

# KINGSTON PLAZA



151 Plaza Road  
Kingston, NY

[KingstonPlaza.com](http://KingstonPlaza.com)

**Management Leasing Office**  
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# Welcome to the Kingston Plaza

## Kingston Plaza invites you...

to explore the many lucrative opportunities the City of Kingston's primary shopping center has to offer.



The Kingston Plaza in Kingston, New York, is less than a two hour drive north from Manhattan and situated in one of the most beautiful, historic and livable areas in the Hudson River Valley. Kingston is the primary shopping destination for consumers that include local neighborhoods, local townships and a growing influx of New York City weekenders and second homeowners.

The Kingston Plaza is the only shopping center within city limits

The 45-acre Kingston Plaza contains 312,000 square feet and has more than 40 stores, which represent a healthy mix of national retail chains, professional offices and local businesses.

Active marketing continues to heighten city-wide attention to plaza stores and attract consumers to annual plaza events.



## Locally Owned & Managed

The Kingston Plaza is locally owned and has been managed by the Herzog Supply Company since its inception. Herzog Supply Company owns and operates the Herzog's Home & Paint Center with a full service lumber yard, a Plaza cornerstone.

On-site ownership and property management guarantees immediate attention to tenants' needs.

Benefits include complete support, elimination of general maintenance problems, and expedition of all necessary permits and licensing situations with local government. The Plaza maintains an immaculate presence – from sidewalks to landscaping, snow removal, signage and seasonal decorations.





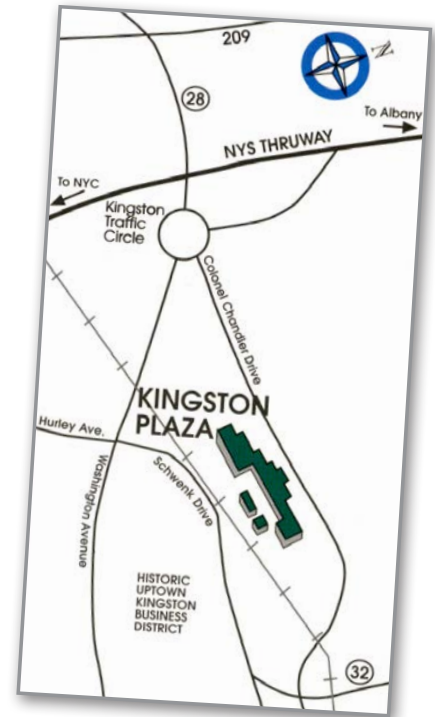
# Central Location

## All Roads Lead to the Plaza

The City of Kingston is situated alongside the Hudson River, 90 miles north of New York City and 50 miles South of Albany, New York State's capital. In the heart of this bustling region, you'll find the Kingston Plaza.

Kingston is the primary shopping area for more than 95,000 residents located within a twenty minute drive.

The Kingston Plaza is in close proximity to hotels, bus services, major city roads and state highways assuring easy access and hassle-free shopping. The Plaza is within walking distance of the newly revitalized historic Stockade District and major business district that has created a setting for increased consumer foot traffic.



## A Better Way To Do Business

### *Greater visibility – Lower cost of operation*

The Kingston Plaza is bustling with tens of thousands of consumers per week. Both local and national tenants benefit from the variety of destination stores that bring prominent exposure to over 95,000 residents that live and shop locally. Additionally, the Kingston Plaza offers a very attractive per square foot value.

When compared to other local rates the Kingston Plaza leasing opportunities will prove to boost your bottom line.

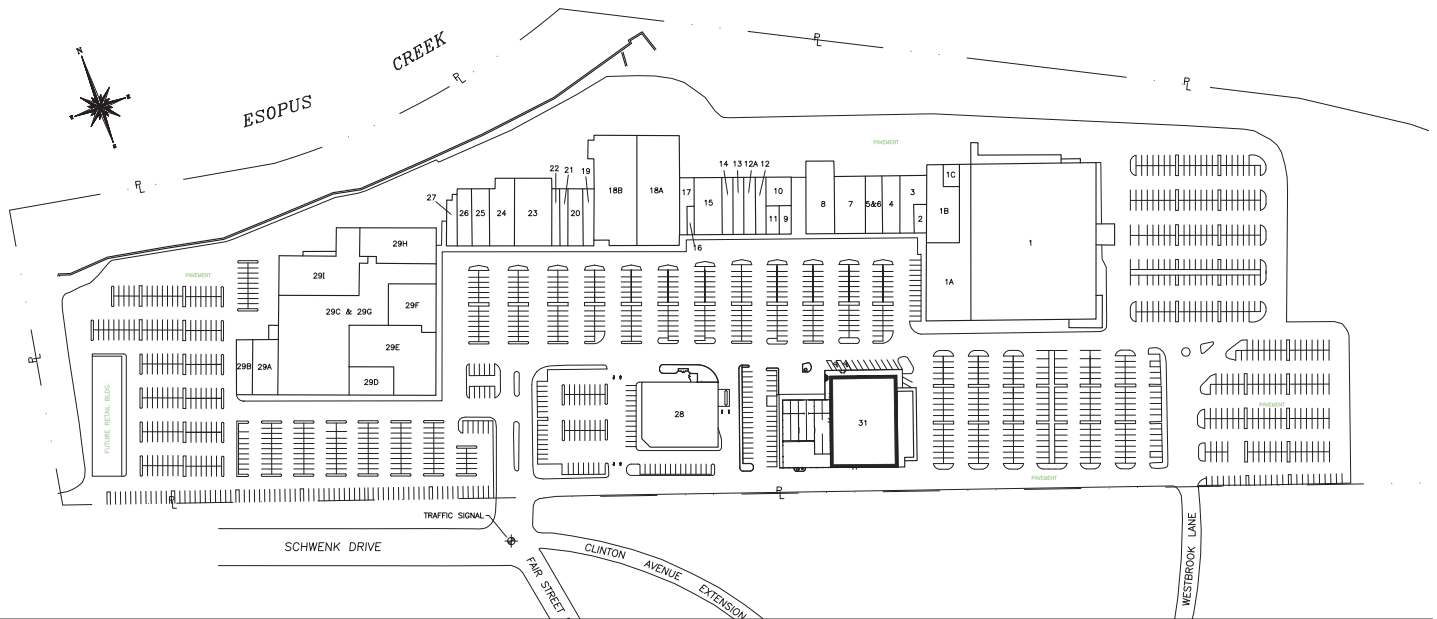
### HIGHLIGHTS

- Ample parking
- Signal entrance
- Anchored by Kingston's largest grocery store
- Lower lease rates
- Flexible leasing terms
- On-site city and county bus transportation





# Leasing Opportunities



For Leasing Information contact:  
**Brad@herzogs.com**  
 or call **845-338-6300**

## Traffic Leading to the Plaza

Washington Ave. to Schwenk Drive/The Plaza 21,203  
 Albany Ave to Clinton Avenue 17,403

Source: NY State Dept. of Transportation



- |                       |                                  |                                       |
|-----------------------|----------------------------------|---------------------------------------|
| 1. Mac Fitness        | 5. Chase Bank                    | 9. Advance Auto                       |
| 2. Nuvance Health     | 6. Cornell Cooperative Extension | 10. Hannaford                         |
| 3. Aaron's            | 7. Walgreens                     | 11. Catskill Mountain Railroad Trains |
| 4. JK's Wine & Liquor | 8. Herzog's Home & Paint Center  |                                       |



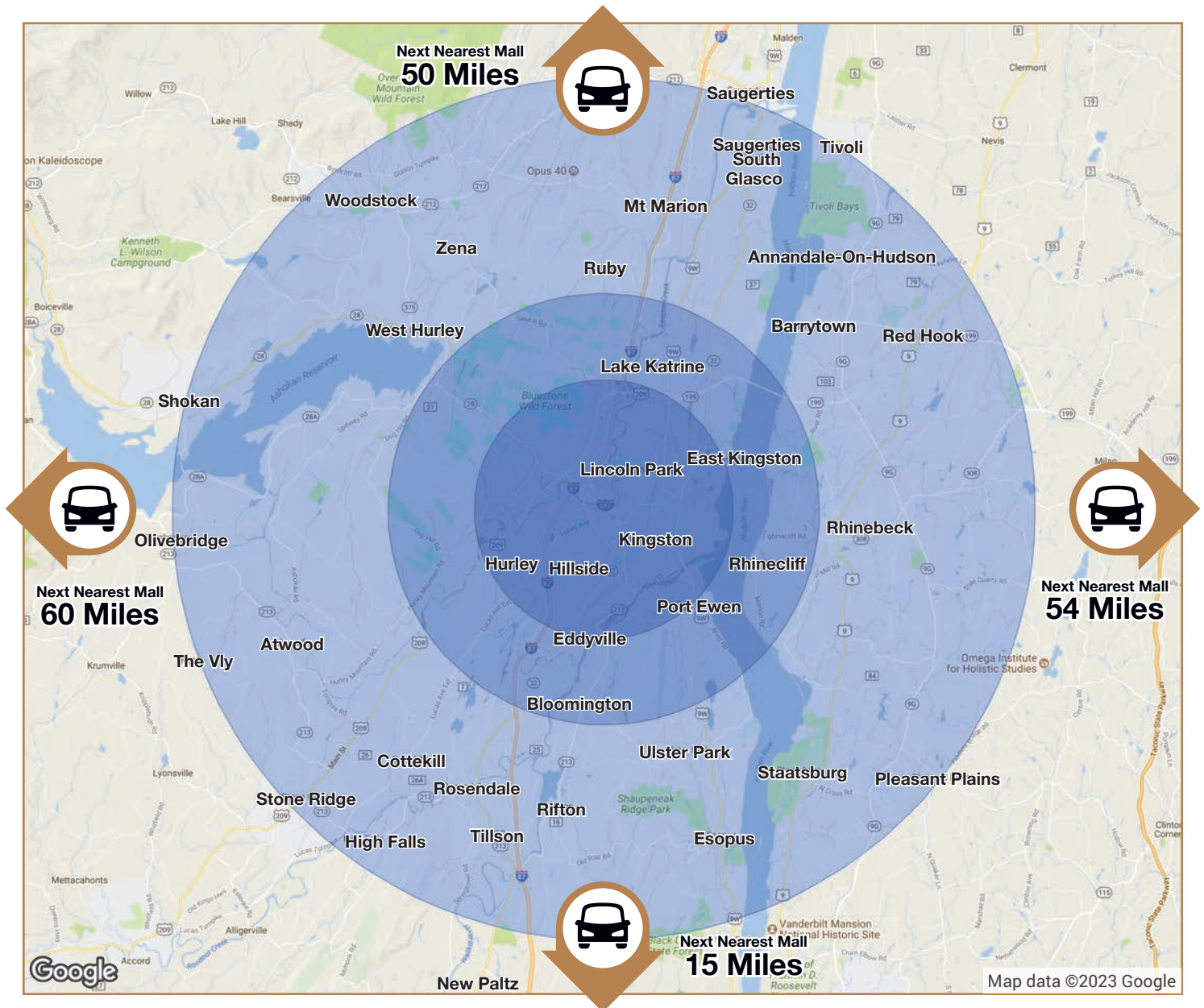


# A Prime Location

Kingston is located off NY State Thruway (Interstate 87) Exit 19, less than 100 miles from NYC and 60 miles south of Albany.

The city is centrally located between Albany, New York City, and Boston and served by the Amtrak, Metro-North station in Poughkeepsie, airports in Albany and Newburgh and commuter buses to NYC.

Kingston is less than 30 minutes from the Taconic Parkway and I-84, the major eastwest commercial corridor serving the Hudson Valley. With access to every major market in the Northeast and a Kingston offers unique opportunities.

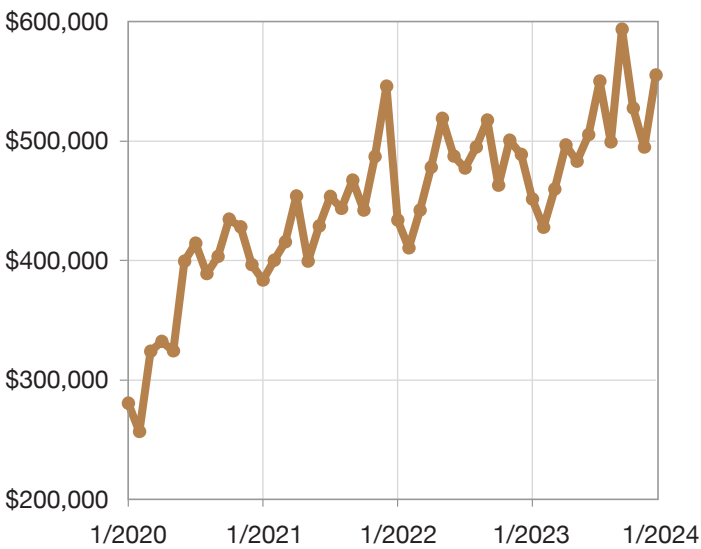


# Local Demographics

	1 mile	3 miles	5 miles
2023 Population	2,690	28,403	49,012
Projected 2028 Population	2,829	29,185	50,179
Employees	6,521	27,145	36,058
Total Businesses	414	2,676	3,816
Average Household Income	\$55,945	\$73,989	\$85,256
Median Household Income	\$37,294	\$51,539	\$60,036
Total Consumer Spending	\$30.2M	\$318.5M	\$600.7M
Median Age	45.1	43.0	44.6
Households	1,308	11,911	20,476
Percent College Degree or Above	24%	23%	28%

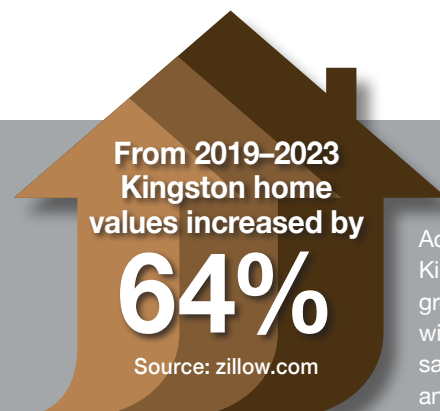
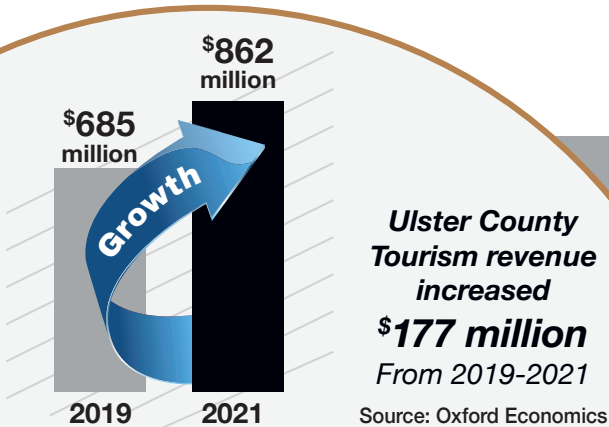
Source: Loopnet.com

## Average Home Sale Price in Ulster County



	Avg. Sales Price	Prior Year	% Change
January 2023	\$451,226	\$433,848	+4.0%
February 2023	\$427,593	\$410,513	+4.2%
March 2023	\$459,628	\$442,164	+3.9%
April 2023	\$496,499	\$478,054	+3.9%
May 2023	\$483,149	\$518,874	-6.9%
June 2023	\$505,080	\$487,114	+3.7%
July 2023	\$550,166	\$477,219	+15.3%
August 2023	\$499,186	\$494,881	+0.9%
September 2023	\$593,609	\$517,553	+14.7%
October 2023	\$527,574	\$462,886	+14.0%
November 2023	\$494,684	\$500,575	-1.2%
December 2023	\$555,161	\$488,654	+13.6%
<b>12-Month Avg*</b>	<b>\$509,215</b>	<b>\$475,816</b>	<b>+7.0%</b>

Source: UCBR 2023



According to data from zillow.com, Kingston, NY is one of the fastest-growing housing markets in the USA with a 64% growth in median home sale prices between November 2019 and November 2023.



# Testimonials



"Since we have moved into the Kingston Plaza our experience has been great! Maintenance is always on top of things and whenever we have an issue they bend over backwards to help. Our neighbors in the plaza are always friendly and willing to help out as well. Our customers love the convenience of this location—easy parking and access to several types of businesses so they can run multiple errands in one place."



BROWN'S FLORIST

—Alex Metawee  
Brown's Florist



"We have been a tenant since 2007 and have had a great experience so far. We really enjoy how Kingston Plaza works with tenants to promote the entire center and draw additional foot traffic. The coupon booklets that they organize for the businesses in the Kingston Plaza Shopping Center have brought us a lot of business."

We love the Kingston Plaza and think they are the best property managers. Very conscientious of the winter months as well as the overall appearance of the Plaza daily. They are always easy to get a hold of and very friendly."



—Holly Snow  
Owner/Operator,  
MAC Fitness



The Plaza is a great asset to the community, with a variety of stores in one convenient location.

The maintenance crew is always there for you; we never have a problem with anything. The parking lot is always clean, snow removal is done right away.

Herzog's and the Kingston Plaza are important to the community, always helping or donating to local organizations and supporting events that take place in Kingston, like the St. Patrick's Parade and the Children's Day Parade and Fireworks show. They also support local youth sports programs with generous donations.

—R.J. Walton III  
Store Manager, Kingston Plaza Walgreens



"Everything you need in walking distance from your car. From soup to bolts, a card or a burger. From lifting weights to 5 lbs of potatoes. The mall has it all."



"Very professional, courteous, respectful environment."



"Pretty much anything you need... They have it all."



Real Google Reviews from  
Kingston Plaza customers



4-Star Cumulative  
Google Review Score



"UCAT's main intersection point is here. And right outside Hannaford's front door. Lots of parking at this plaza and many stores and services"



"It's the neighborhood mall. It serves the purpose to a T!"



"Met all my families needs from laundry to food and liquor.  
HIGHLY RECOMMENDED!"



# Lifestyle & Culture

**Midtown Kingston**

**Rondout Lighthouse**

**Uptown Kingston**

**Ulster Performing Arts Center**

**Rondout Waterfront**

**Activities & Recreation**

- HIKING
- BOATING
- CYCLING
- SHOPPING
- ARTS

## Nearby Attractions



Opus 40 (20 min.)



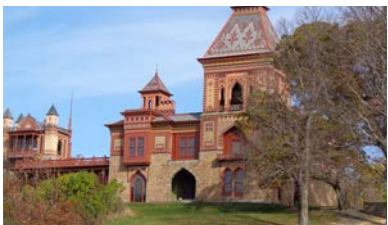
Overlook Mountain (25 min.)



Mohonk Mountain House (30 min.)



Shawangunk Mountains (30 min.)



Olana State Historic Site (35 min.)



Lake Minnewaska (35 min.)



Walkway Over the Hudson (40 min.)



Hunter Mountain (40 min.)



# Kingston in the Press

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## A \$20-million stadium for Kingston, construction promised soon

by **HV1 Staff** — August 4, 2023 in General News

Construction contracts have been signed, and a notice to proceed has been issued for the Dietz Stadium improvements project in Kingston.

### TRAVEL+ LEISURE

HOTELS + RESORTS > VACATION RENTALS

## This New York State Region — Packed With Picturesque Towns — Became a Top Real Estate Destination in 2022

A closer look at the top two counties in New York's Hudson Valley attracting second-home buyers.

By **Dobrina Zhekova** | Published on December 28, 2022

**NYS** Destinations Of  
New York State

## Kingston, New York: A Hidden Gem In The Hudson Valley

*Kingston is the perfect destination for travelers looking to explore a slice of authentic New York State.*

Mar 23 2023 09:03 | Updated Mar 23 2023 09:03

## The New York Times

LIVING IN

## Kingston, N.Y.: A Historic Hudson City 'Preparing for Better Opportunities'

With its thriving arts scene, bucolic setting and Revolution-era architecture, the Ulster County seat is increasingly a magnet for expatriate New Yorkers.

By **Dave Caldwell**

Published Dec. 1, 2021 Updated Dec. 2, 2021



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## Thanks to excellent venues, Kingston is a wedding mecca

by **Zac Shaw** — July 22, 2023 in Celebrations



**Wf** Westfair  
Business Journal

## New hospital opens in Kingston

By **Peter Katz** - December 17, 2022

The new \$113 million HealthAlliance Hospital on Mary's Avenue in Kingston opened for patients Dec. 14 after a Dec. 13 ribbon-cutting ceremony that was attended by New York's Lt. Gov. Antonio Delgado, along with other state and local elected officials and hospital representatives.





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Cornell University  
Cooperative Extension  
Ulster County



NAIL TEK



B-N-B Bagel



THE HOT SPOT

SMOKE SHOP



CATSKILL MOUNTAIN HIGH



Just-A-Buck

