



AVAILABLE:
2,467 SF Office Space Coming Available

TENANTS:
Jersey Mike's Subs, Salsa Fresca, Mid Hudson Valley FCU, New York Blood Center, and Vape N Smoke

NEIGHBORING RETAILERS:
Walmart, ShopRite, Sam's Club, Home Depot, Pet Supplies Plus, McDonalds, Verizon, Chipotle, Mattress Firm, Starbucks, Panera Bread, Chase Bank, Planet Fitness, Chick-fil-A (coming soon), Wendy's, Dunkin', Taco Bell, Five Guys Burgers & Fries and Many More

TRAFFIC COUNT:
42,746 Cars per Day Along Route 9
52,687 Cars per Day Along Interstate 84

ADDITIONAL INFORMATION:

- Newly Built 13,310 SF Shopping Plaza Just North of Exit 13 on I-84
- 184' Frontage on Route 9
- 92 Parking Spaces
- Excellent Visibility
- Elevator Access

RENT:
Call for Details

CAM/TAXES:
\$11.60/SF

AREA DEMOGRAPHICS			
	3 Miles	5 Miles	10 Miles
Population	20,969	65,159	222,495
Avg. HH Income	\$114,150	\$117,593	\$120,103

**For More Information,
Please Contact:**

914-237-3400

**Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com**



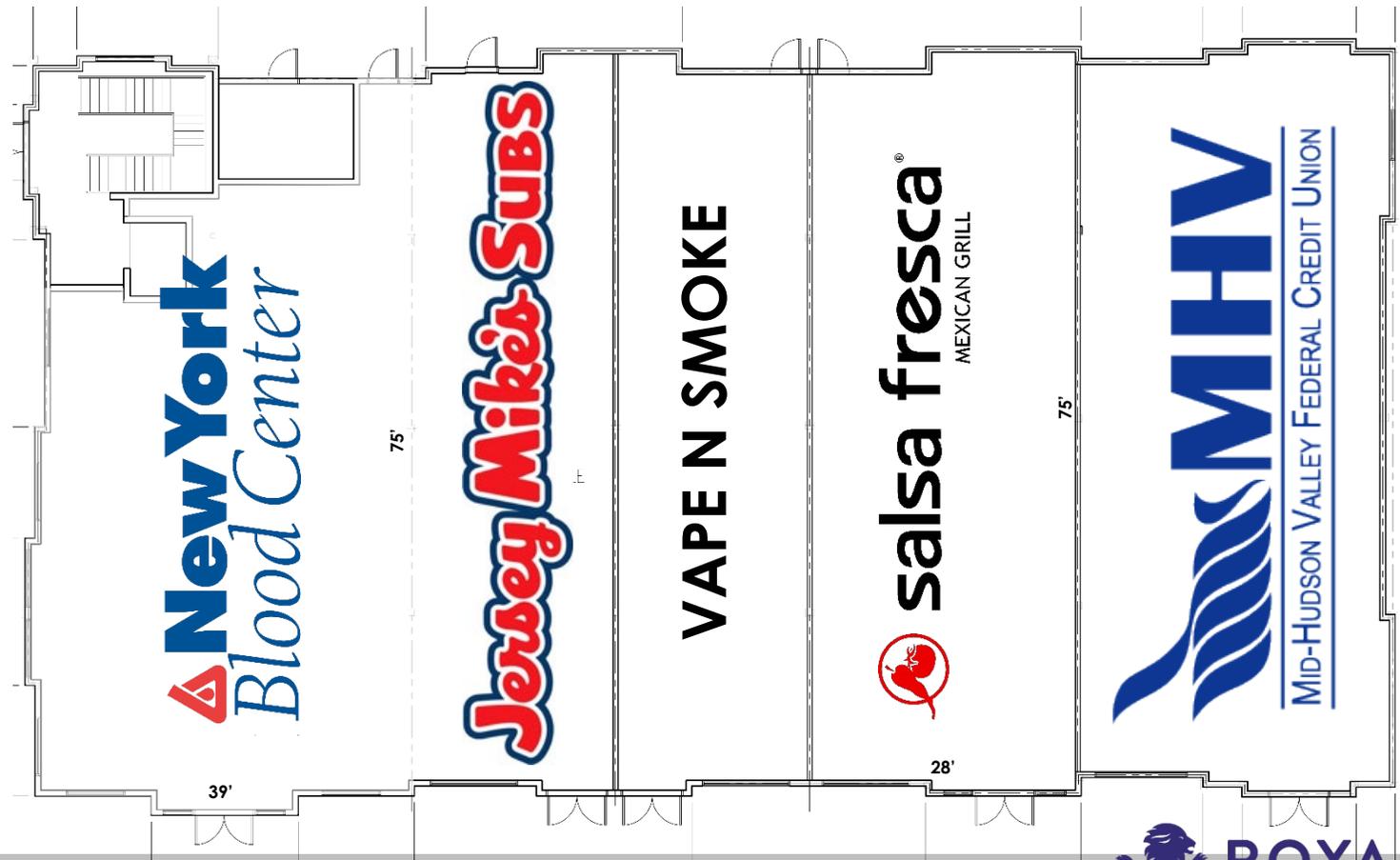
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SECOND FLOOR



ROOF

FIRST FLOOR

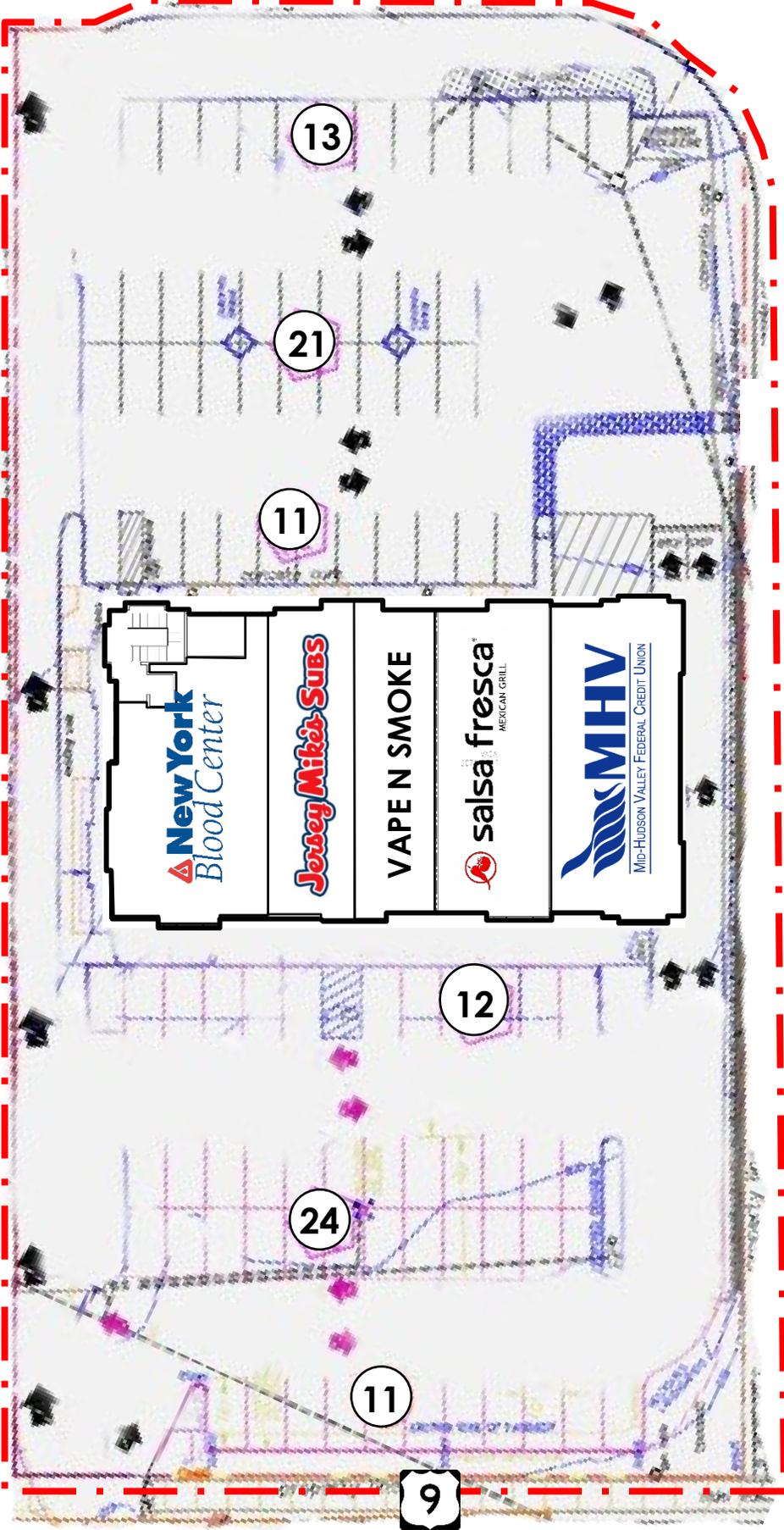


Fishkill, NY

OFFICE SPACE FOR LEASE

584 Route 9

Townsend Plaza



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Townsend Plaza



VILLAGE SHOPPES

- Domino's
- NBT BANK
- izla
- GoHealth URGENT CARE

FISHKILL PLAZA

- DOLLAR TREE
- PET SUPPLIES PLUS
- ShopRite
- KeyBank

MERRITT PARK
RESIDENTIAL COMMUNITY
360 UNITS

VAN WYCK MEADOWS
RESIDENTIAL COMMUNITY
337 UNITS

Wendy's

Walmart sam's club

BURGER KING

TACO BELL

RANSLEY SQUARE

- Starbucks
- Panera BREAD
- verizon
- MATTRESS FIRM
- COLD STONE CREAMERY
- CHASE

REGENCY AT FISHKILL
SENIOR TOWNHOMES
167 UNITS

extended STAY AMERICA

Old Country Store

TOWNSEND PLAZA

- SITE
- MHV
- Jersey Mike's Subs
- salsa fresca
- New York Blood Center

OPTUM

Residence InnSM Marriott

SPRINGHILL SUITESSM MARRIOTT

Hudson Valley CREDIT UNION

Holiday Inn Express

RAMADA BY WYNDHAM

Hampton Inn

GAP DISTRIBUTION FACILITY

PREMIER medical group

HUDSON VALLEY TOWNE CENTER

- Chick-fil-A
- FIVE GUYS
- planet fitness
- DUNKIN'
- CHIPOTLE

Hilton Garden Inn

COURTYARD BY MARRIOTT

DUTCHESS MALL

- THE HOME DEPOT
- McDonald's
- Citizens Bank



