



DRIVE-THRU PROPOSED TO BE MOVED FROM REAR TO LEFT SIDE OF BUILDING



RETAIL SPACE W/ DRIVE-THRU

MIDDLETOWN, NY

33 TRUST WAY

SIZE  
Up to 3,100 SF (divisible)

GLA  
5,123 SF

ASKING RENT  
Upon Request

CO-TENANTS  
Sunoco, Welcome Mart

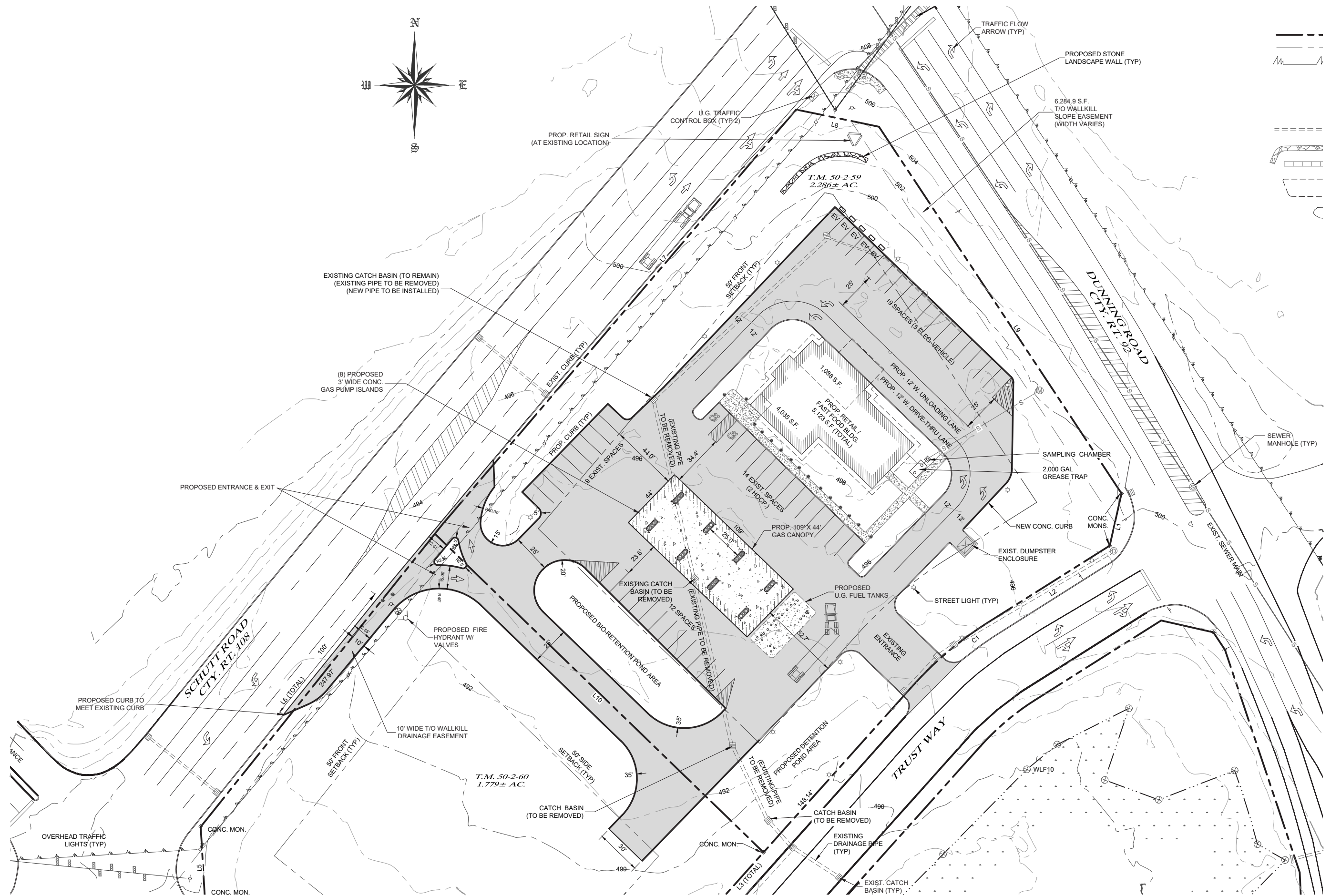
NEIGHBORS  
Crunch, Price Chopper, LA-Z-Boy, Michaels, Ashley Furniture

COMMENTS  
Signalized hard corner  
  
Multiple points of ingress/egress  
  
Pylon sign  
  
Drive-thru

Combined traffic counts: 26,236 VPD  
Intersection of Schutt Rd: 11,652 VPD  
Dunning Rd: 13,544 VPD  
Trust Way: 1,040 VPD



## PROPOSED SITE PLAN





[illegible]

L A Z B O Y\*

Michael's



**DUNNING ROAD**

An aerial photograph of a road with the words "TRUST WAY" painted in large white letters on the asphalt. The road is surrounded by green trees and grass. In the top left corner, the word "CONCRETE" is visible in small white letters.



**13,544  
VPD**



11,652  
VPD



1,040 VPD

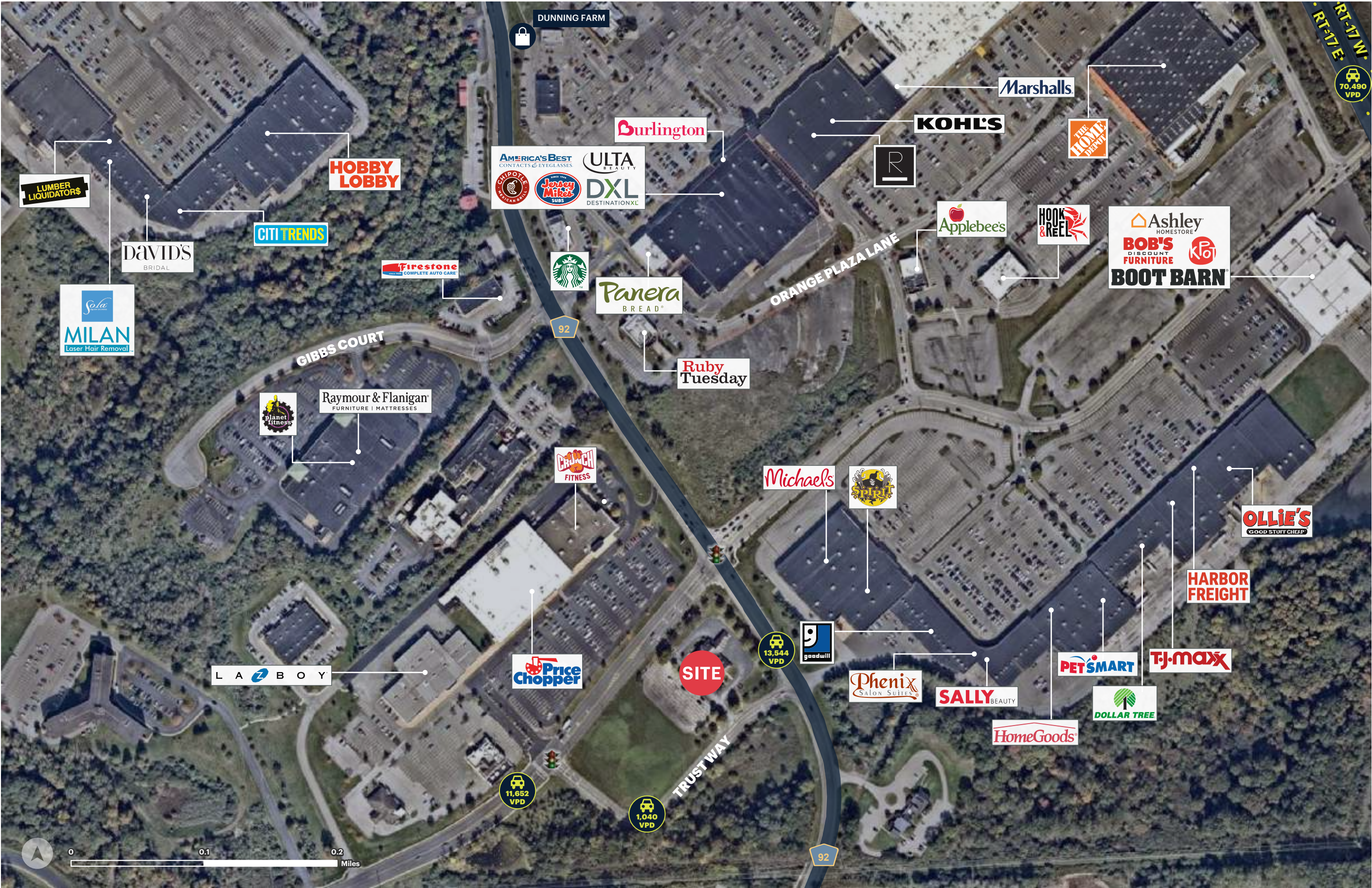


MARKET AERIAL



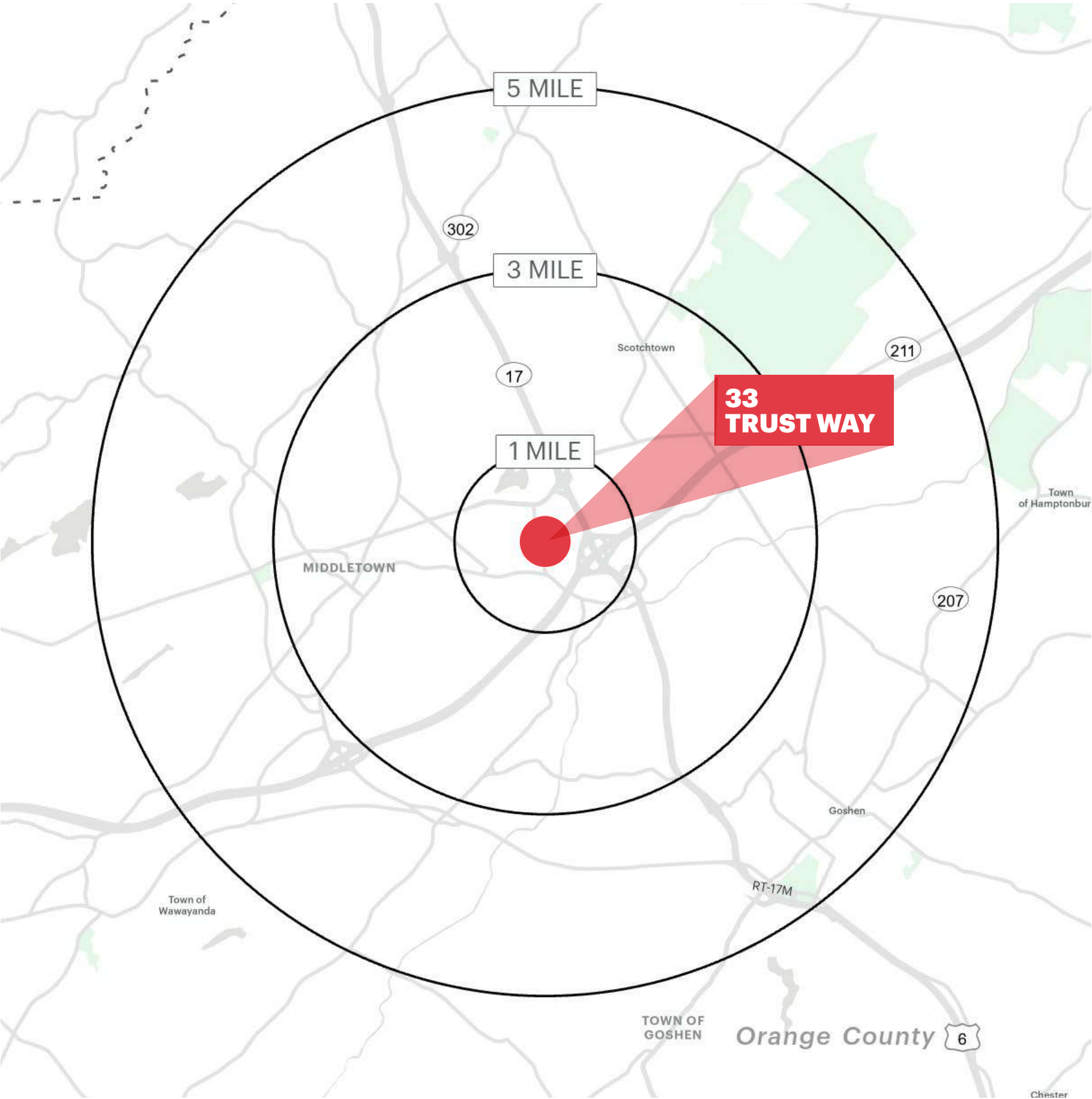


ZOOM AERIAL





DEMOGRAPHICS



1 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
49,236	2,397
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
18,357	30,978
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
39.2	56,390
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
10,291 - 26%	\$103,301

3 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
70,720	3,471
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
26,684	45,351
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
40.2	81,033
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
14,421 - 29%	\$108,886

5 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
132,955	5,501
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
48,506	65,986
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
41.1	130,871
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
30,188 - 31.9%	\$122,089

\*2025 estimates

## CONTACT EXCLUSIVE AGENTS

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**Please visit us at [ripconj.com](https://ripconj.com) for more information**

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