

***FOR SALE / LEASE:***

**CORTLAND COMMONS**

**5440-5452 US 9W, NEWBURGH, NY**

***6-Unit Newly Constructed  
Retail Center on 3.2 Acres in  
Orange County, NY***





# CORTLAND COMMONS

## 5442 US 9W, NEWBURGH, NY

**ASKING PRICE: \$5,350,000**

**ASKING RENT: \$27.50 / SF (NNN)**

### Executive Summary

Cushman & Wakefield is pleased to present **Cortland Commons**, a newly constructed retail center located at **5440-5452 US 9W in Newburgh, NY**. Situated on **3.2 acres** in the heart of Orange County, the property features **two modern buildings** totaling **10,800 SF across six retail units**. With high visibility, ample parking, and contemporary construction, Cortland Commons presents an exceptional opportunity for investors and retailers seeking a presence in a high-traffic corridor.

Positioned within the **Business B zoning district**, the property benefits from **flexible commercial uses** and **strong local demand**. The site offers **immediate leasing potential** with a mix of occupied and available units, creating an ideal scenario for end-users and value-add investors alike.

This prime retail asset is available for sale and lease, offering a rare opportunity to acquire newly built retail space in one of the region's most dynamic commercial corridors.

### Income & Expense Summary

| Commercial Revenue - Pro Forma | SF     | \$ / SF  | Annual Income |
|--------------------------------|--------|----------|---------------|
| Gross Annual Income            | 10,800 | \$26.78  | \$289,234     |
| Less General Vacancy (5.0%)    |        | (\$1.34) | (\$14,462)    |
| Effective Gross Annual Income  |        | \$25.44  | \$274,772     |

**Total Expenses - Projected** **Paid by Tenants**

**Net Operating Income - Pro Forma** **\$274,772**







## PROPERTY INFORMATION

**Zoning:**  
Business B District

**Lot Size:**  
3.2 acres

**Total Buildings:**  
2

**Total Units:**  
6 retail units

**Building Size:**  
10,800 SF  
- Retail Building A: 2,500 SF  
- Retail Building B: 8,300 SF

**Property Type:**  
Retail Center

**Parking:**  
68 spaces

**Year Built:**  
2023

**Location:**  
High-visibility site along Route 9W in Newburgh, NY







# IDEAL LOCATION

Cortland Commons is located in the Town of Newburgh, Orange County, NY, in the heart of the Hudson Valley. Positioned with convenient access to major regional thoroughfares, including Interstate 84 and the New York State Thruway (I-87), the property benefits from a well-connected location. Residents will enjoy proximity to an array of shopping, dining, and recreational destinations, including the Woodbury Common Premium Outlets, Storm King Art Center, and the growing retail and entertainment hubs of the region.

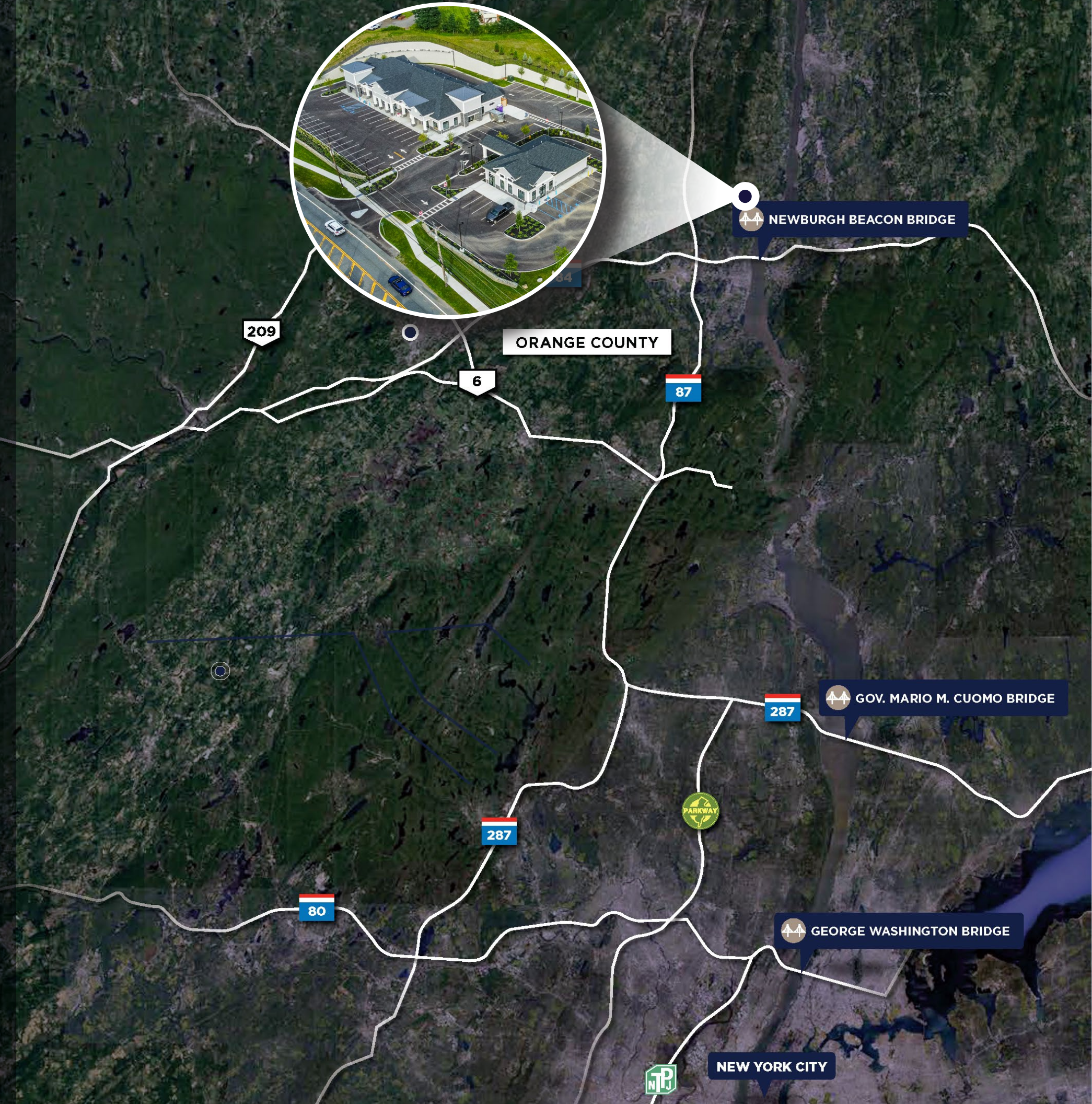
## HUDSON VALLEY

The historic Hudson Valley encompasses 10 counties along the Hudson River, extending from Westchester and Orange Counties up to Albany and Rensselaer. Recognized as a National Heritage Area, it was named by National Geographic Traveler as one of the top 20 must-visit destinations worldwide. The region is a thriving economic hub, home to dozens of Fortune 500 companies and a workforce of approximately 1.2 million highly skilled professionals. The area also boasts over 30 colleges and universities, producing more than 20,000 graduates annually. With rapid private sector job growth and an increasing demand for high-quality housing, the Hudson Valley presents a dynamic investment landscape.

## ORANGE COUNTY

Located in southeastern New York, Orange County sits between the Hudson and Delaware Rivers, covering 816 square miles with a population of approximately 403,000 residents. The county is known for its rich history, outdoor recreation, and major attractions, including West Point Academy, Storm King Art Center, and the newly opened LEGOLAND New York Resort.

Strategically positioned, Orange County offers seamless connectivity to key metropolitan areas. It is just 32 miles from the George Washington Bridge, providing direct access to New York City. The property is also approximately 105 miles from Albany, 19 miles from Stewart International Airport, and within 70 miles of LaGuardia and Newark Liberty International Airports, making it an ideal location for commuters and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT:

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