

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
Scott@RoyalPropertiesInc.com

SCOTT MILICH
914-237-3400, Ext. 116
Smilich@RoyalPropertiesInc.com



HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

1,930 SF – 30,247 SF AVAILABLE



AVAILABLE:

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 In-Line (93' x 152')
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', SkyZone, Burger King, 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

BROKER CONTACT

SCOTT MESHIL

914-237-3400, Ext. 106

Scott@RoyalPropertiesInc.com

SCOTT MILICH

914-237-3400, Ext. 116

Smilich@RoyalPropertiesInc.com

ROYAL
PROPERTIES

HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

1,650 SF – 30,247 SF AVAILABLE

PARCEL I

	SQ. FT.
A WALMART	203,990
B HOME DEPOT	110,000
C BJ'S WHOLESALE	108,532
C1 AVAILABLE PAD (44.3' x 66.33')	3,000

PARCEL II

	SQ. FT.
D TARGET	124,717
1A AVAILABLE (50' x 107' irr.)	5,827
1B WORLD OF APPLIANCES	6,125
1C STORAGE	5,317
2 OLD NAVY	15,277
3 AVAILABLE (93' x 152')	14,136
4 DOLLAR TREE	10,640
5 BURLINGTON	23,986
6 AVAILABLE (170' x 172')	30,247
7 PETSMART	20,087
9 FIVE BELOW	11,012
9A AMERICA'S BEST CONTACTS & EYEGLASSES CAN BE MADE AVAILABLE	4,320
9B AVAILABLE (13' x 120' irr.)	1,930
10 RIGHTLY DENTAL	1,650
11 CLOSET ART	1,650
12 FAMOUS FOOTWEAR	6,800
E1 AVAILABLE PAD (42.3' x 66.3')	2,850
E2 AVAILABLE PAD (34.9' x 83.17')	2,865

PHASE III EXPANSION

F FUTURE RETAIL/OFFICE	3.52 ACRES
------------------------	------------

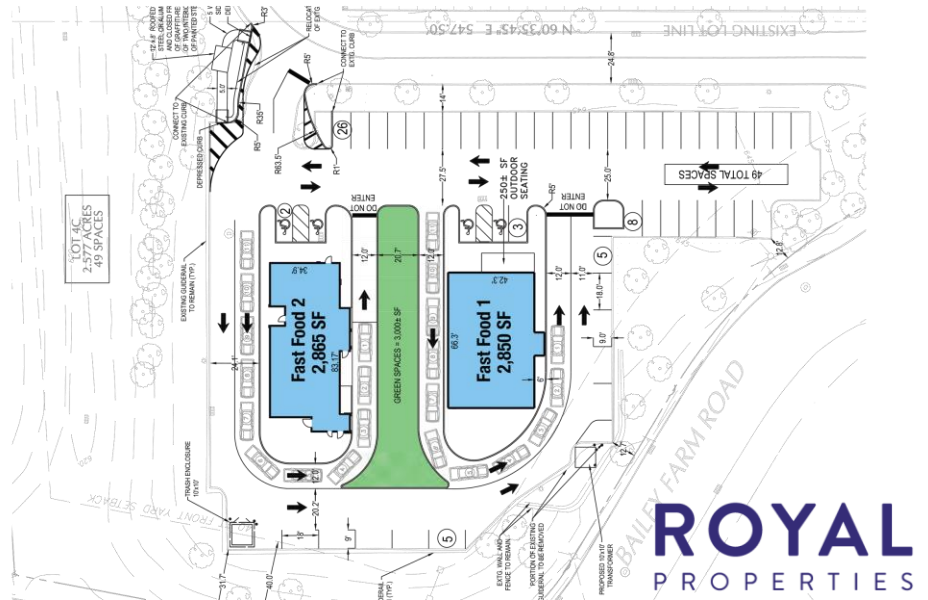


HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

PROPOSED RESTAURANT PADS AVAILABLE

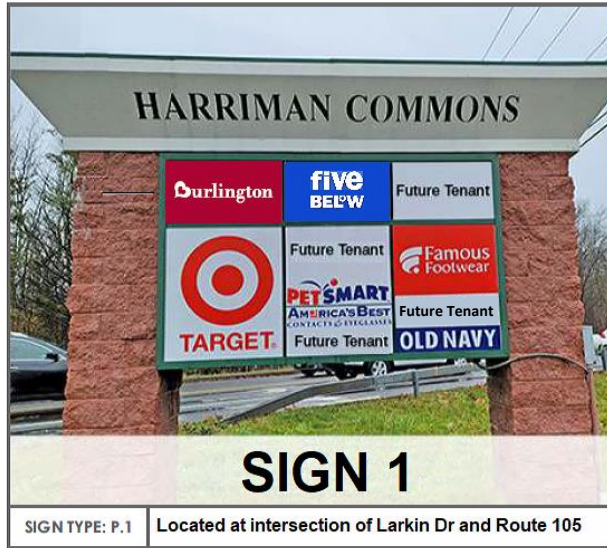


HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

PRIME PYLON SIGNAGE OPPORTUNITIES



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

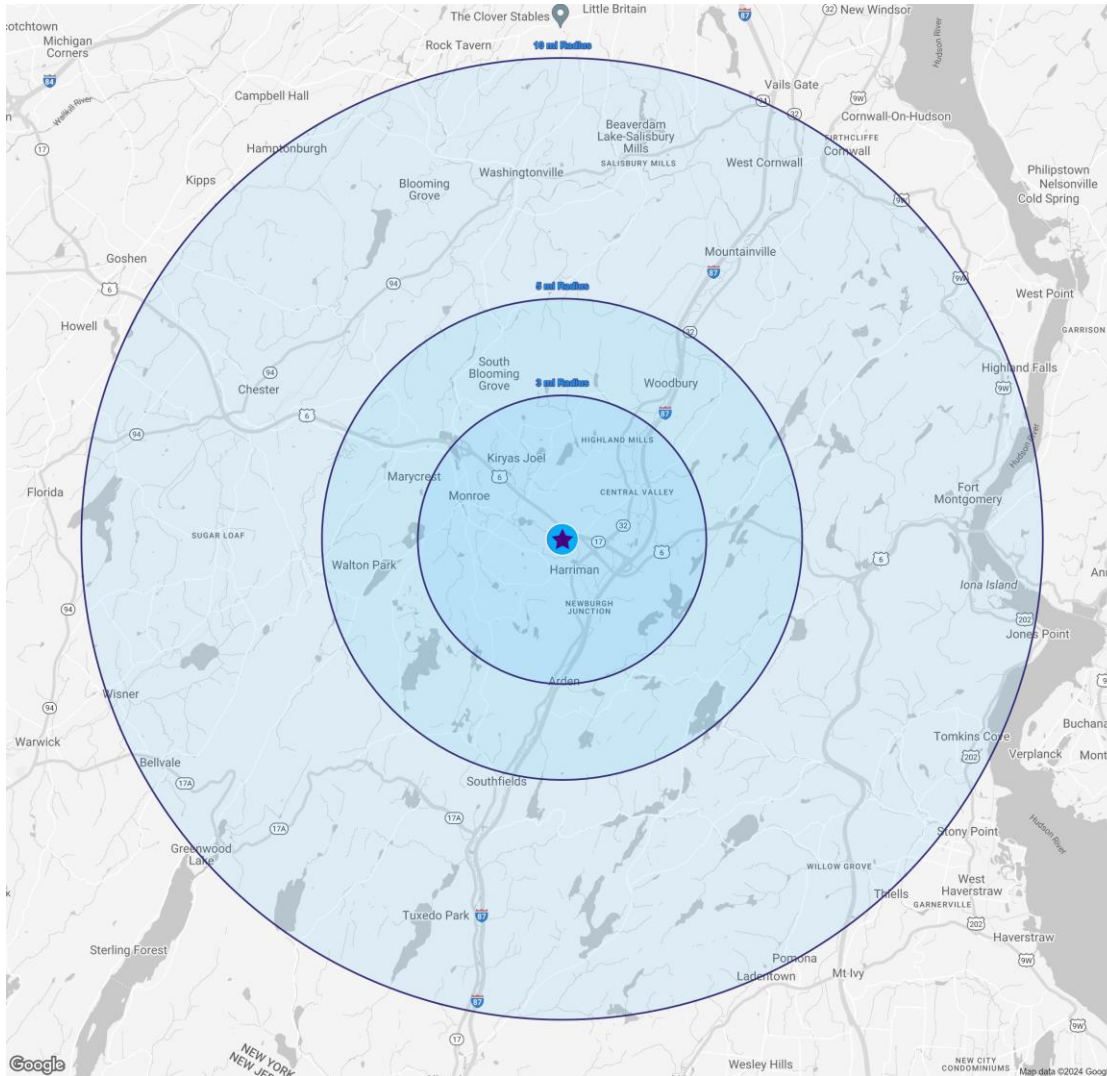
ROYAL
PROPERTIES

HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

1,650 SF – 30,247 SF AVAILABLE



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

ROYAL
PROPERTIES

HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

1,650 SF – 30,247 SF AVAILABLE

