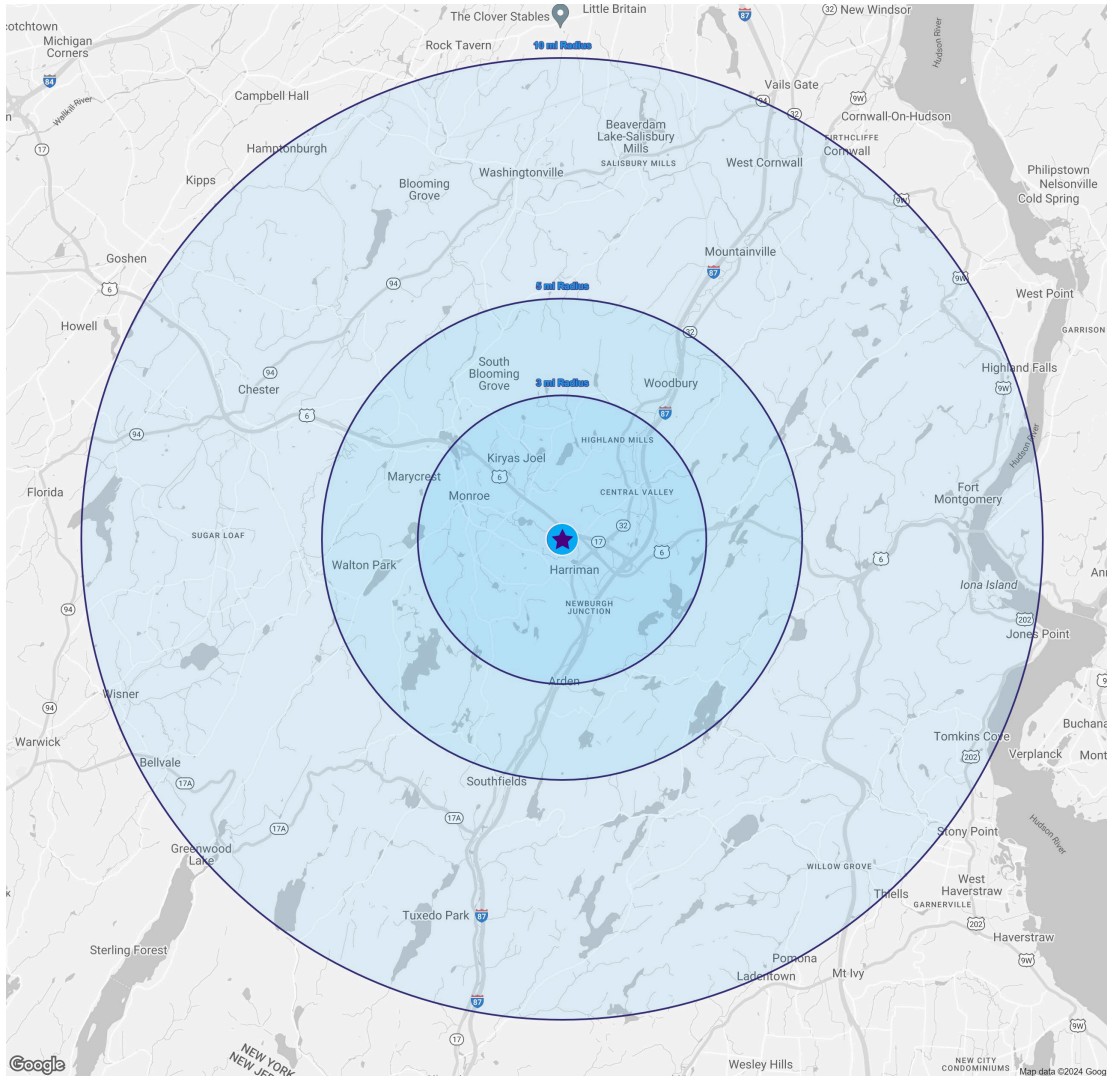
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3 Mile Radius

2024 Est. Population	60,551
2024 Est. Avg. HH Income	\$123,243
Households	14,935
Total Employees	14,977

5 Mile Radius

2024 Est. Population	76,768
2024 Est. Avg. HH Income	\$129,479
Households	19,987
Total Employees	16,456

10 Mile Radius

2024 Est. Population	140,721
2024 Est. Avg. HH Income	\$150,597
Households	42,526
Total Employees	32,882

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