

PEARL RIVER SHOPPING CENTER

100 N. Middletown Road | Pearl River, NY | Rockland County

RETAIL SPACE
FOR SUBLEASE

800 SF | 1,450 SF | 800 – 2,250 SF AVAILABLE



BROKER CONTACT

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AVAILABLE:

800 SF
1,450 SF - (24'-9" x 57' irr.) } Can be Combined to 2,250 SF

JOIN CO-TENANTS:

Retro Fitness, Dollar General (coming soon), Dunkin', Stan's Barber Shop, Pizza City, Luigi O'Grady's Deli & Catering, Good Taste Chinese and Natural Garment Care

NEIGHBORING RETAILERS:

ShopRite, CVS, Chase Bank, 7-Eleven, Domino's, Edible Arrangements, TD Bank, KFC, Subway, Wegman's, Big Lots, HomeGoods, Petco, Marshalls, Starbucks, At Home, 24 Hour Fitness, and many more

ADDITIONAL INFORMATION:

- 57,217 SF Neighborhood Strip Center on 3.34 Acres
- Signalized Intersection with Multiple Ingress/Egress Access Points on both N. Middletown Road and Blauvelt Road
- Excellent Demos and Visibility
- Close Proximity to the Garden State Parkway, I-278 and the Palisades Parkway
- 202 Parking Spaces

TRAFFIC COUNTS:

16,657 Cars per Day Along Middletown Road
5,809 Cars per Day Along Blauvelt Road

GROSS RENT:

\$30.00/SF

ROYAL
PROPERTIES

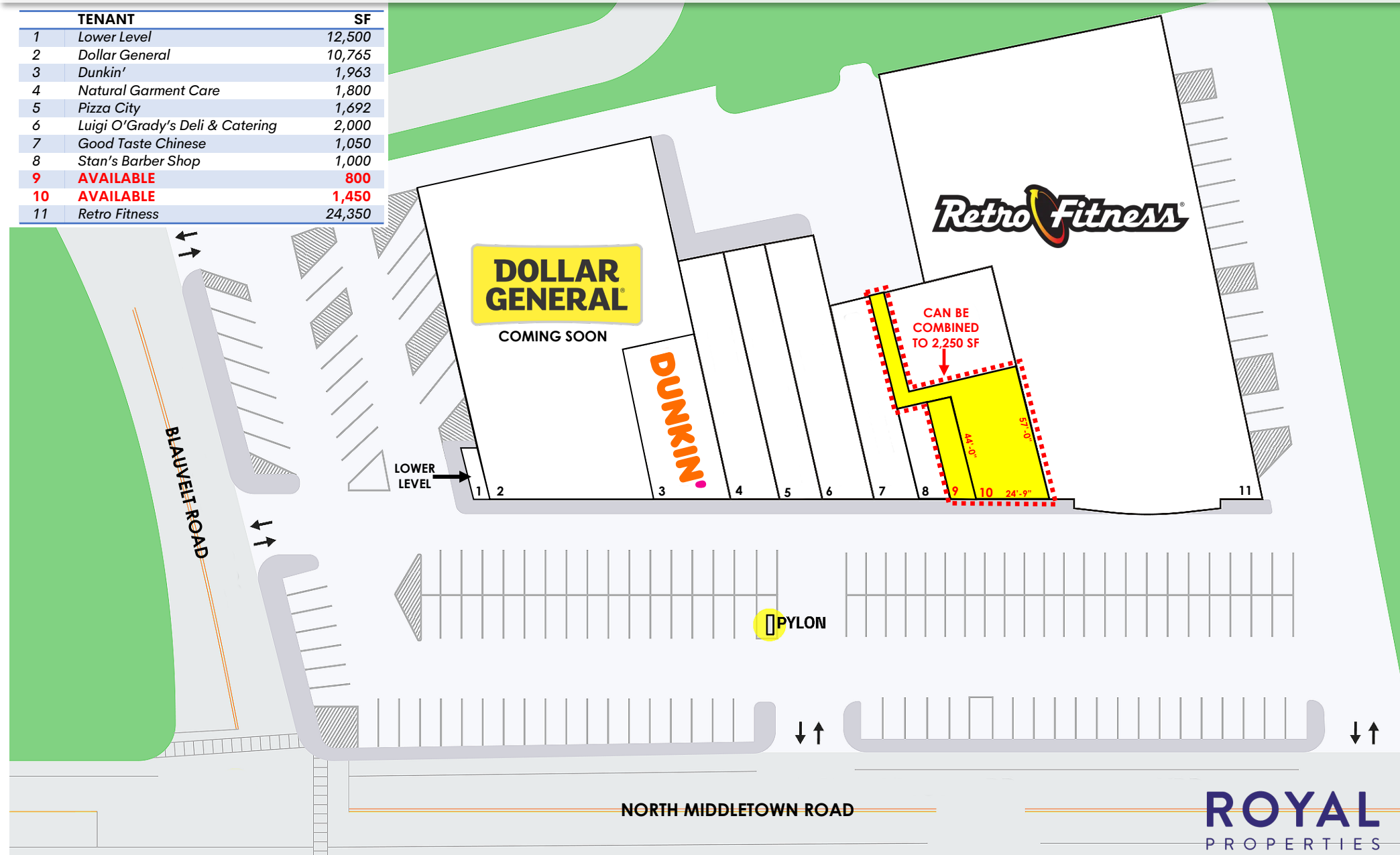
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TENANT	SF
1 Lower Level	12,500
2 Dollar General	10,765
3 Dunkin'	1,963
4 Natural Garment Care	1,800
5 Pizza City	1,692
6 Luigi O'Grady's Deli & Catering	2,000
7 Good Taste Chinese	1,050
8 Stan's Barber Shop	1,000
9 AVAILABLE	800
10 AVAILABLE	1,450
11 Retro Fitness	24,350

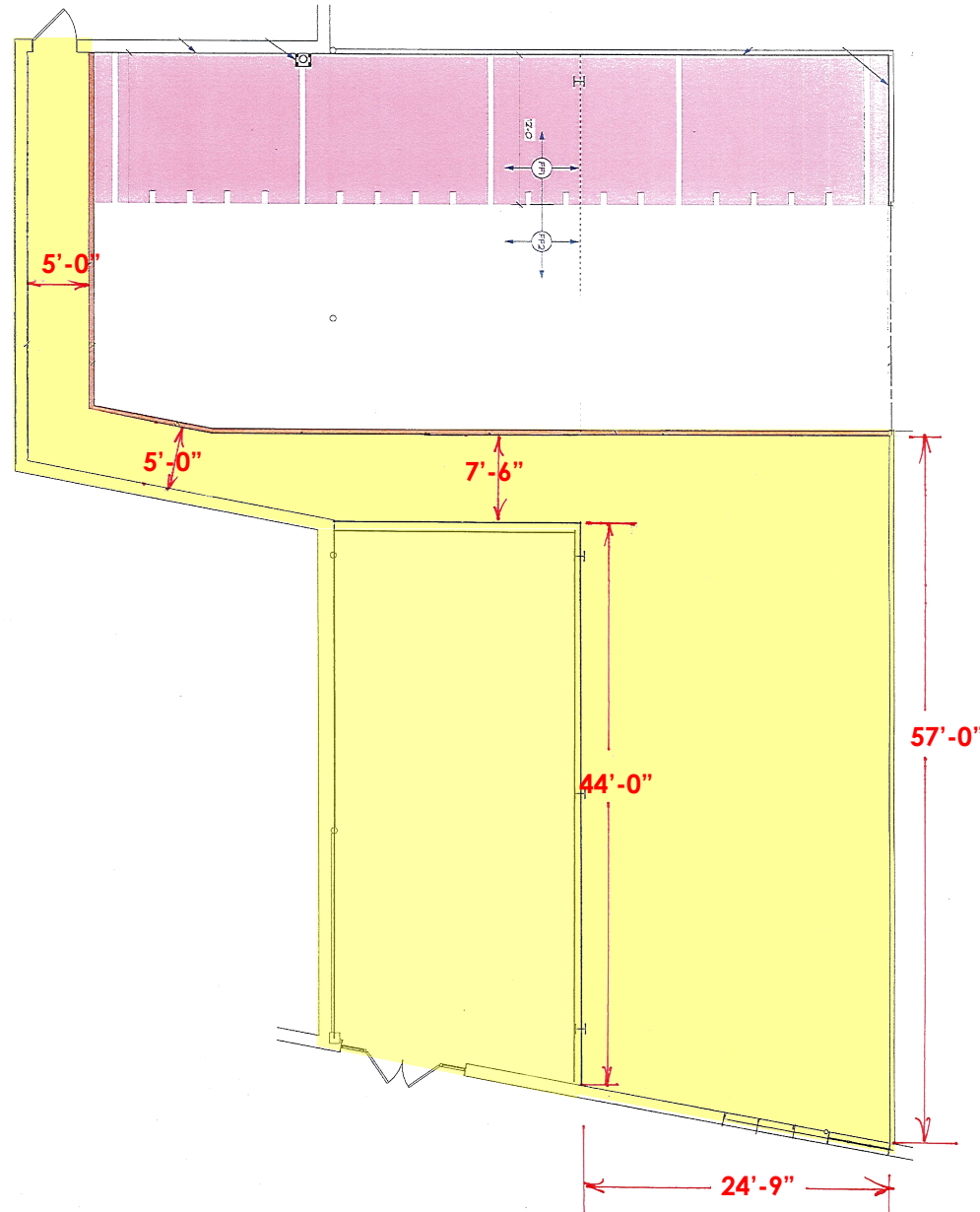


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1 Mile Radius

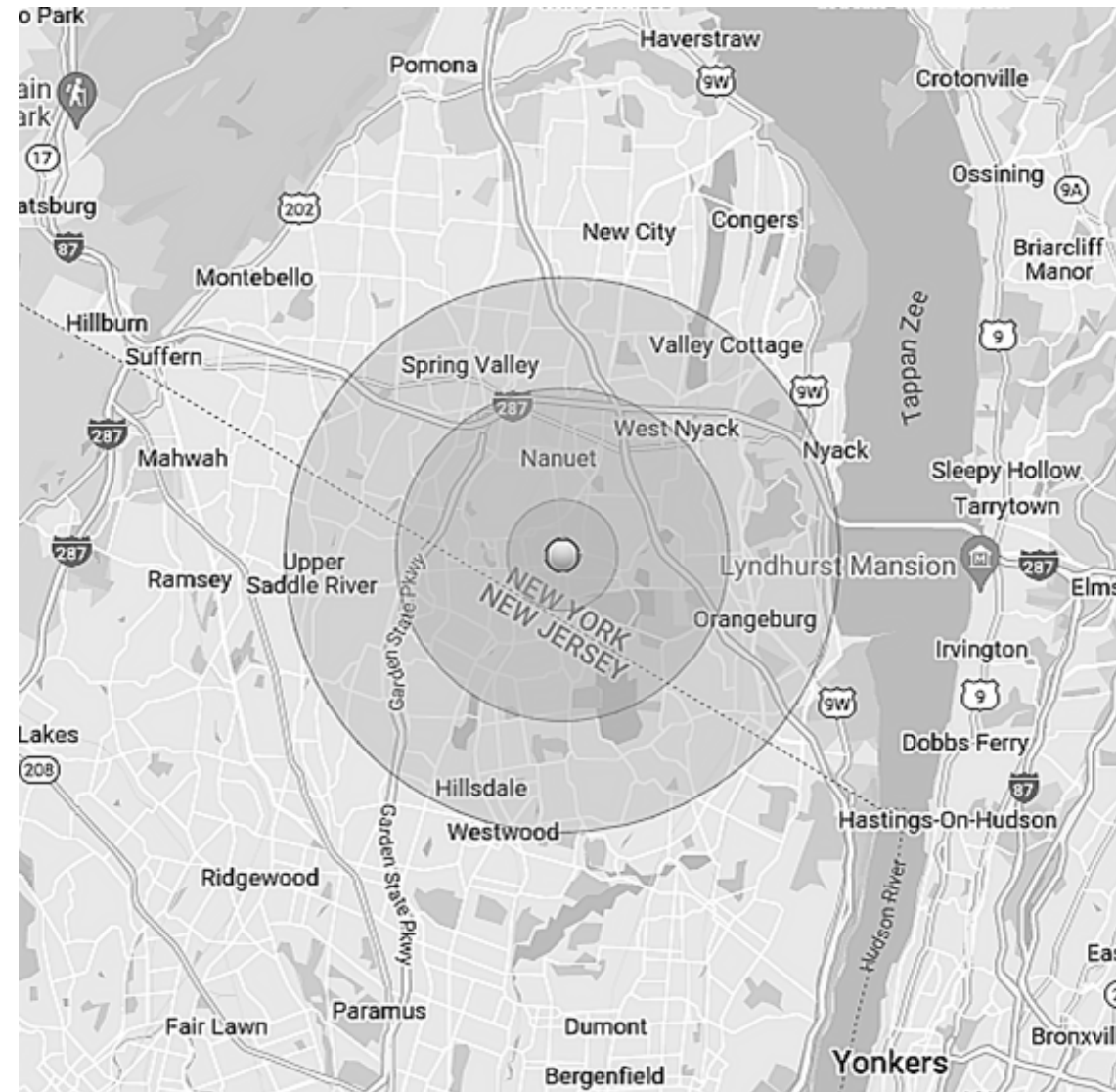
2024 Est. Population	11,594
2024 Est. Avg. HH Income	\$145,470
Households	4,237
Total Employees	7,969

3 Mile Radius

2024 Est. Population	65,605
2024 Est. Avg. HH Income	\$157,447
Households	22,435
Total Employees	40,334

5 Mile Radius

2024 Est. Population	226,804
2024 Est. Avg. HH Income	\$141,223
Households	70,652
Total Employees	102,504



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