

ORANGEBURG COMMONS

Route 303 & Palisades Parkway | Orangeburg, NY | Rockland County

RETAIL/RESTAURANT/
PAD SITES FOR LEASE

3,500 SF PAD SITE | 5,000 SF PAD SITE | UP TO 18,000 SF RETAIL



BROKER CONTACT

SCOTT MESHIL
914-237-3400, Ext. 106
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AVAILABLE:

- 3,500 SF Pad Site with Drive-Thru
- 5,000 SF Pad Site with Drive-Thru
- 18,000 SF Proposed Retail Building

JOIN CO-TENANTS:

Stop & Shop, and Marriott Residence Inn

NEIGHBORING RETAILERS:

Lowe's, CVS, Dunkin', USPS, Subway, Chase, WooRi Mart, Target, Whole Foods Market, Petco, HomeGoods, Brasserie Memere, Steelhaus Cycle and more

TRAFFIC COUNTS:

- 15,428 Cars per Day Along Route 303
- 48,399 Cars per Day Along Palisades Parkway

ADDITIONAL INFORMATION:

- 179,784 SF Multi-Use Center Ideally situated at the intersection of Route 303 & Palisades Parkway
- Anchored by 51,823 SF Stop & Shop
- 651 Parking Spaces
- Adjacent to a Lowe's Home Improvement
- Premier location in the market to grow your business and reach a variety of clients, customers, and patients

RENT:

Call For Details

CAM/TAXES:

\$9.00/SF

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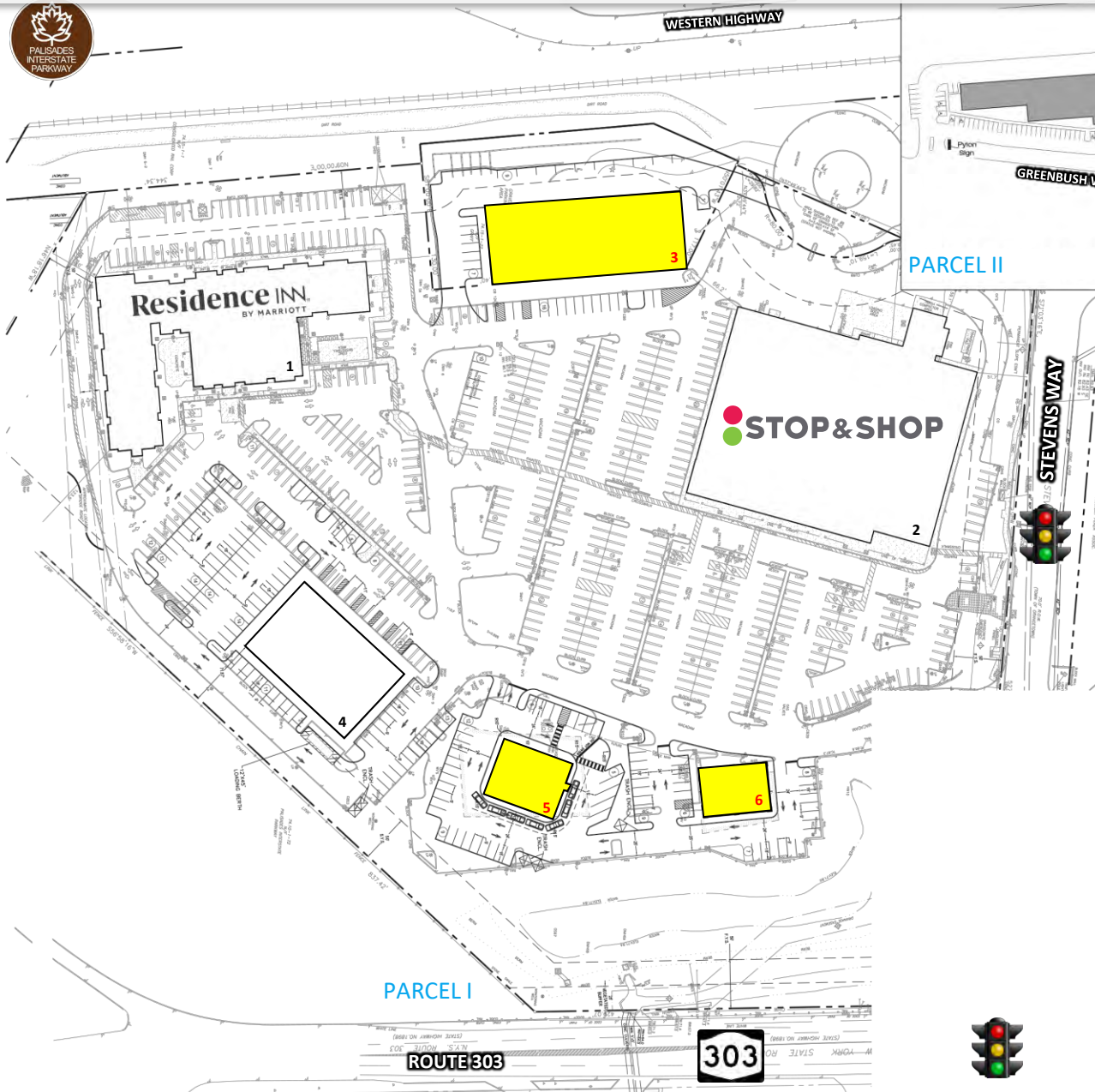
ROYAL
PROPERTIES

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PARCEL I

	SQ. FT.
1 Residence Inn by Marriott	91,396
2 Stop & Shop	51,823
3 Future Retail (225' x 80')	18,000
4 Future Proposed (139' x 90')	37,530
5 Proposed Pad with Drive-Thru Possible (75' x 67')	5,000
6 Proposed Pad with Drive-Thru (70' x 50')	3,500

PARCEL II

	SQ. FT.
8 Future Warehouse Building (752.68' x 122.7')	68,047

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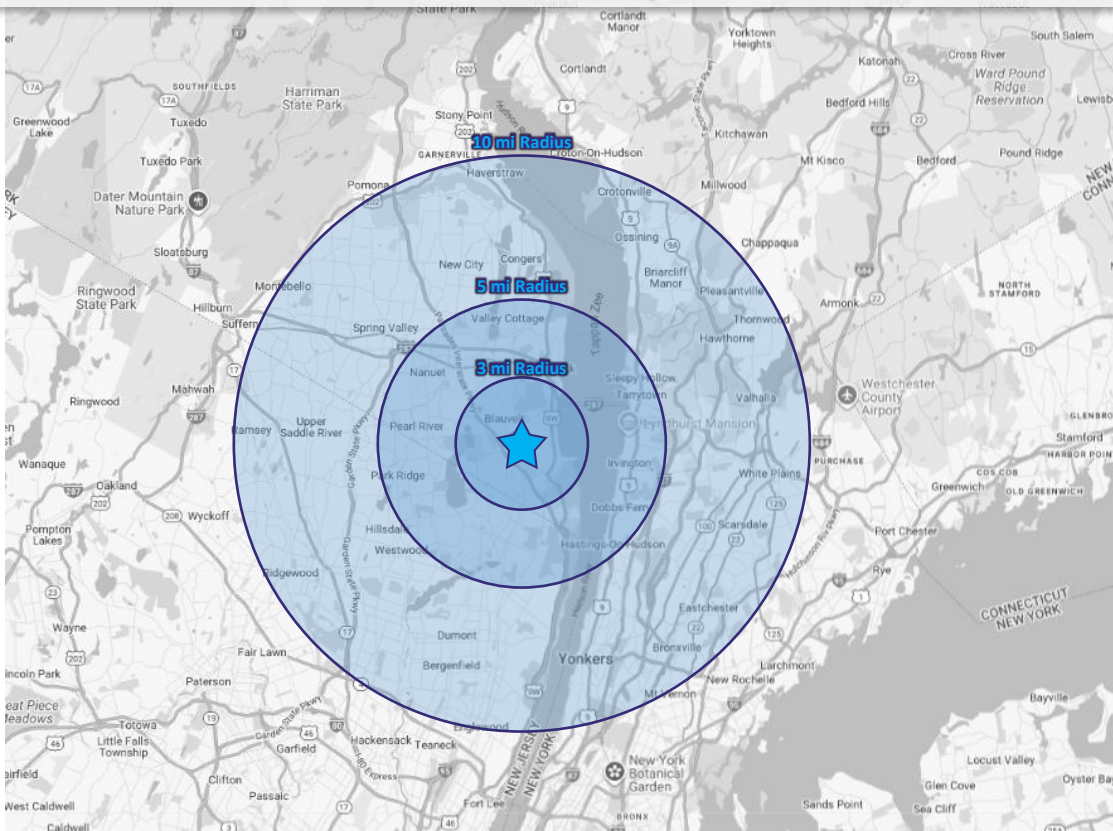
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3 Mile Radius

2024 Est. Population	39,019
2024 Est. Avg. HH Income	\$158,594
Households	13,370
Total Employees	21,615

5 Mile Radius

2024 Est. Population	137,068
2024 Est. Avg. HH Income	\$161,272
Households	50,079
Total Employees	82,051

10 Mile Radius

2024 Est. Population	1,041,565
2024 Est. Avg. HH Income	\$112,683
Households	362,822
Total Employees	478,710

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NORTHVALE SQUARE



ORANGETOWN SHOPPING CENTER



PALISADES CENTER MALL



LOWE'S

ORANGEBURG COMMONS

SITE
STOP & SHOP
Residence INN.
BY MARRIOTT

PALISADES PLAZA



ROYAL
PROPERTIES