

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



HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

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)

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

BROKER CONTACT

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

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

ROYAL
PROPERTIES

HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

1,650 SF – 30,247 SF AVAILABLE

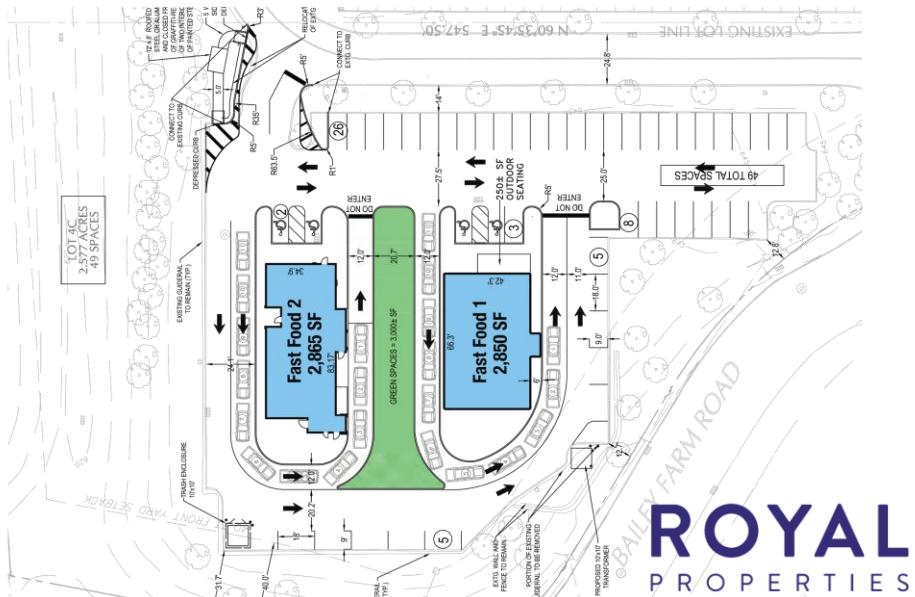
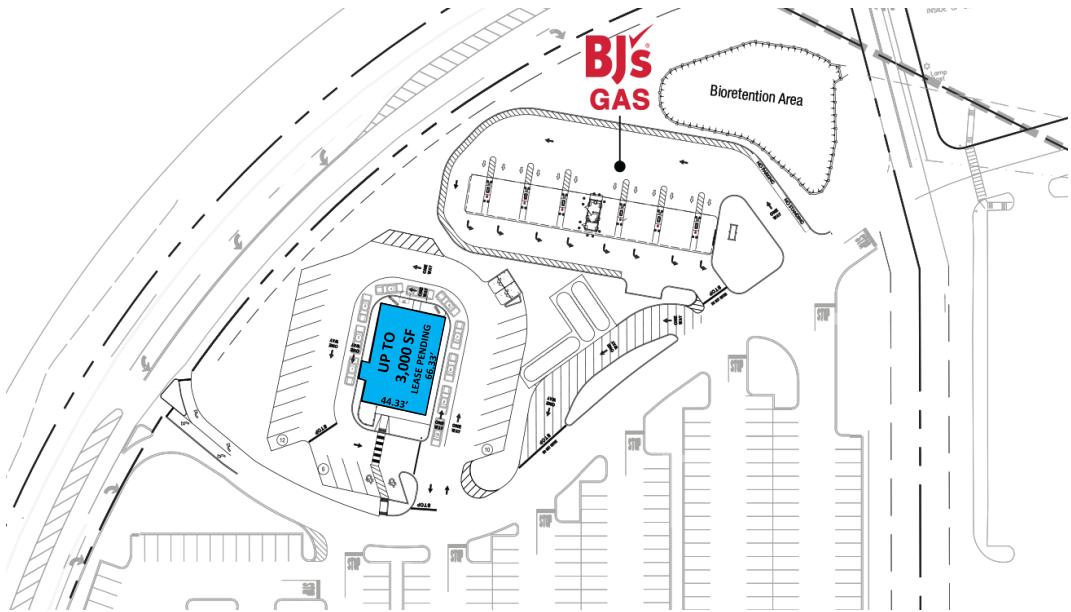


HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

PROPOSED RESTAURANT PADS AVAILABLE



HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

PRIME PYLON SIGNAGE OPPORTUNITIES



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

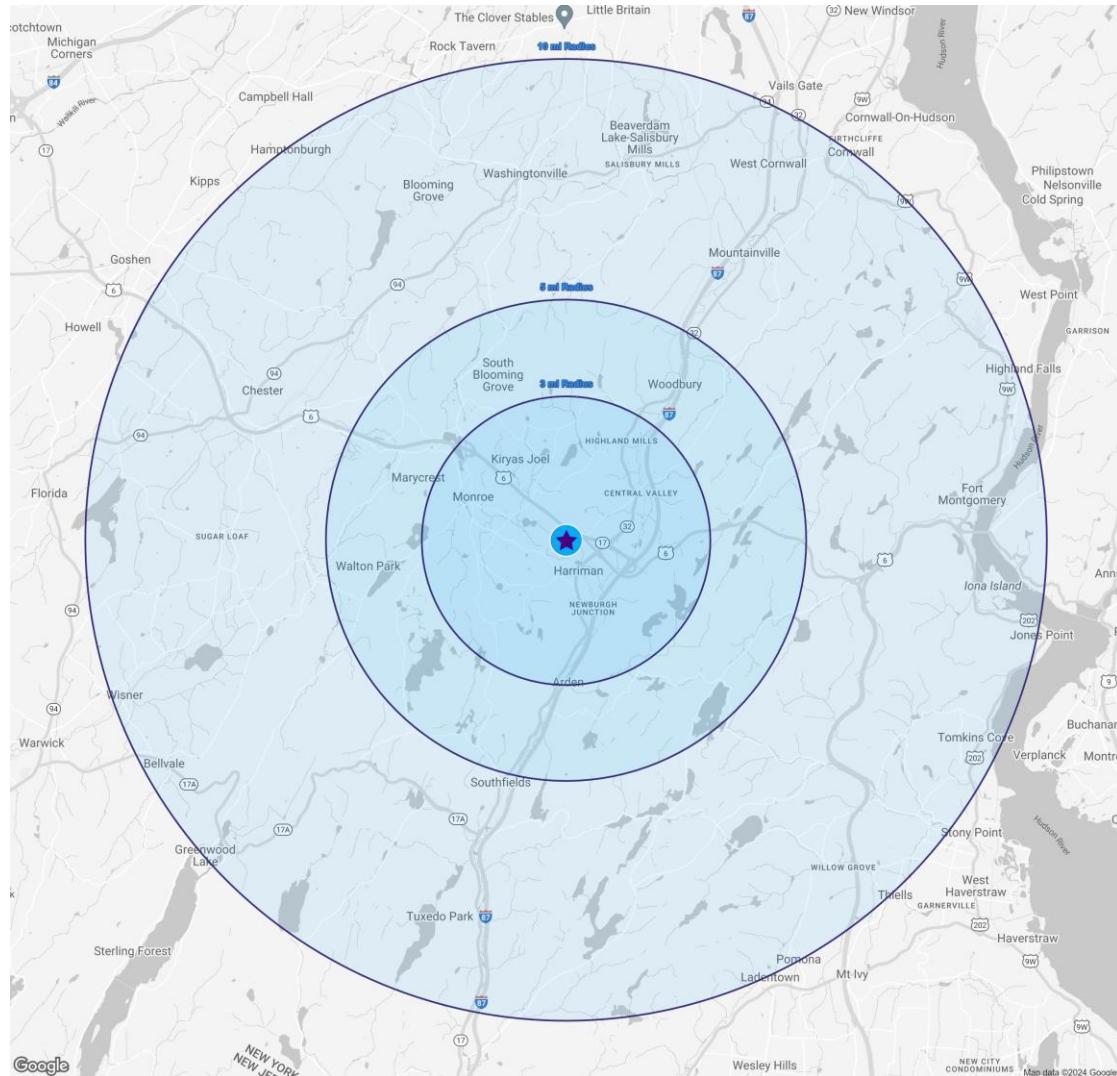
ROYAL
PROPERTIES

HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

1,650 SF – 30,247 SF AVAILABLE



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**

ROYAL
PROPERTIES

HARRIMAN COMMONS

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

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

1,650 SF – 30,247 SF AVAILABLE

