

HARRIMAN  
NEW YORK

# HARRIMAN COMMONS PLAZA

ROUTE 17/6 & ROUTE 32

**FULLY BUILT-OUT RESTAURANT PAD  
COMING AVAILABLE FOR LEASE**



**ROYAL**  
PROPERTIES

# HARRIMAN NEW YORK

# HARRIMAN COMMONS PLAZA ROUTE 17/6 & ROUTE 32



## AVAILABLE:

6,163 SF Restaurant Pad (Available 4/1/2027)

## JOIN CO-TENANTS:

TJ Maxx, Sherwin Williams, KFC, Taco Bell, Wendy's, Hand & Stone, AT&T, Panera Bread, IHOP, Great Expressions Dental Center, Orangetheory Fitness, Mathnasium, Verizon, MW Dental, Weichert Realty, Mattress Firm and more

## NEIGHBORING RETAILERS:

Walmart, BJ's, Home Depot, Target, Burlington, PetSmart, Kohl's, Michael's, ALDI, ULTA Beauty, Dunkin', Eileen Fisher, Talbots and Woodbury Commons Outlets

## TRAFFIC COUNTS:

69,935 Cars Per Day Along Route 6/17

## PROPERTY HIGHLIGHTS:

- 109,667+/- SF Shopping Center with over 3,800 Parking Spaces
- Strategically Located in Orange County at the Intersection of Route 6, 17, 32 and I-87
- Close Proximity to Woodbury Commons Premium Outlets, New York's Luxury Outlet Shopping Center
- Shadow Anchored by Walmart Supercenter, BJ's, Home Depot, and Target
- 250± Seating Capacity

## RENT:

Call For Details

## CAM/TAXES:

\$10.42/SF±

## AREA DEMOGRAPHICS

|                | 3 Miles   | 5 Miles   | 10 Miles  |
|----------------|-----------|-----------|-----------|
| Population     | 63,703    | 79,958    | 141,287   |
| Avg. HH Income | \$108,638 | \$115,589 | \$127,637 |

**For More Information,**

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[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

# HARRIMAN COMMONS PLAZA ROUTE 17/6 & ROUTE 32

HARRIMAN, NY

6,163 SF  
FULLY BUILT-OUT  
RESTAURANT  
AVAILABLE  
4/1/2027

Baily Farm Road

PETSMART

OLD NAVY

DOLLAR TREE

Burlington

TARGET

Walmart

THE HOME DEPOT

BJ's

BJ's GAS

215 LARKIN DRIVE

Weichert

Yellow Scissor

HAND & STONE  
MASSAGE AND FACIAL SPA

Great Expressions  
DENTAL CENTERS

EUROPEAN  
WAX CENTER

MATTRESS FIRM

KFC

TACO BELL

Wendy's

Pepper's

Orangetheory  
FITNESS

MATHNASIUM  
The Math Learning Center

at&t

TJ-maxx

SHERWIN  
WILLIAMS

IHOP

verizon

69,935 AADT

6

17

6

17

130A



ROYAL  
PROPERTIES

# HARRIMAN COMMONS PLAZA

## ROUTE 17/6 & ROUTE 32

HARRIMAN, NY

| 215 LARKIN DRIVE |                                          |
|------------------|------------------------------------------|
| L-1              | WEICHERT REALTY                          |
| L-2              | LAKAY HAITIAN RESTAURANT                 |
| L-3              | BEER & CIGAR OUTLET                      |
| L-4A             | HAND & STONE                             |
| L-4B             | EUROPEAN WAX CENTER                      |
| L-5              | 3,000 SF                                 |
| L-6              | THE YELLOW SCISSOR                       |
| L-7-8            | GREAT EXPRESSIONS DENTAL CENTER          |
| L-9              | WOODBURY LIQUOR                          |
| L-10             | OKAEI SUSHI HIBACHI                      |
| L-11             | 1,500 SF                                 |
| L-12             | MATTRESS FIRM                            |
| D                | 6,163 SF<br>CURRENTLY OUTBACK STEAKHOUSE |

| 300-400 LARKIN DRIVE |                              |
|----------------------|------------------------------|
| E1                   | MW DENTAL                    |
| E2                   | PANERA                       |
| F                    | KFC/TACO BELL                |
| G                    | CHILI'S                      |
| H                    | WENDY'S                      |
| I-1A                 | AT&T                         |
| I-1B                 | MATHNASIUM                   |
| I-2                  | ORANGETHEORY                 |
| J                    | TJ MAXX                      |
| K-1                  | SHERWIN WILLIAMS             |
| K-2                  | MUSIC & ARTS CENTER          |
| K-3                  | VERIZON                      |
| K-4                  | ANNIE'S NAIL & TANNING SALON |
| K-5                  | IHOP                         |



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## ROUTE 17/6 & ROUTE 32

HARRIMAN, NY



### HARRIMAN COMMONS PLAZA

TJ-maxx IHOP Wendy's TACO BELL  
verizon at&t MATTRESSFIRM HAND & STONE  
Weichert REALTORS EUROPEAN WAX CENTER MATHNASIUM  
OrangeTheory FITNESS SHERWIN WILLIAMS KFC Yellow Scissors Great Expressions

### WOODBURY COMMON A SIMON PREMIUM OUTLET

for all mankind MICHAEL KORS OUTLET THE CHILDREN'S PLACE OUTLET  
new balance adidas BOSS aerie  
ARMANI AÉROPOSTALE BARNEYS NEW YORK  
BALLY WAREHOUSE BANANA REPUBLIC FACTORY  
Dylan's Candy Bar Columbia FACTORY STORE Dior  
bare+BEAUTY vineyard vines GAP FACTORY  
Ermenegildo Zegna GUESS  
EXPRESS FOSILL OLD NAVY OUTLET  
Umi TERIYAKI & SUSHI VANS KAY JEWELERS  
HANES Brands rag & bone J.CREW FACTORY

### THE SHOPS AT WOODBURY

COURTYARD BY HARRIOTT  
AspenDental  
CHIPOTLE  
Starbucks McDonald's Dunkin'

### HARRIMAN COMMONS

Target BJ's THE HOME DEPOT  
Walmart Burlington DOLLAR TREE  
OLD NAVY PETSMART

### MONROE PLAZA SHOPPING CENTER

STOP & SHOP Walgreens  
AutoZone McDonald's planet fitness  
Benjamin Moore Paints CARDSMART SUBWAY

### WOODBURY CENTRE

KOHL'S Michael's ALDI ULTA BEAUTY  
HARBOR FREIGHT POPEYES DUNKIN' TALBOTS