

# HARRIMAN COMMONS

Routes 17/32 & 6 | Monroe (Harriman), NY | Orange County

RETAIL/PADS SITES/  
ANCHOR SPACE FOR LEASE

## 706,236 SF REGIONAL POWER CENTER



### BROKER CONTACT

**SCOTT MESHIL**  
914-237-3400, Ext. 106  
Scott@RoyalPropertiesInc.com

**SCOTT MILICH**  
914-237-3400, Ext. 116  
Smilich@RoyalPropertiesInc.com





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**1,930 SF – 30,247 SF AVAILABLE**



#### AVAILABLE:

1,930 SF End Cap (13' x 139' irr.)  
4,320 SF (31' x 139')  
6,800 SF Can be Made Available  
14,136 SF In-Line (93' x 152')  
30,247 SF (170' x 172')

#### PAD SITES AVAILABLE:

2,850 SF (42.3' x 66.3' irr.) – PAD E1  
2,865 SF (34.9' x 83.17' irr.) – PAD E2  
3,000 SF (44.3' x 66.33') – PAD C1 (Lease Pending)

#### JOIN CO-TENANTS:

Walmart, Target, The Home Depot, BJ's Wholesale Club, PetSmart, Burlington, Old Navy, Dollar Tree, BJ's Gas, World of Appliances, and more

#### NEIGHBORING RETAILERS:

Stop & Shop, Planet Fitness, TJ Maxx, Barneys New York Warehouse, Dior, GAP, Bare + Beauty, Columbia Factory Store, Vineyard Vines, GUESS, J. Crew Factory, Verizon, Walgreens, AutoZone, Chase Bank, Garnet Health, Outback Steakhouse, Mattress Firm, Taco Bell, McDonald's, CVS, ShopRite, Kohl's, Michael's, Verizon, Dunkin', SkyZone, Burger King, Dollar General, Advance Auto Parts and many more

#### ADDITIONAL INFORMATION:

- 706,236 SF Regional Power Center
- Easy Access from Routes 17/6 & 32
- A mile from Woodbury Common Premium Outlets
- Two Future Pad Sites Each With Drive-thru Available
- Pad Sites Have Flexible Footprints and are Ideal for Fast Food
- 3,800± Parking Spaces
- 5 Prime Pylon Signs with Excellent Visibility

#### TRAFFIC COUNTS:

56,182 Cars per Day Along Route 17/6  
29,404 Cars per Day Along Route 32

#### RENT:

Call For Details

#### NNN:

\$5.25/SF

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**ROYAL**  
PROPERTIES

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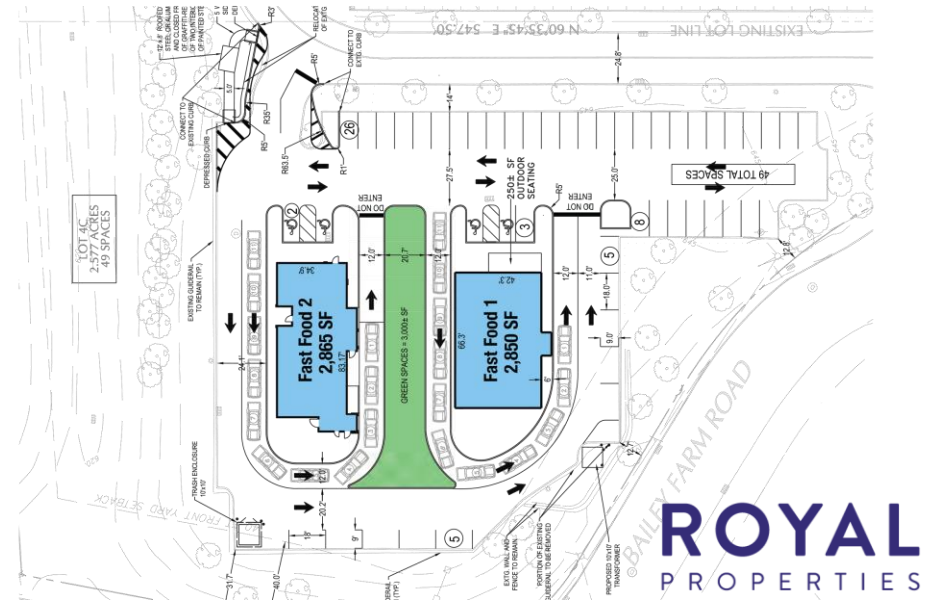


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## PROPOSED RESTAURANT PADS AVAILABLE



ROYAL  
PROPERTIES

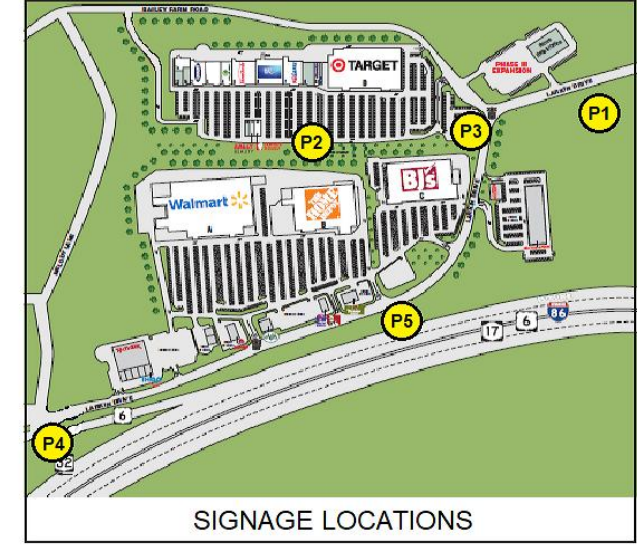
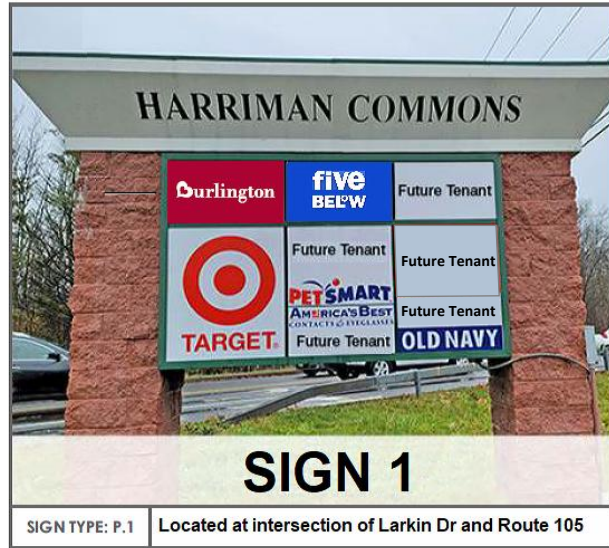


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## PRIME PYLON SIGNAGE OPPORTUNITIES



\* 100' High Pylon. Visible from all roads/highways in the immediate vicinity

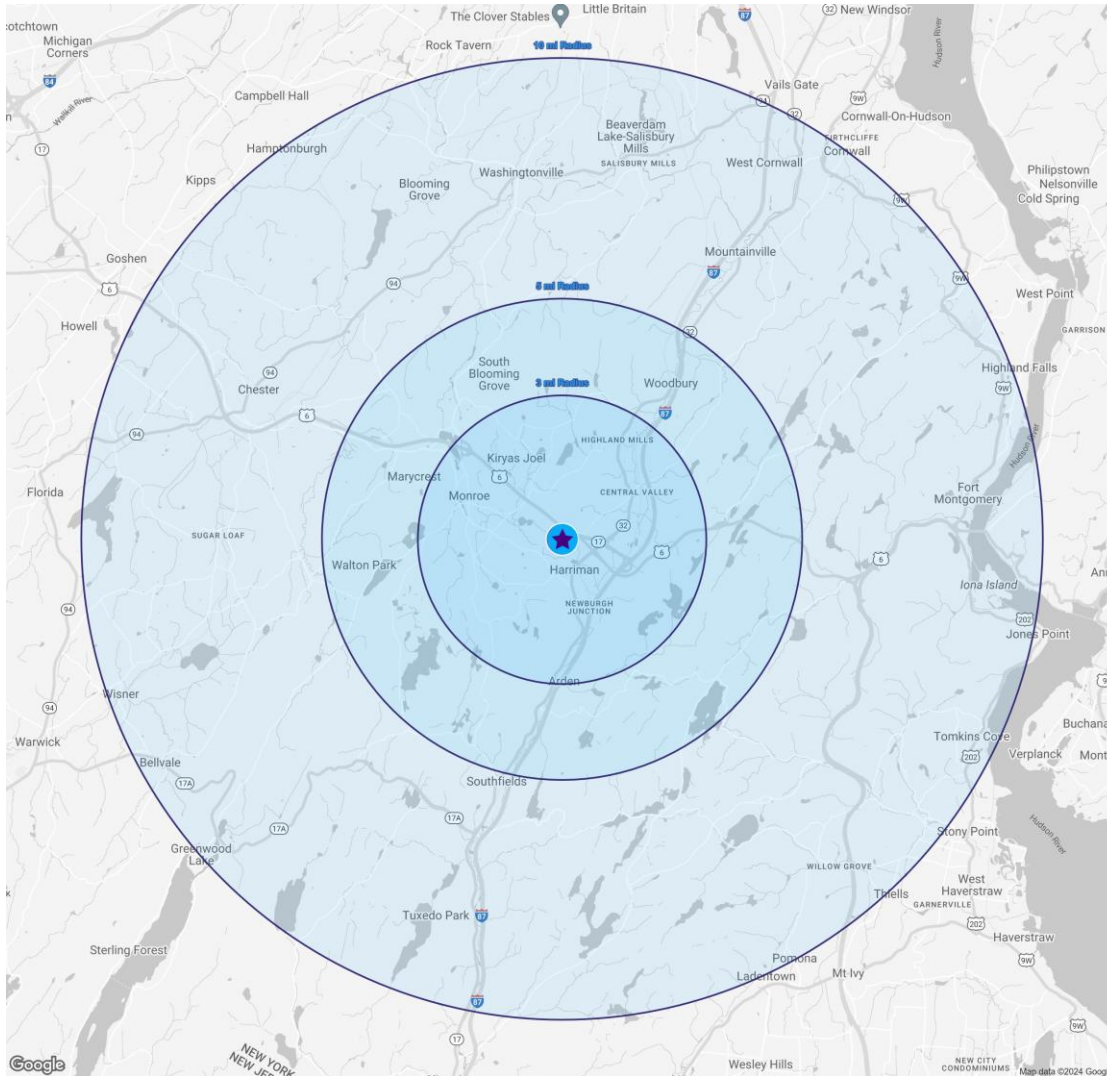
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## 3 Mile Radius

2024 Est. Population	60,551
2024 Est. Avg. HH Income	\$123,243
Households	14,935
Total Employees	14,977

## 5 Mile Radius

2024 Est. Population	76,768
2024 Est. Avg. HH Income	\$129,479
Households	19,987
Total Employees	16,456

## 10 Mile Radius

2024 Est. Population	140,721
2024 Est. Avg. HH Income	\$150,597
Households	42,526
Total Employees	32,882

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