

# SHOPPES AT WINCORAM

RETAIL SPACES AVAILABLE FOR LEASE IN NEW MIXED-USE DEVELOPMENT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,672	81,545	194,767
Median HHI	\$74,420	\$84,880	\$89,565
Daytime Population	6,115	61,468	159,609

Available	558- 6,000 square feet
Asking Rent	Upon Request
Taxes	TBD
Area Retail	Home Depot, Stop & Shop, 7-11, TJ Maxx, CVS, Payless, Petco, Old Navy, Dress Barn, Family Dollar, Walgreens, King Kullen, Rite Aid, Walbaums, Modells, Joyce Leslie, Dollar Tree, Walmart.
Comments	<ul style="list-style-type: none"> <li>• Available Summer 2015</li> <li>• 176 Apartment Units</li> <li>• 10 ft Ceiling Heights</li> <li>• Community Retail</li> </ul>



**PATRICK A CURTIS**  
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If your property is already listed with another broker, this is not intended as a solicitation. Information is deemed reliable but not guaranteed.



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## SHOPPES AT WINCORAM **OFFERING MEMORANDUM**

Shoppes @ Wincoram Commons:

Building	Suite @	Sq Ft	rent	Annual	Monthly	Taxes	CAM	Total
					12			
F300	350	667	\$ 20.00	\$ 13,340.00	\$ 1,111.67			
F300	360	550	\$ 20.00	\$ 11,000.00	\$ 916.67			
G500	550	801	\$ 20.00	\$ 16,020.00	\$ 1,335.00			
G500	560	767	\$ 20.00	\$ 15,340.00	\$ 1,278.33			
G500	570	767	\$ 20.00	\$ 15,340.00	\$ 1,278.33			
B600	650	801	\$ 20.00	\$ 16,020.00	\$ 1,335.00			
B600	660	767	\$ 20.00	\$ 15,340.00	\$ 1,278.33			
B600	670	766	\$ 20.00	\$ 15,340.00	\$ 1,278.33			
Pad Site		6000						
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Lease terms 3 - 10 years



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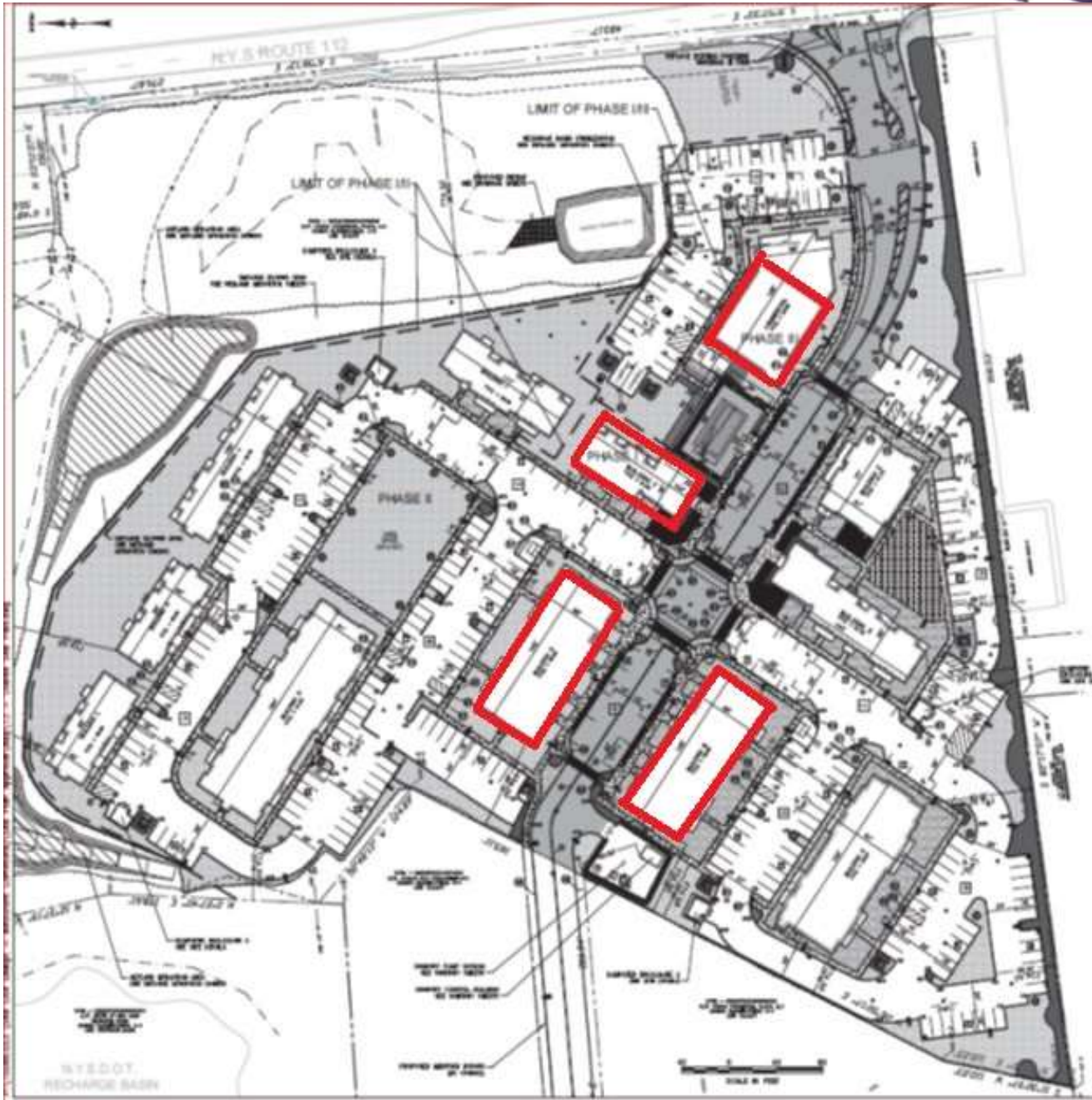
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AVAILABLE AT WINCORAM  
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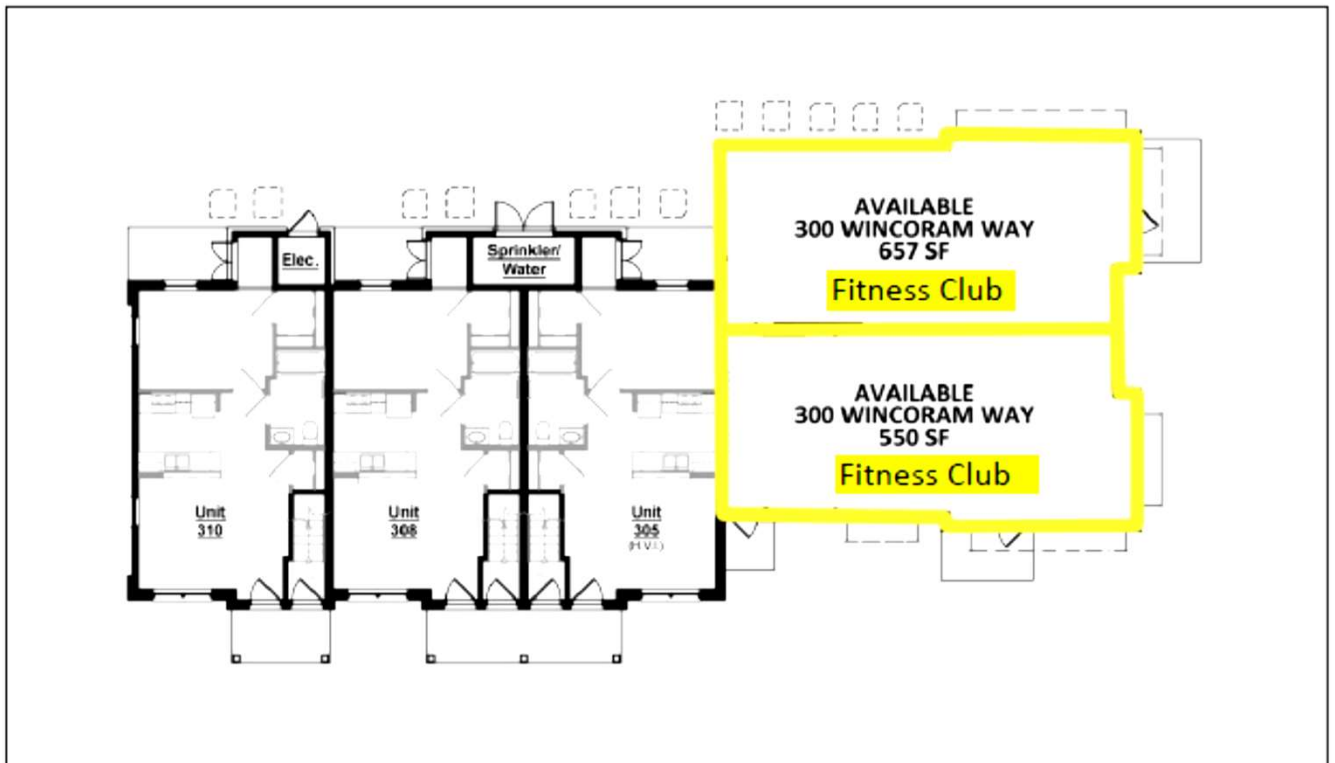
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WINCORAM  
**BUILDING 300**

300 Wincoram Way



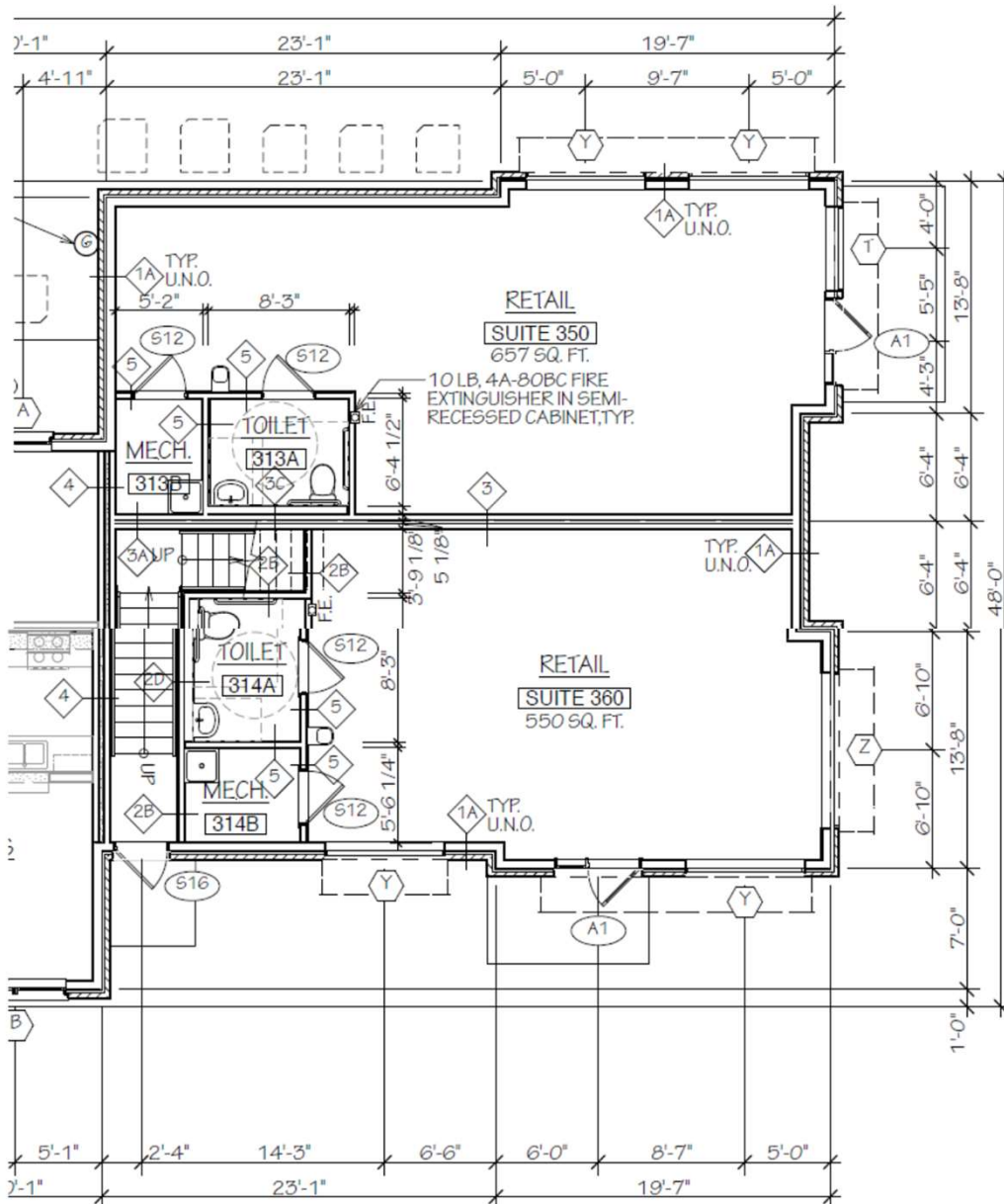
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WINCORAM  
**BUILDING 300 – SUITES 350-360**



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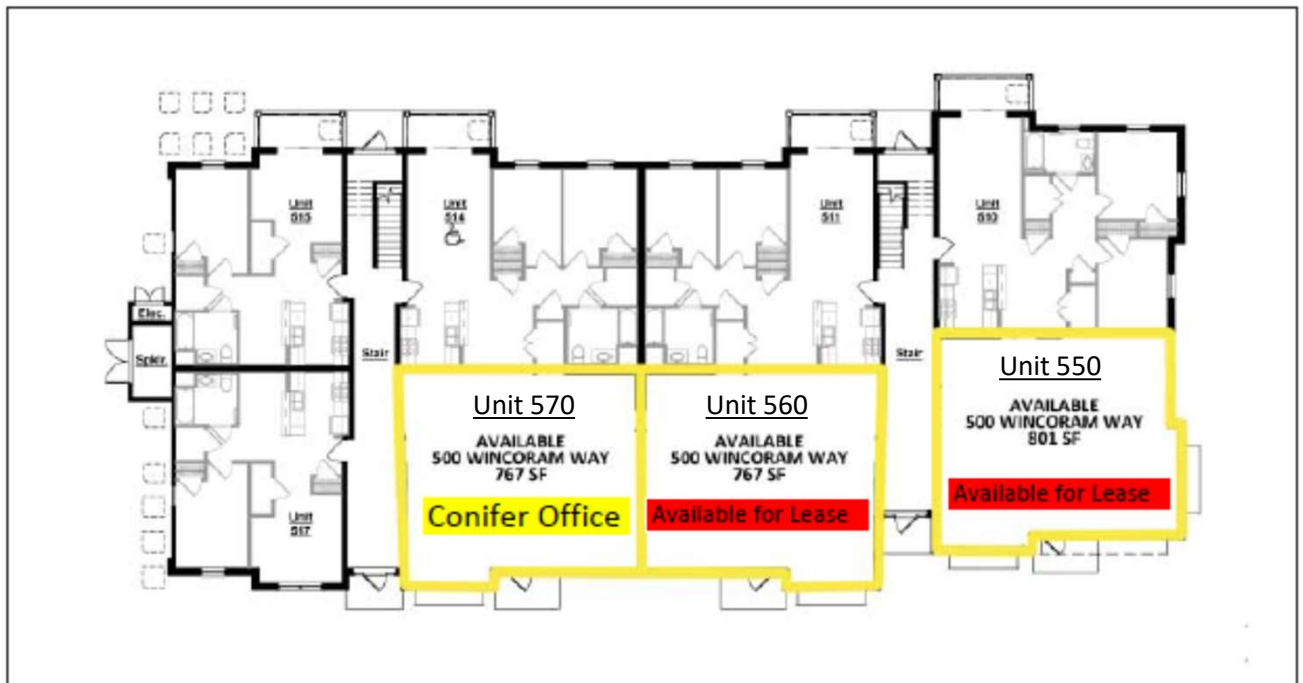
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WINCORAM  
**BUILDING 500**

500 Wincoram Way



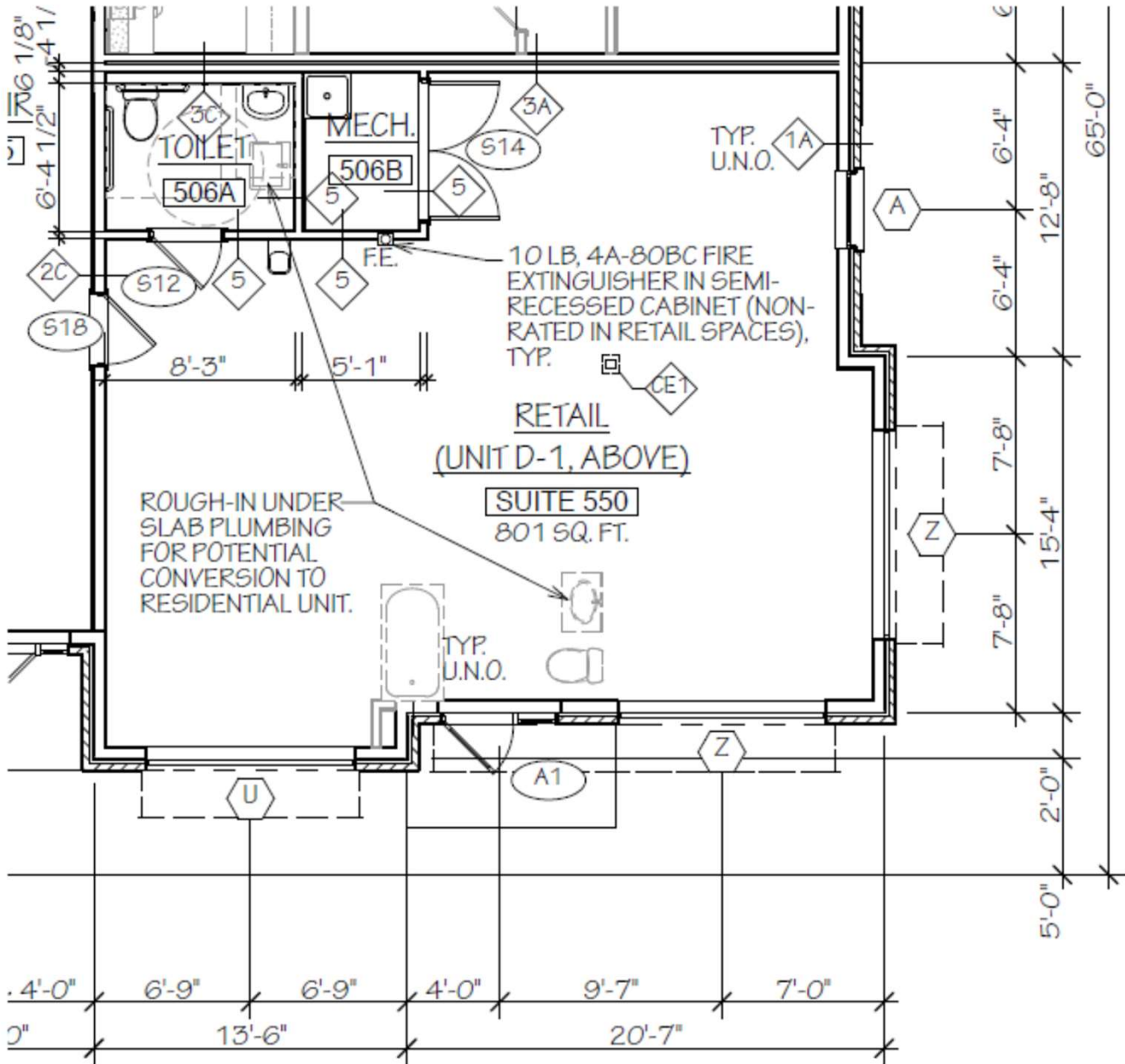
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WINCORAM  
**BUILDING 500 – SUITE 550**



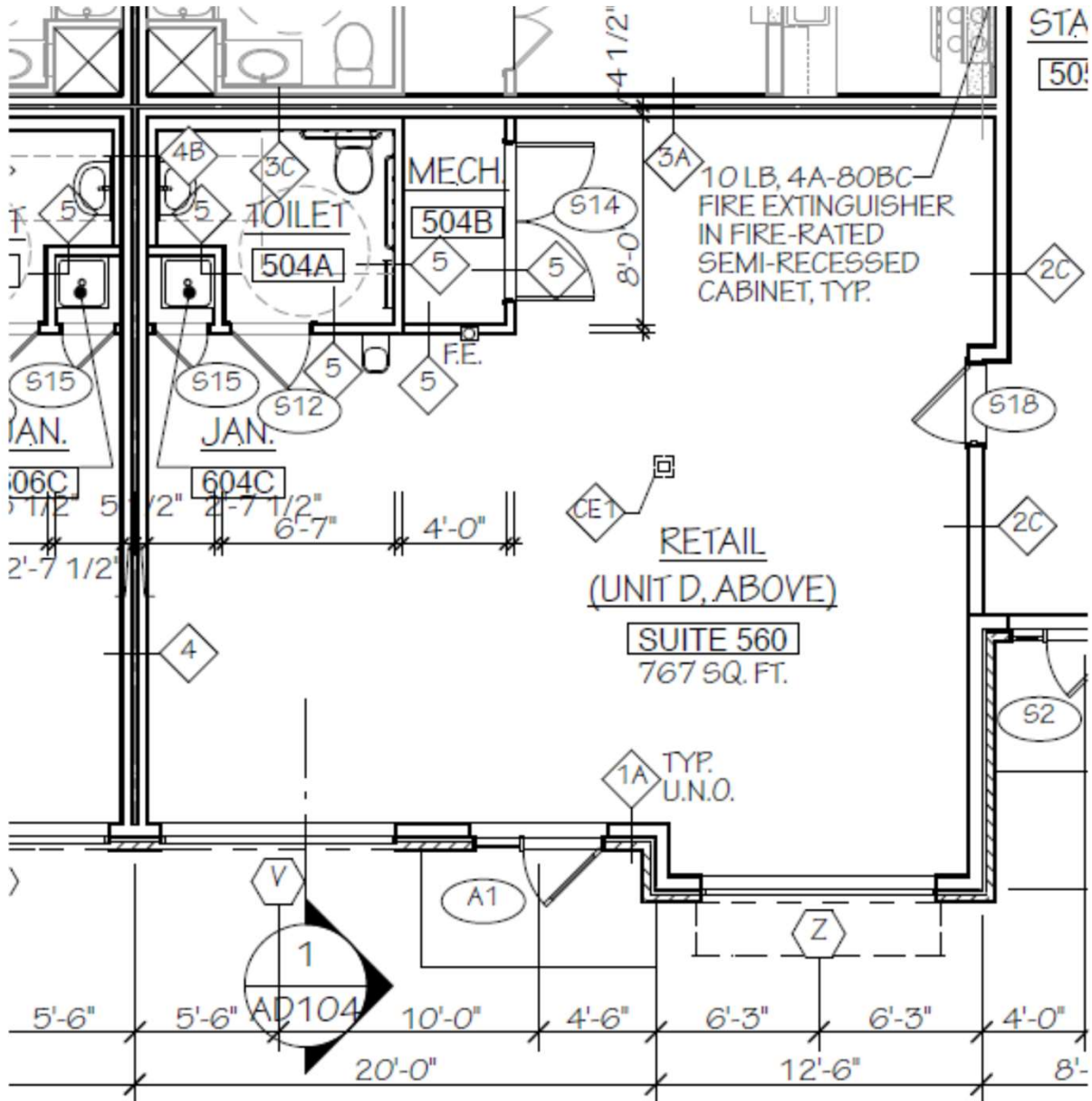
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WINCORAM  
**BUILDING 500 – SUITE 560**



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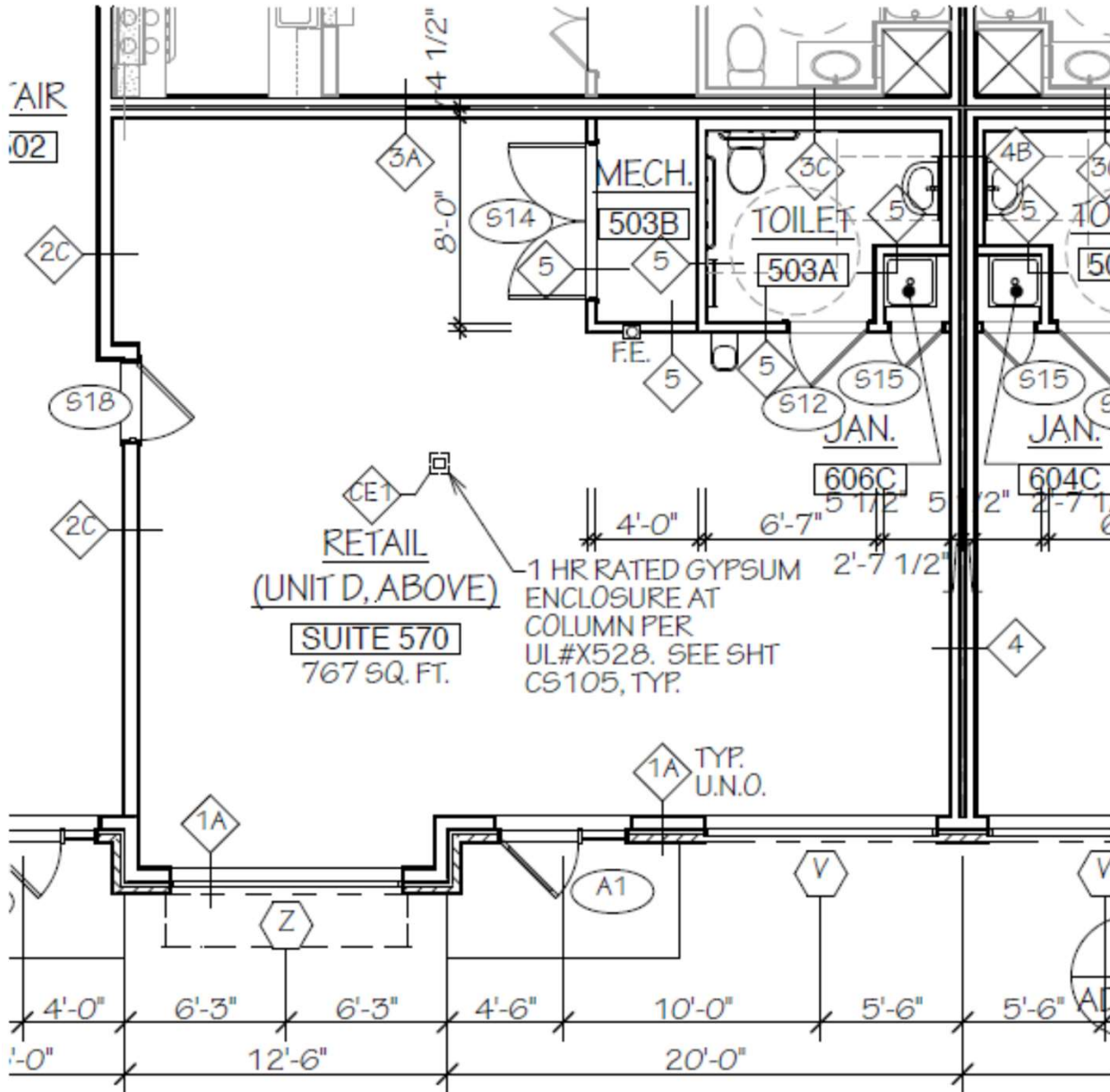


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WINCORAM  
**BUILDING 500 – SUITE 570**



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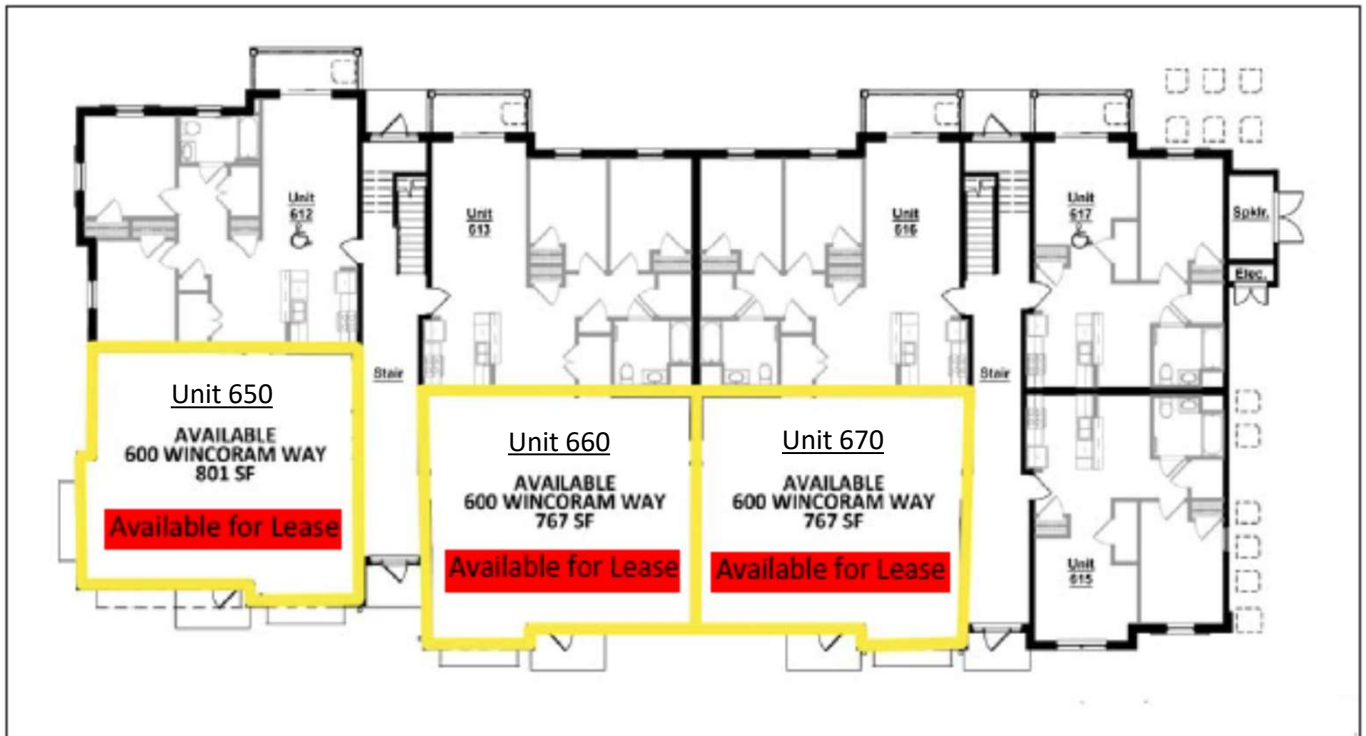


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WINCORAM  
**BUILDING 600**

600 Wincoram Way



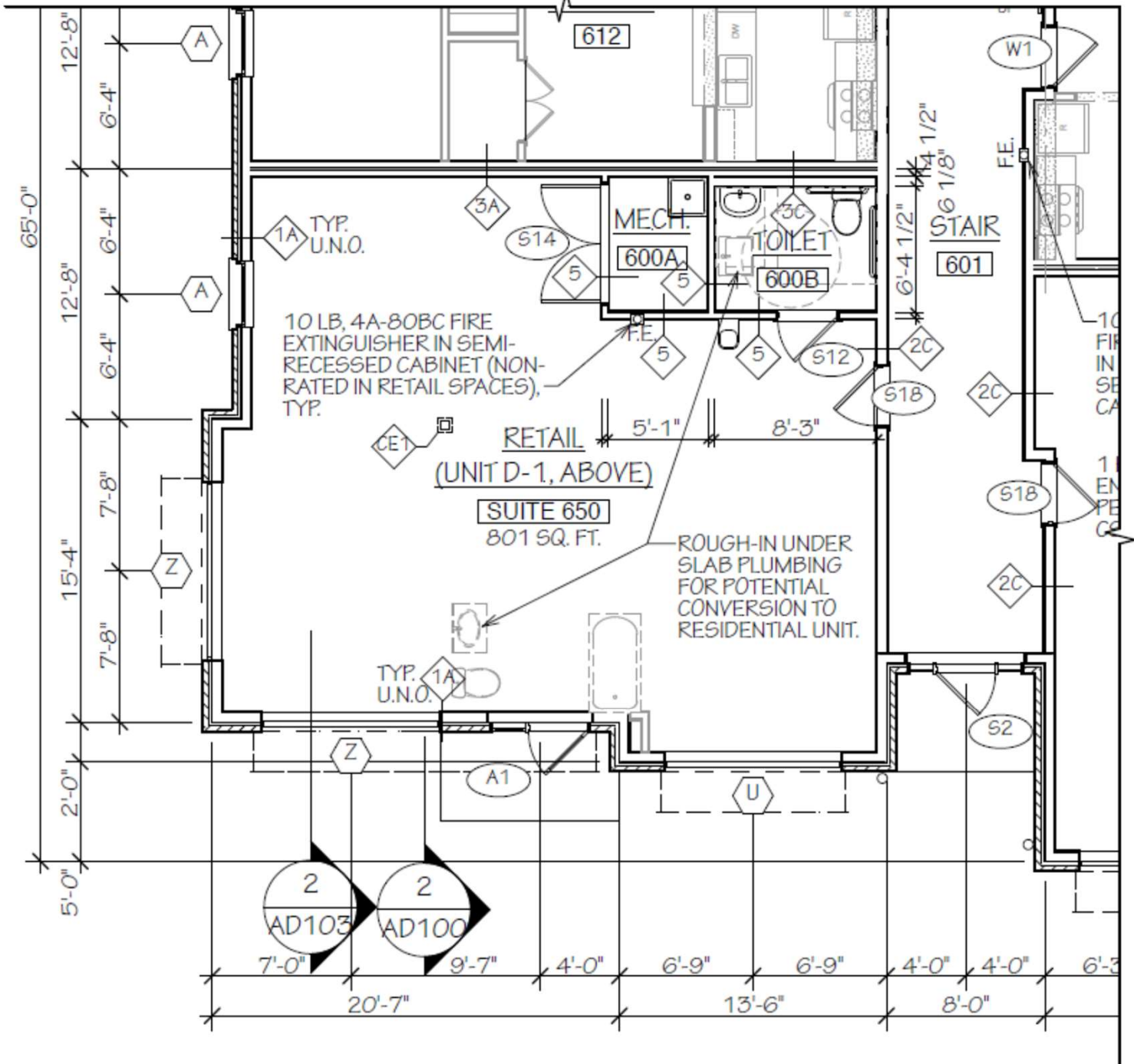
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**WINCORAM**  
**BUILDING 600 – SUITE 650**



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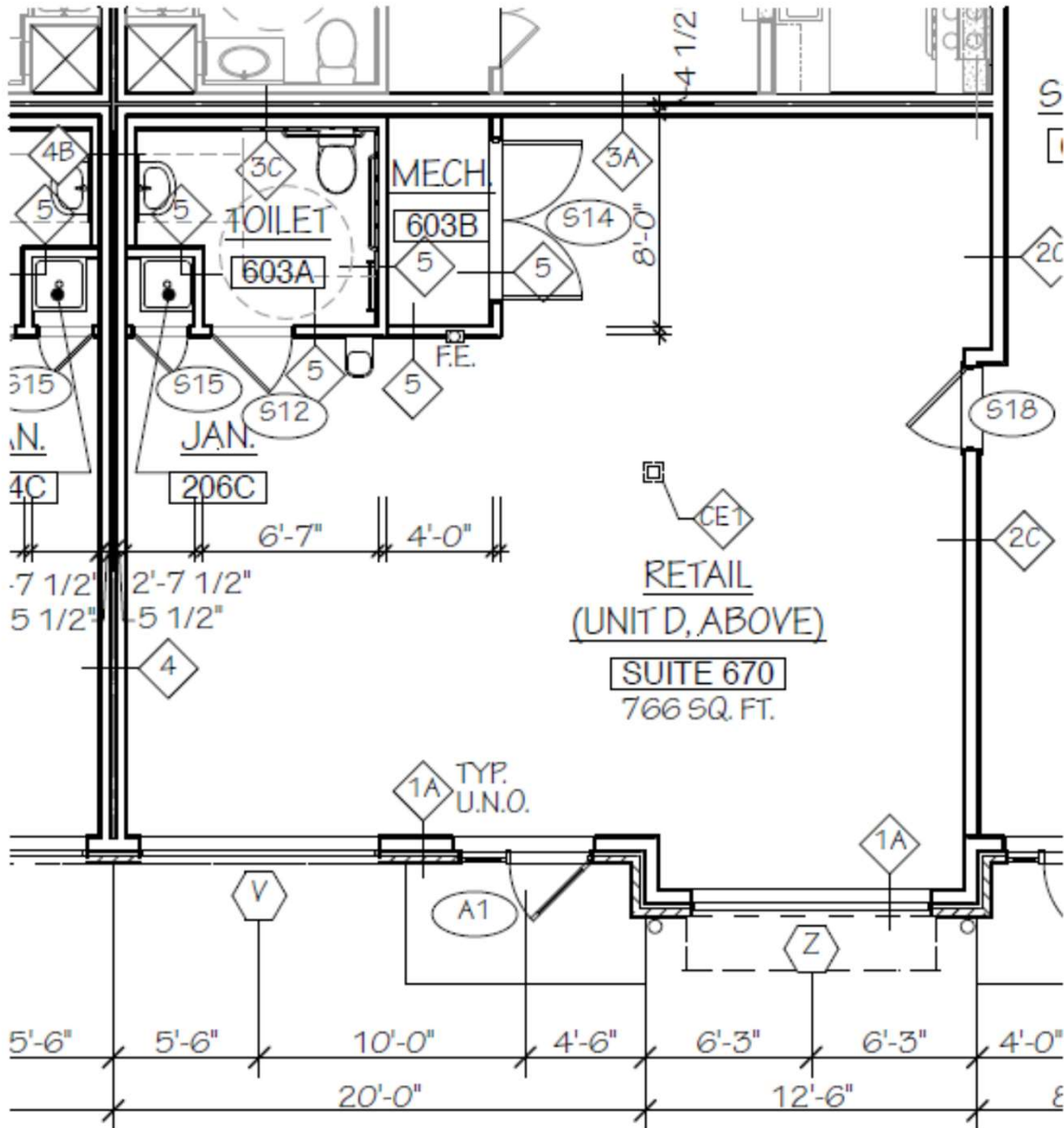
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WINCORAM  
**BUILDING 600 – SUITE 670**



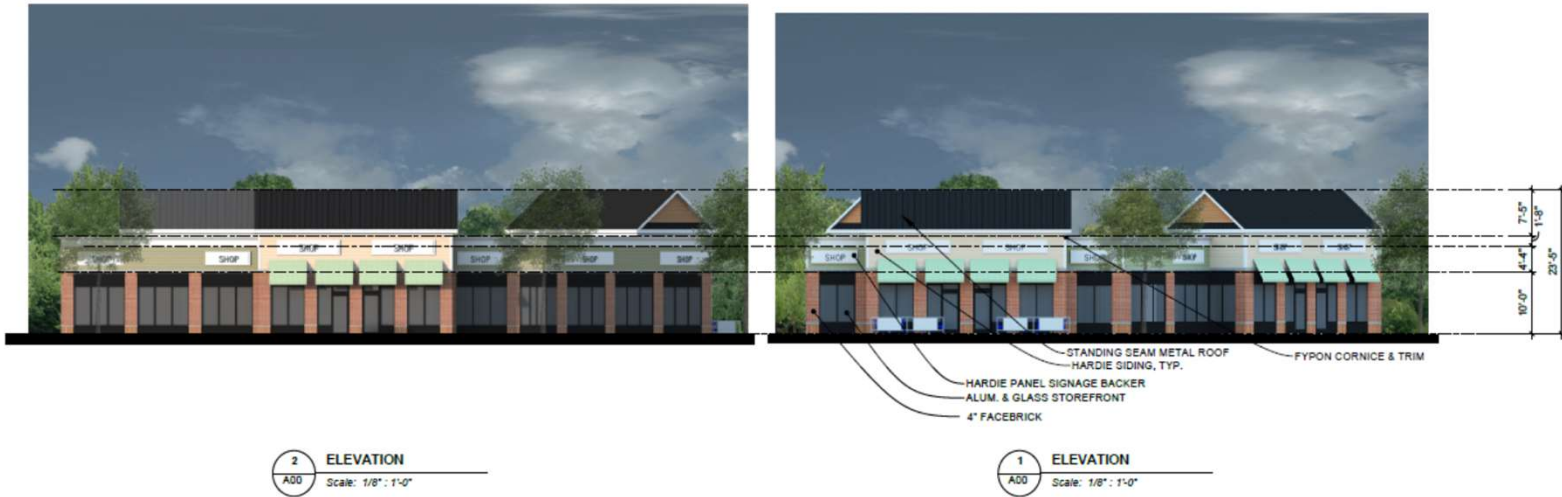
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WINCORAM  
**RETAIL PAD EXTERIOR CONCEPT DESIGN**



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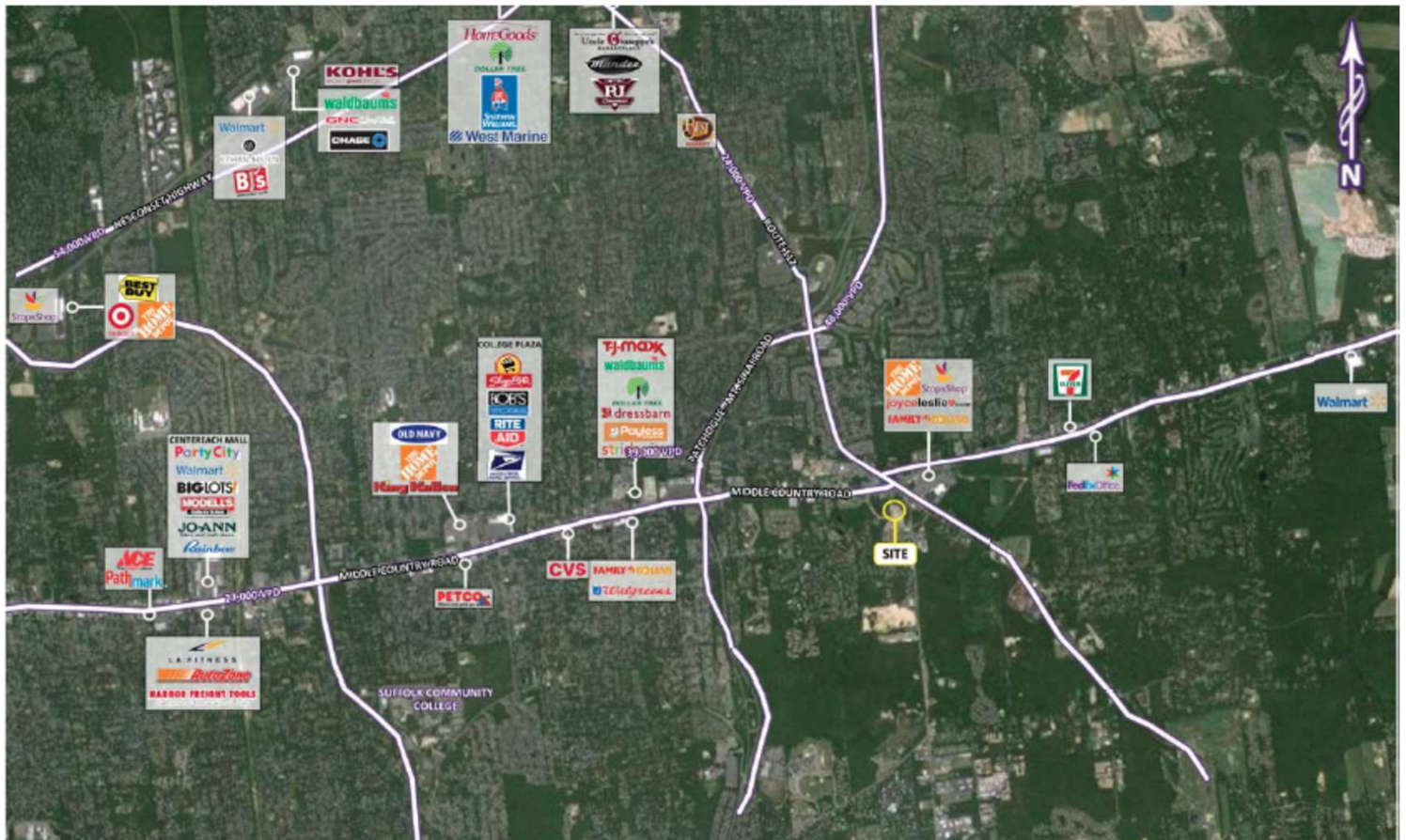
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# CORAM, NY

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