

368 Route 211 East

RIPCO
RETAIL LEASING

Located on the corner of Carpenter Ave and Route 211 East
Middletown, NY, Orange County

For Lease



| 2,330 SF on 0.57 Acres

Second Generation Drive Thru

Contact
Exclusive Agent

Seth Pollack
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Zoom Aerial



Market Aerial



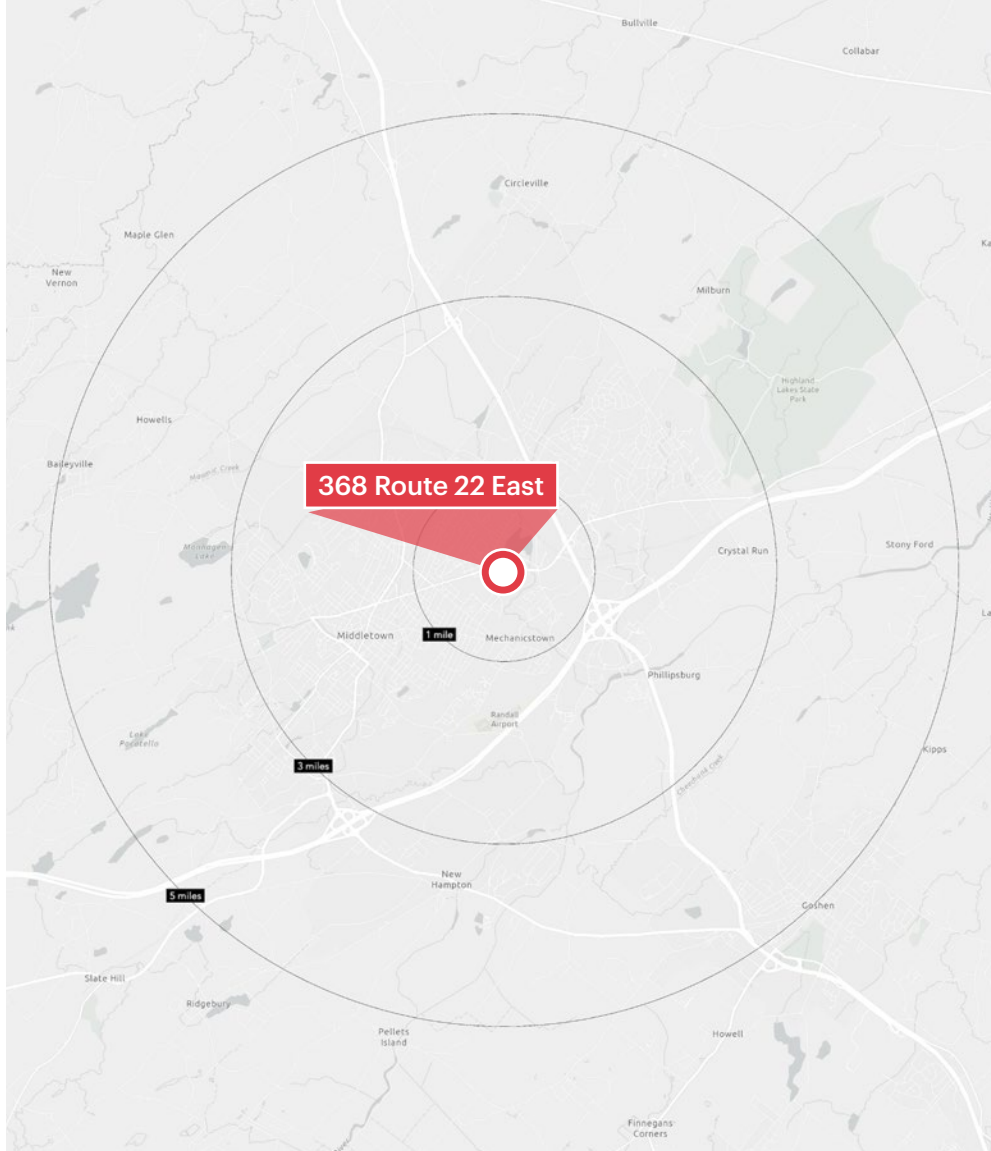
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Location	Located on the corner of Carpenter Ave and Route 211 East	
Size	Freestanding Lot	2,330 SF 0.57 Acres
Frontage	108 FT on Route 211 East	
Possession	Immediate	
Taxes	Town & County	\$9,105
	School	\$19,346
Rent	Upon request	
Neighbors	ShopRite, Target, Aldi, Walmart, Home Depot, Sam's Club, Lowe's, Bank of America	
Comments	The property is currently in operation, the tenant will vacate upon Landlord leasing to a new tenant.	
Daily Traffic Counts	Route 211 - 24,806 VPD	

Area Demographics

2026 ESRI Summary Report



368 Route 211 East, Middletown, NY

	1 mile	3 miles	5 miles
Total Population	7,900	50,669	70,222
Total Households	3,295	19,250	26,756
Average Household Income	\$95,755	\$102,802	\$107,642
Median Household Income	\$79,557	\$84,116	\$87,431
% Population with Bachelors +	22.55%	25.94%	28.62%
Daytime Population	13,247	55,168	73,651
Total Daytime Employees	8,888	29,457	38,752
Total Businesses	575	2,482	3,245