

Middletown, NY

RETAIL SPACE FOR LEASE

88 Dunning Road Dunning Farms Shopping Center



AVAILABLE:

1,800 – 2,000 SF
3,880 – 19,880 SF
Up to 45,000 SF Pad Sites

CO-TENANTS:

TJ Maxx, HomeGoods, Bob's Discount Furniture, Sierra, Marshalls (coming soon), 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, Discount Wines & Liquors, Pro Nails and more

NEIGHBORING RETAILERS:

Super Walmart, Kohl's, Home Depot, Planet Fitness, Hobby Lobby, Bank of America, Best Buy, Price Chopper, Raymour & Flanigan, ROSS Dress For Less, ULTA, Panera, Starbucks, Petco, Olive Garden, Lowe's, CVS, Sam's Club and many more

ADDITIONAL INFORMATION:

- 359,023 SF Regional Shopping Center
- Three Pylon Signs
- 1,844 Parking Spaces (5:1 Ratio)
- Pad Sites Available

TRAFFIC COUNT:

7,417 Cars Per Day Along Dunning Road
27,181 Cars Per Day Along Route 211
69,391 Cars Per Day Along Route 17

RENT:

Call For Details

CAM/TAXES:

\$6.85/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	45,848	70,884	87,661
Avg. HH Income	\$104,729	\$107,581	\$116,481

**For More Information,
Please Contact:**

914-237-3400

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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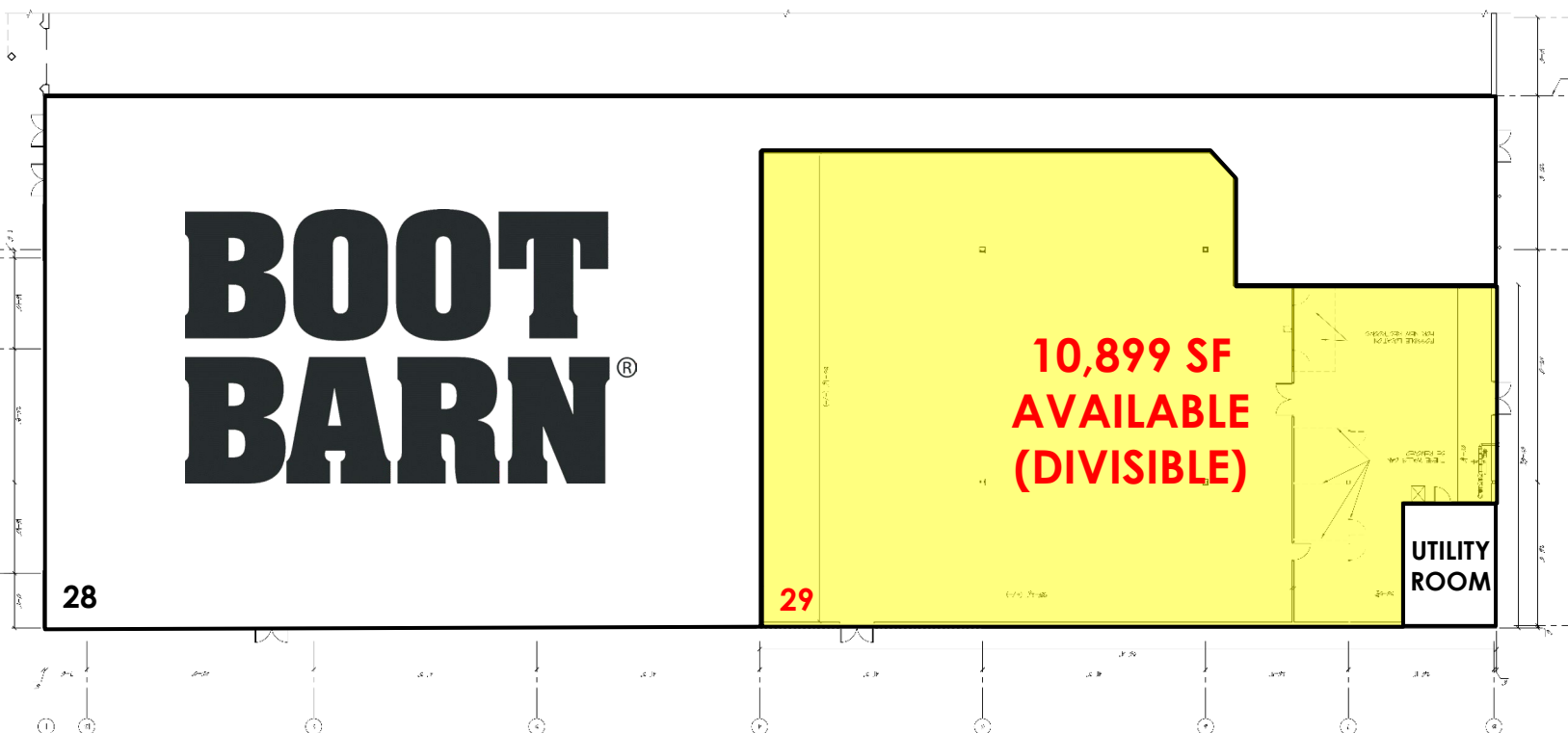


#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
01	BOB'S DISCOUNT FURNITURE	23,038	13	GO-GO JAPANESE CUISINE	1,592	24	PRO NAILS	1,200
2A	SIERRA	19,634	14	PETSMART	23,288	25	IRON DRAGON MARTIAL ARTS	3,000
2B	MARSHALLS (COMING SOON)	25,264	15	HOMEGOODS	26,712	26	ASHLEY HOMESTORE	25,271
03	AVAILABLE PAD SITE	45,000	16	AVAILABLE	3,880	27	MICHAEL'S	27,563
04	OLLIE'S BARGAIN OUTLET	31,600	17	AVAILABLE	16,000	28	BOOT BARN	15,643
05	KPOT KOREAN BBQ & HOT POT	7,980	18	TOBACCO SHOP	1,175	29	AVAILABLE (DIVISIBLE)	10,899
06	DISCOUNT WINES & LIQUORS	8,644	19	COHEN'S OPTICAL	1,520	30	AVAILABLE PAD SITE	15,600
07	HARBOR FREIGHT TOOLS	11,879	20	PHENIX SALON SUITES	5,731			
08	TJ MAXX	33,475	21	GOODWILL	8,000			
09	AVAILABLE	2,000	22	JOEY'S PIZZA	2,000			
10	IVY REHAB PT	2,000	23	AVAILABLE CURRENTLY LAPTOP SHACK	1,800			
11	SALLY BEAUTY SUPPLY	1,500						
12	DOLLAR TREE	12,000						



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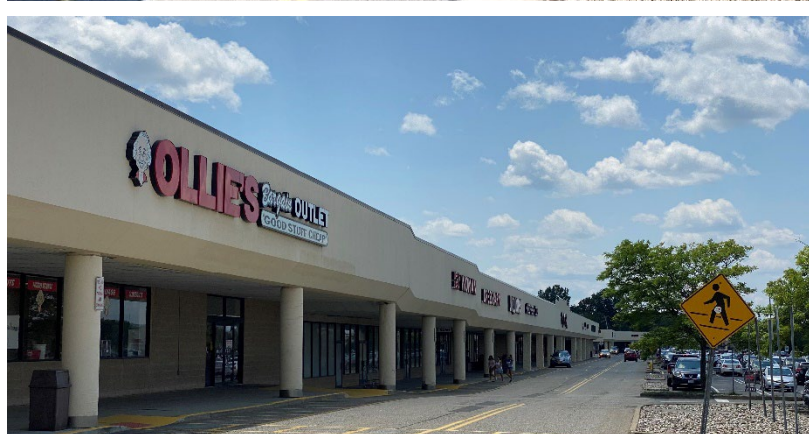
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