

# WOODBURY CENTRE

3-45 Centre Drive | Harriman, NY | Orange County

RETAIL SPACE  
FOR LEASE

## 259,540 SF SHOPPING CENTER



### BROKER CONTACT

**SCOTT MESHIL**  
914-237-3400, Ext. 106  
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FOR LEASE

3,396 - 16,406 SF AVAILABLE



## AVAILABLE:

3,396 SF  
5,295 SF  
16,406 SF

## JOIN CO-TENANTS:

ALDI, Kohl's, ULTA Beauty, Dunkin', Talbots, Eileen Fisher, Harbor Freight, Popeyes, Michaels and Sky Zone (Opening Summer/Fall 2025)

## NEIGHBORING RETAILERS:

Target, Stop & Shop, Planet Fitness, McDonald's, AutoZone, Mattress Firm, PetSmart, Dollar Tree, Walmart, TJ Maxx, IHOP, Taco Bell, BJ's, Home Depot, Chili's, and many more

## ADDITIONAL INFORMATION:

- 259,540 SF GLA Shopping Center
- Adjacent to Woodbury Common Premium Outlets
- Excellent Frontage at the Intersection of Route 6 & Route 17
- 1,224 Parking Spaces
- Busy Retail Corridor
- Close Proximity to I-87

## TRAFFIC COUNTS:

40,180 Cars per Day Along Route 17  
27,561 Cars per Day Along Route 6  
19,616 Cars per Day Along Route 32

## RENT:

Call For Details

## CAM/TAXES:

\$7.80/SF

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**ROYAL**  
PROPERTIES

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## TENANT ROSTER

		SQ. FT.
1	Talbots	4,387
2-3	ULTA Beauty	9,648
4	AVAILABLE	3,396
5	Eileen Fisher	6,972
6	AVAILABLE	5,295
7	Harbor Freight	17,101
8	Michaels	24,008
9	Sky Zone	38,702
10	AVAILABLE	16,406
11	Kohl's	86,584
12	ALDI	7,500
13	Popeyes	5,638
14	Dunkin'	3,000
15	Asian Restaurant	6,802



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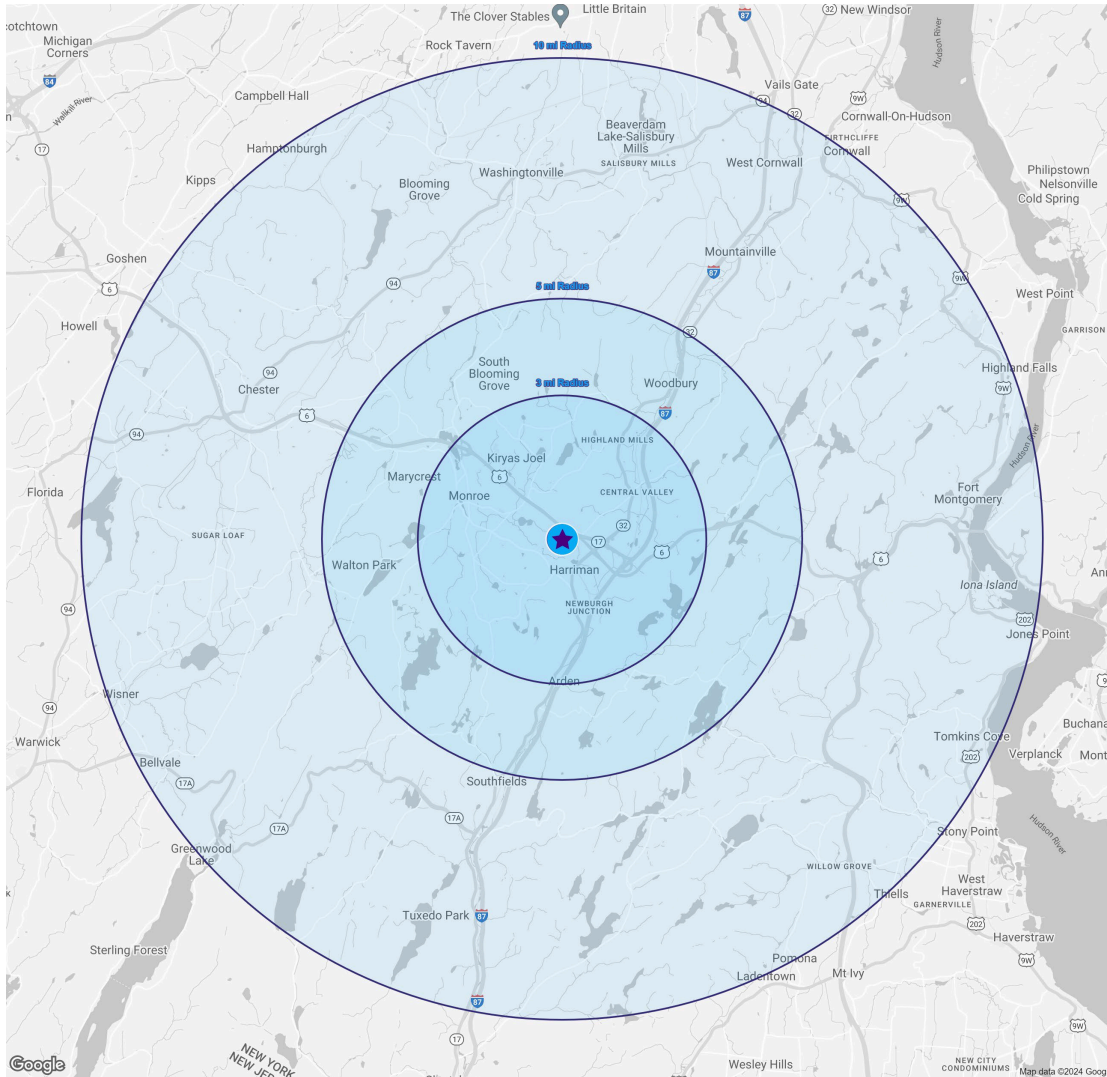


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## 3 Mile Radius

2024 Est. Population	45,399
2024 Est. Avg. HH Income	\$104,716
Households	11,315
Total Employees	15,584

## 5 Mile Radius

2024 Est. Population	74,196
2024 Est. Avg. HH Income	\$114,185
Households	18,609
Total Employees	21,408

## 10 Mile Radius

2024 Est. Population	160,182
2024 Est. Avg. HH Income	\$126,232
Households	48,310
Total Employees	53,397

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