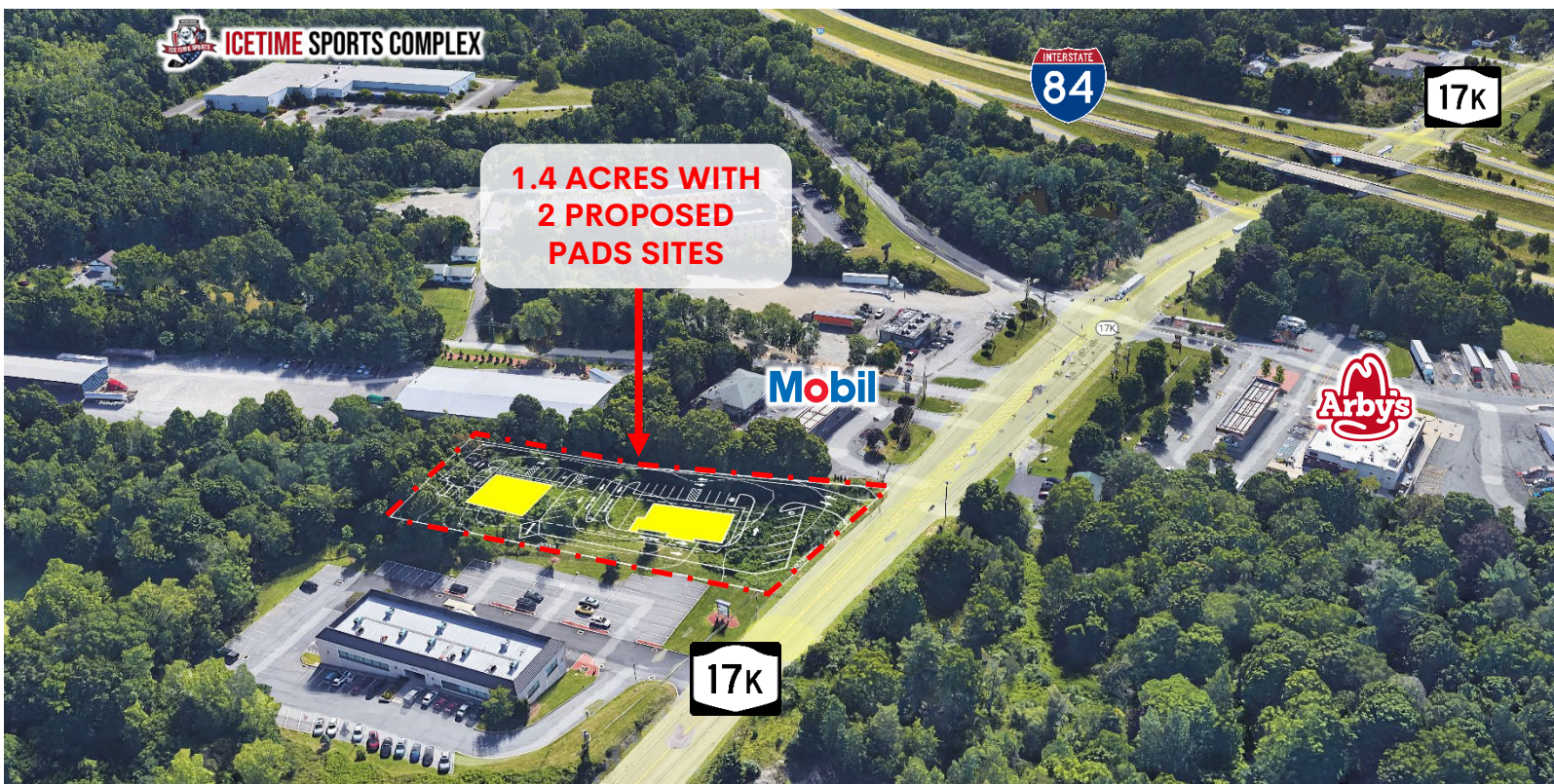


Newburgh, NY

250 Route 17K

NEW DEVELOPMENT PAD SITES FOR LEASE/SALE



AVAILABLE FOR LEASE/SALE:

- 1.4 Acre Lot
- 2,700 SF Pad Site with Drive-Thru
- 4,000 SF Pad Site

NEIGHBORING RETAILERS:

Walmart, Home Depot, Michael's, Kohl's, Target, PetSmart, Adam's Fairacre Farms, Lowe's, Arby's, Dunkin', Gold's Gym, ALDI, Office Depot, Stop & Shop, Marshalls, T-Mobile, Vitamin Shoppe, Sweet Frog Frozen Yogurt, Smoothie King, Spectrum, Jersey Mike's, European Wax Center, Sterling Optical, Kay Jewelers, IceTime Sports Complex, Orangetheory Fitness and many more

ADDITIONAL INFORMATION:

- New Development with Two Pad Sites
- Ideal Location for QSR or Car Wash
- 150' of Frontage on Route 17K
- Minutes to Stewart's International Airport and 1 Mile to the 1 Million SF Amazon Fulfillment Center
- Close Proximity to I-84/87

TRAFFIC COUNTS:

20,000± Cars per Day Along Route 17M

ASKING PRICE/RENT:

Call For Details

TAXES:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	17,856	57,982	190,588
Avg. HH Income	\$113,706	\$108,911	\$111,672

**For More Information,
Please Contact:**

914-237-3400

Scott Milich – Ext. 116
SMilich@RoyalPropertiesInc.com

Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com



ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

Newburgh, NY

250 Route 17K

NEW DEVELOPMENT PAD SITES FOR LEASE/SALE

