

PRIME RETAIL AVAILABLE

1099 Ulster Avenue

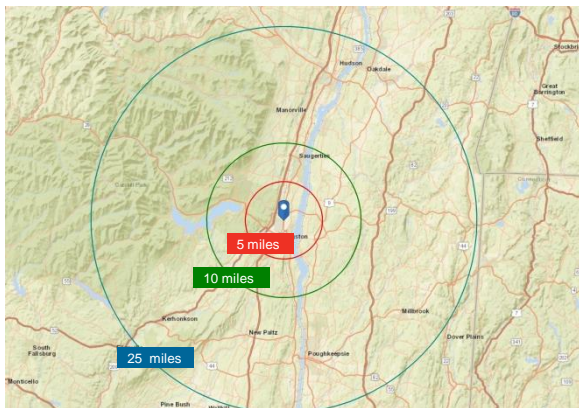
Kingston NY. Ulster County | Hudson Valley Region



GREAT KINGSTON LOCATION!

A highly visible opportunity located at a prime Hudson Valley crossroad of business, leisure, retail centers and tourism. Take your place at the center of a vibrant mix of retail, office, dining and entertainment corridor.

- High visibility location with easy access between high traffic 4-point intersections with AADT of 70,863 #1 intersection and 34,626 #2 intersection.
- Trade area draws from 4 counties: Ulster, Dutchess, Columbia and Greene.
- Corridor is anchored by shopping centers, national retailers, restaurants, hotels, medical centers and business services.
- Market demand drivers: over 3 million annual destination visitors, HITS Equestrian (Horses in the Sun), growing film production and agricultural performance and cultural centers, film/music/agritourism and food festivals.



DEMOGRAPHICS	5 Miles	10 Miles	25 Miles
Population	48,797	100,452	386,736
Households	20,395	41,337	149,516
Household Income	\$74,089	\$85,105	\$86,691

Exclusively By:

Ulster Holdings LLC

Arthur Nazginov

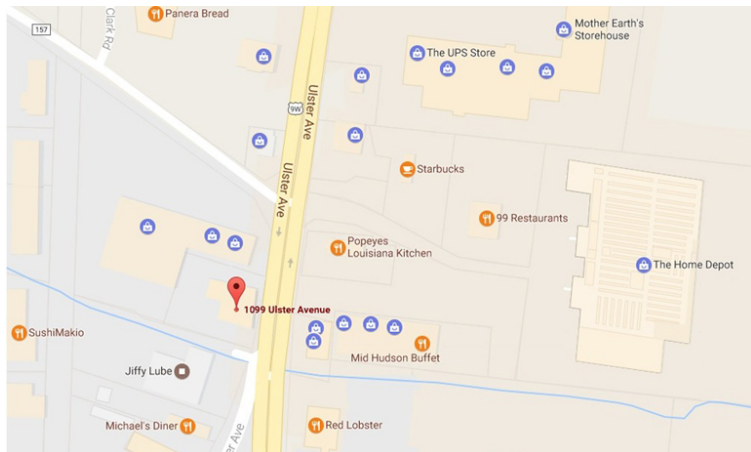
Phone 917-418-9768

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KINGSTON | ULSTER MARKET



Features

Total Square Feet	10,556 (2 levels, 5,278 SF each level)
Year Built	2017
Occupancy	Immediate
Utilities	
Electric	320 Amps, 3-Phase
Gas	2 Zone, Forced Air
Lighting	LED
Sewer	Town of Ulster
Water	Town of Ulster
HVAC	Carrier HVAC, Multi-zone system
Ceiling Height	9' upper level, 8' lower level
Elevator	Passenger/Freight
Loading Dock	One
Sprinkler System	Wet
Parking	34 Spaces

Traffic Data

4-Point Intersection #1: 70,863 AADT (combined), 2015 (Albany Avenue, E Chester St. By-pass, Ulster Avenue)

4-Point Intersection #2: 34,676 AADT (combined), 2015 (Ulster Avenue, Boices Lane)

Lease Pricing

SF Rate / CAM Contact Agent

Retail Anchors

<i>Automotive</i>	Enterprise Car Rental, Hoffman's Carwash, Mavis Tire, Monro Muffler, Sears, Walmart; Car Dealers: GMC, Honda, Hyundai, Kia, Subaru, Toyota, Volkswagen
<i>Fashion/HBA</i>	Burlington, DSW, H&M, Marshall's, Men's Wearhouse, Old Navy, Ulta
<i>Financial</i>	Bank of America, Catskill Hudson Bank, Greene County Bank, H&R Block, Hudson Valley FCU, KeyBank, Mid-Hudson Valley FCU, Rondout Savings Bank, Ulster Savings Bank
<i>Grocery</i>	Adam's Fairacre Farms, Aldi, Hannaford, ShopRite
<i>Electronics</i>	AT&T, Best Buy, Sprint, Verizon
<i>Restaurants/Eateries</i>	Applebee's, Burger King, Chipotle, Carl's Jr., Dunkin' Donuts, Five Guys, McDonald's, Moe's Southwest Grill, Ninety-Nine, Olive Garden, Panera, Popeye's, Red Lobster, Starbuck's, Taco Bell, Texas Roadhouse, Wendy's
<i>Home/Leisure</i>	Barnes & Noble, Bed, Bath & Beyond, Dick's Sporting Goods, Dollar Tree, Family Dollar, Five Below, Home Depot, Home Goods, JoAnn's Fabrics, Kirkland, Kohl's, Lowes, Marshall's, Mattress Firm, Michaels, Ollie's, Party Store, Petco, Pet Smart, Pier 1, Sam's Club, Sears, Staples, Target, Gander Mnt, Tractor Supply, UPS Store, Wollberg Electric & Lighting
<i>Hospitality</i>	Hampton Inn, Holiday Inn, Marriott Residence Inn
<i>Retail Centers</i>	Dena Marie Center, Hudson Valley Mall, Kings Mall, Ulster Commons, Ulster Crossings
<i>Health/Fitness</i>	Aspen Dental, Caremount Medical Center, CVS, Miracle Ear, Orthopedic Associates, Planet Fitness, Vitamin Shoppe

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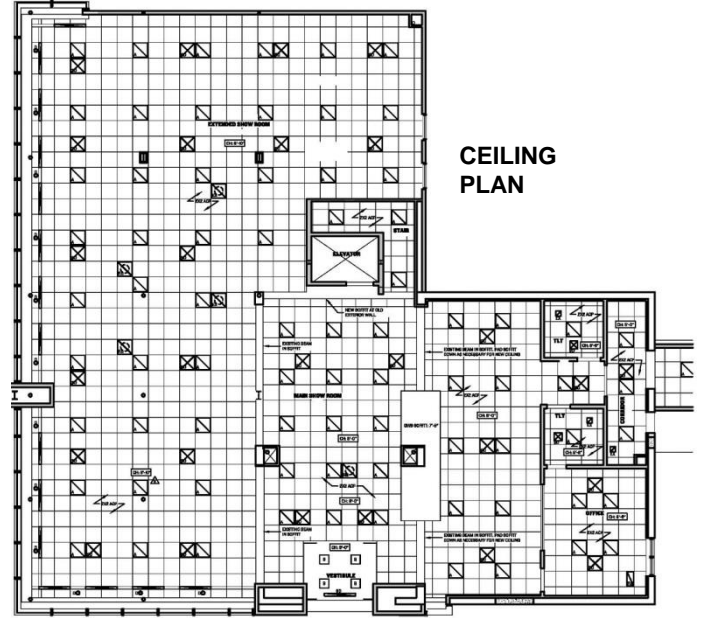
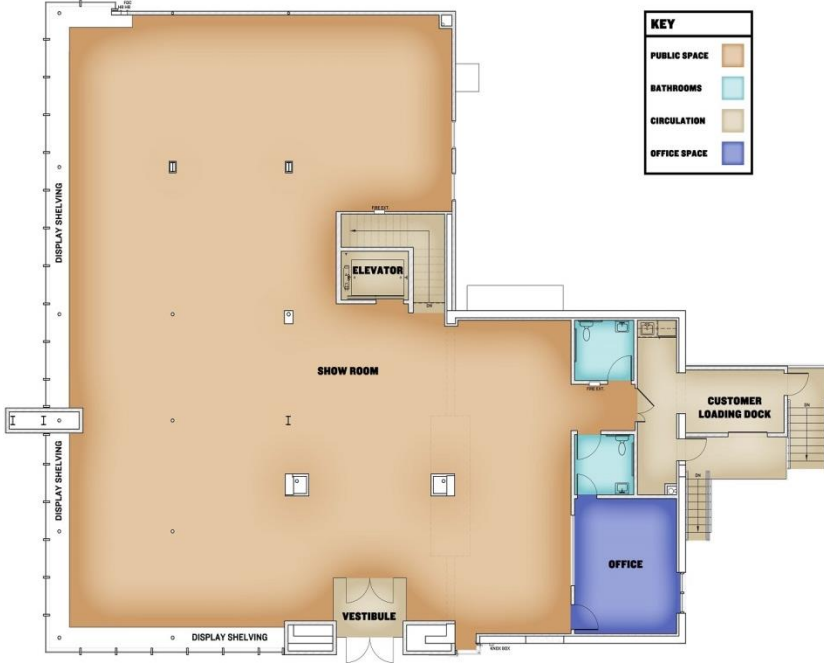
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NEW SPACE IN THE RIGHT PLACE

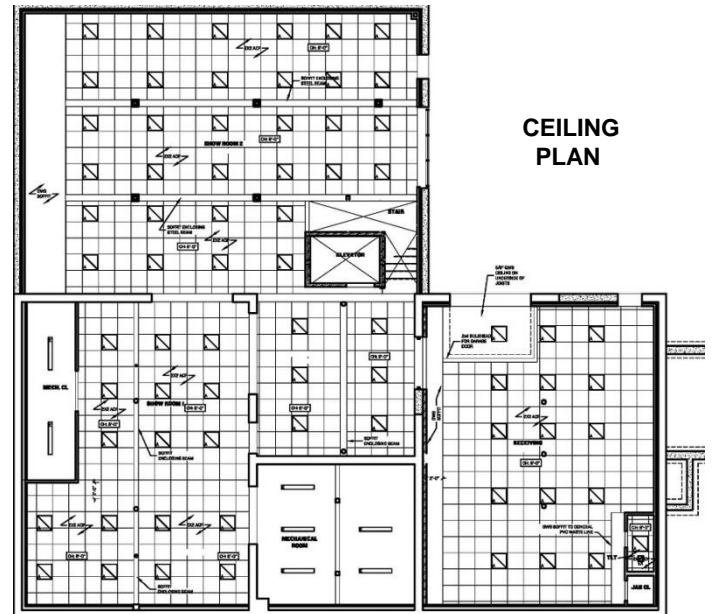
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Ground Floor Plan



Lower Level Floor Plan



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