

Middletown, NY

411-415 Route 211

FREESTANDING RESTAURANT BUILDING FOR LEASE OR REDEVELOPMENT



AVAILABLE:

5,030 SF Freestanding Building (Currently Denny's)
Up to Two Pad Sites on 1.2 Acre Lot (Redevelopment Opportunity)

NEIGHBORING RETAILERS:

Super Walmart, Kohl's, Home Depot, Planet Fitness, Hobby Lobby, TJ Maxx, HomeGoods, Chick-Fil-A (Coming soon), Bob's Discount Furniture, Sierra, Marshalls, Ashley, Cohen's Fashion Optical, Michael's, PetSmart, Boot Barn, Ollie's Bargain Outlet, KPot Korean BBQ & Hot Pot, Ivy Rehab PT, Sally Beauty, Harbor Freight Tools, Phenix Salon Suites, Dollar Tree, Goodwill, Bank of America, Raymour & Flanigan, ROSS Dress For Less, ULTA, Panera, Starbucks, Petco, Olive Garden, Lowe's, CVS, Sam's Club, and many more

ADDITIONAL INFORMATION:

- Fully Built-Out Restaurant
- Redevelopment Potential (Subject to Approvals)
- 68 Parking Spaces
- Excellent Visibility on Highly Trafficked Route 211
- Close Proximity and Ease of Access to Both Route 17 and I-84
- Zoning: HC (Highway Commercial)
- Located at signaled intersection

TRAFFIC COUNT:

27,181 Cars Per Day Along Route 211
69,391 Cars Per Day Along Route 17

RENT:

Call For Details

TAXES:

\$45,200

AREA DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	49,010	69,524	131,347
Avg. HH Income	\$95,121	\$98,345	\$110,316

For More Information,
Please Contact:

914-237-3400

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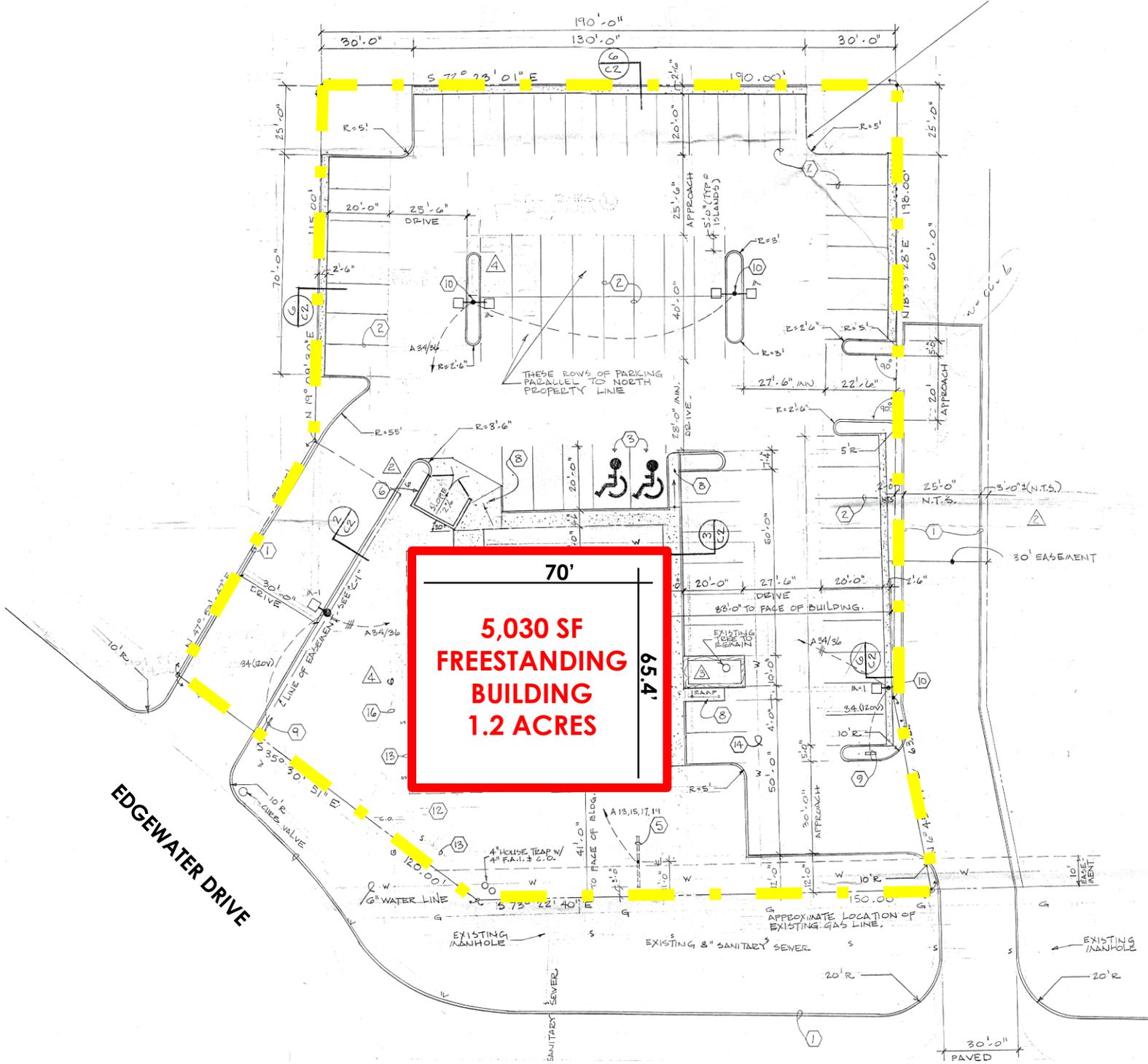
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PROPERTIES

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