



## Crystal Run Crossing

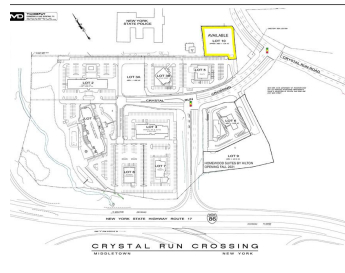
Crystal Run Crossing Lot 10 Middletown

### Property Highlights

- Last Available pad at Crystal Run Crossing
- Prime NNN Ground Lease
- Drive-thru approved - Double Stack
- Abundant dedicated & shared on-site parking
- Direct access from Exit 122, NYS RT. 17/I-86
- Shovel-ready with utilities at the site & DOT Approvals
- Approved for 4,000-4,400 SF free-standing building

### Amenities On Site:

- 4 National hotels, 4 Restaurants, Gas & Sundries



### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1.04 Acres

### For More Information

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#### Marian Campi-Conde

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### Location

Intersection of I-84 and NYS Rt 17 / I-86

100,000+ vehicles daily Regional Center of Orange County

Surrounded by 3-million SF of Retail Space

2-million SF of Office Space

600,000 SF of Hospital/Medical Providers

- Tenants at Crystal Run Crossing:
- Hampton Inn by Hilton
- Microtel Inn & Suites by Wyndham
- Courtyard by Marriott
- Homewood Suites by Hilton, Coming Soon 2023
- Outback Steakhouse
- Chili's Bar & Grill
- D' Lux Diner
- TGI Fridays
- Sunoco / Dunkin' Donuts
- Website: [www.crystalruncrossing.com](http://www.crystalruncrossing.com)

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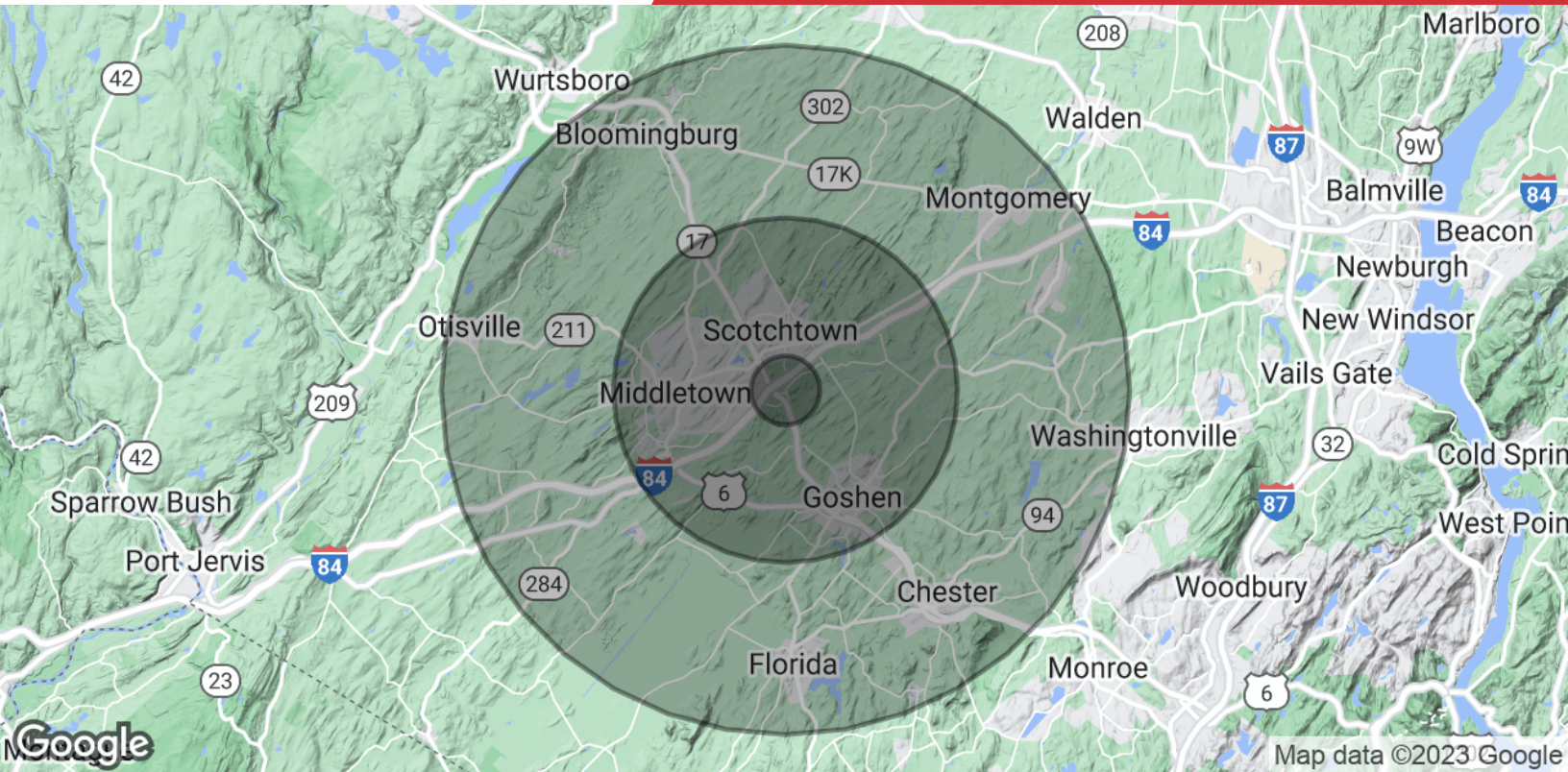
**Marian Campi-Conde**

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Lot # 10 | Total Lot Size - 1.04 AC | Lot Price - Withheld | Use: Food/Retail/Office



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
<b>Total Population</b>	1,898	66,431	136,860
<b>Average Age</b>	37.5	36.5	38.3
<b>Average Age (Male)</b>	36.2	35.7	37.5
<b>Average Age (Female)</b>	39.6	37.4	39.1
<b>Households &amp; Income</b>			
<b>Total Households</b>	643	23,343	47,337
<b># of Persons per HH</b>	3.0	2.8	2.9
<b>Average HH Income</b>	\$86,816	\$93,672	\$115,251
<b>Average House Value</b>	\$294,682	\$298,267	\$341,493

\* Demographic data derived from 2021 US Census