

FOR LEASE

**±4,114 SQUARE FEET
RETAIL PROPERTY**



**NEWBURGH COMMONS
1404 UNION AVENUE, NEWBURGH, NY**

LOCATION: 1404 Union Avenue (Route 300), Newburgh Commons, Newburgh, Orange County, New York. Located across from Newburgh Mall.

ACCESSIBILITY: The Newburgh Commons is situated on several heavily traveled routes and is located off Exit 17 of the NY State Thruway (I-87).

FRONTAGE: 349' on Union Avenue

TRAFFIC COUNT: ±24, 024 (2026)

DESCRIPTION: 34,610 sq. ft. Retail strip center built in 1995 on ±5.00 acres.

**SPACE
AVAILABLE:** ±4,114 sq. ft. retail

PARKING: 200 surface spaces are available; ratio of 5.77/1000 sq. ft.

TENANTS: Dunkin'
Auto Zone
Sherwin-Williams Paint

**1404 Union Avenue
Newburgh, NY
Page 2 of 3**



DEMOGRAPHICS:

	2 Mile	5 Mile	10 Mile
Estimated Population	15,426	90,433	212,948
Estimated Households	5,601	32,168	75,688
Median Household Income	\$88,685	\$82,273	\$90,211

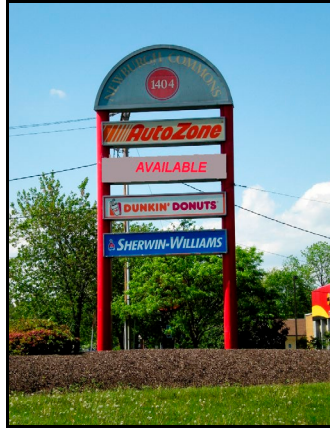
Estimated 2023



110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500

New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
www.mbcorp.com

**1404 Union Avenue
Newburgh, NY
Page 3 of 3**



ZONING: IB – Interchange Business. See Table of Use and Bulk Requirements attached.

AMENITIES: Pylon sign

OCCUPANCY: Immediate

**LANDLORD'S
WORK:** Negotiable

TAXES & CAM: \$7.48 psf

RENTAL RATE: \$17.75 psf

For further information or to arrange a tour, please contact licensed real estate broker:

James Martin, Executive Vice President

EXCLUSIVE BROKER

MB CORPORATE REAL ESTATE, INC.

110 Crystal Run Road, Suite 106

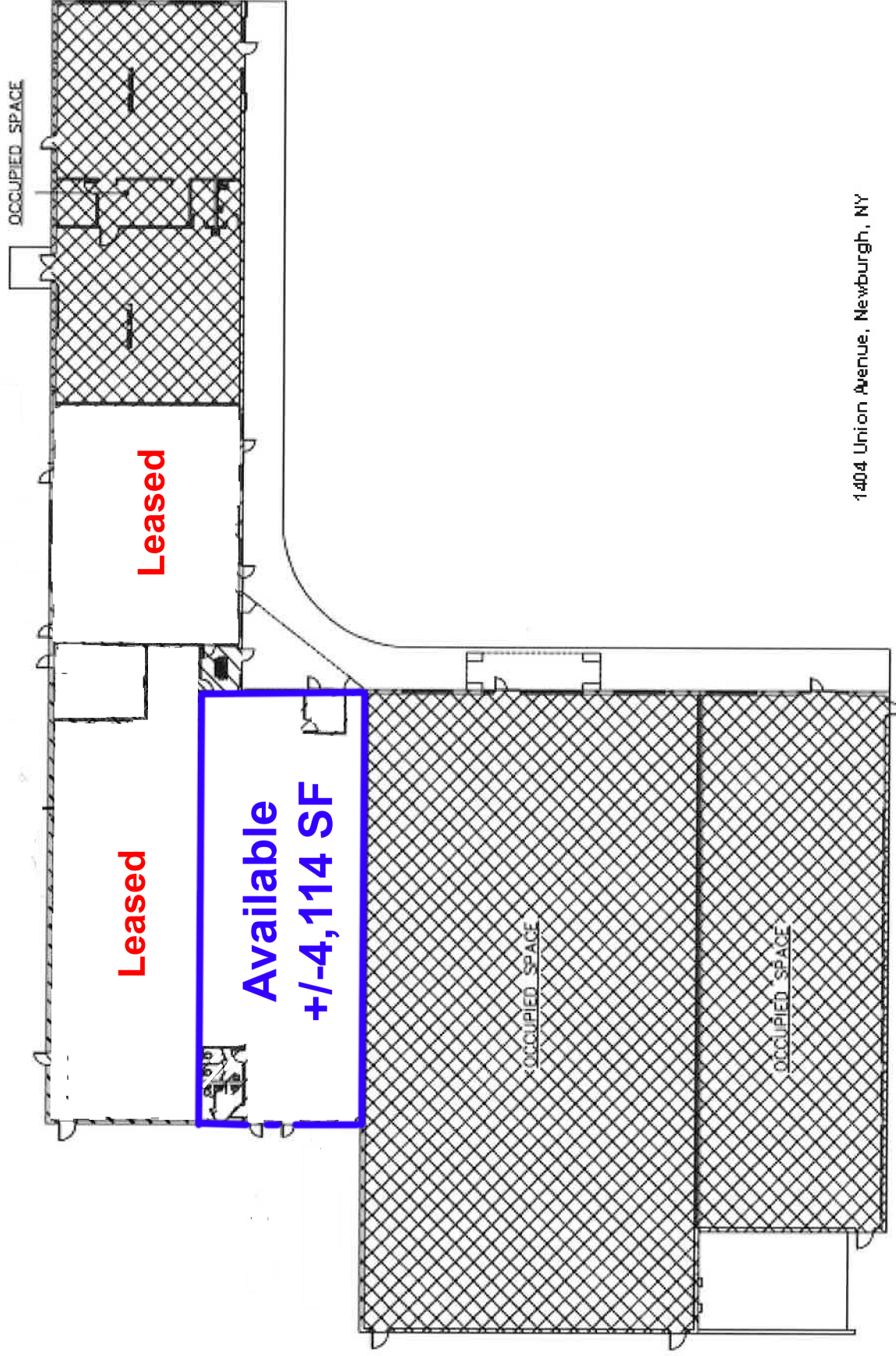
Middletown, NY 10941

Cell: 845-781-6302 Office: 845-928-6500 ext. 1

E-mail address: martinj@mbcorpre.com Web Site: www.mbcorpre.com

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/1404 Union Ave Newburgh/Fact Sheet_1404 Union Avenue Newburgh_4,114 sf.doc JM 9/18/2026



1404 Union Avenue, Newburgh, NY

ZONING

185 Attachment 13

Town of Newburgh

Table of Use and Bulk Requirements
IB District -- Schedule 8
[Amended 7-15-1996 by L.L. No. 3-1996; 9-23-1998 by L.L. No. 10-1998; 2-10-2014 by L.L. No. 2-2014; 8-20-2014 by L.L. No. 7-2014; 12-29-2014 by L.L. No. 13-2014; 9-11-2017 by L.L. No. 1-2017; 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018; 1-23-2023 by L.L. No. 1-2023; 9-23-2024 by L.L. No. 1-2024]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted		Lot Surface Coverage (percent)
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)			Both Side Yards (feet)	Lot Building Coverage (percent)	
1. Storage buildings up to 50% of the floor area of the principal building	C1, D5, 7, 11 and 13	1. Municipal buildings and town activities	1. Mini-malls 2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores and uses, health clubs and fitness facilities, cannabis retail dispensaries in accordance with § 185-48.9, cannabis microbusiness retail premises, cannabis microbusinesses with indoor cultivation canopies only and cannabis medical dispensaries in accordance with § 185-48.9. 3. Shopping centers 4. Theaters 5. Offices for business, research and professional use and banks 6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42 and cannabis on-site consumption premises in accordance with § 185-48.9. 7. Research laboratories 8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel and cannabis processing facilities in accordance with § 185-48.9.	NA	NA	NA	NA	NA	NA	NA	20%	35	50%	
2. Cafeterias, clinics and recreation facilities for the use of employees engaged on the premises	D5, 7-9, 13 and 18	2. Existing single-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		20,000	125	150	40	40	15	30	25%	35	50%	
3. Signs in accordance with § 185-14	D5	3. Existing 2-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		15,000	100	125								50
a. Professional	D1-2, D4-13 and 18			17,500										
b. Business	C14, D1-2, D4-18				30,000	150								
3a. Signs in accordance with § 185-14.1	D3	4. Off-street parking as required by the principal use		22,500	125	150	25	50						
4. Truck-loading facilities	All			25,000										
5. Sales of used motor and camping vehicles, boats and snowmobiles in conjunction with a franchised dealership	D10				2 acres	200			200	40	50	30	60	40%
7. Fuel tanks in accordance with § 185-39	D5, 7-14 and 18	1. Mini-malls 2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores and uses, health clubs and fitness facilities, cannabis retail dispensaries in accordance with § 185-48.9, cannabis microbusiness retail premises, cannabis microbusinesses with indoor cultivation canopies only and cannabis medical dispensaries in accordance with § 185-48.9. 3. Shopping centers 4. Theaters 5. Offices for business, research and professional use and banks 6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42 and cannabis on-site consumption premises in accordance with § 185-48.9. 7. Research laboratories 8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel and cannabis processing facilities in accordance with § 185-48.9.		40,000	150	150	50	60	50	100	40%	35		
8. Satellite earth stations in accordance with § 185-40	D4-7, 12, 13 and 16-18													
9. Accessory uses to an existing principal residence as listed for the R-1 District	D3-4, 12 and 18			5 acres	300	300	60	60	50	100	30%	40	80	
10. Fast-food establishments	D12 and 18			3 acres	300	300	60	60	50	100	30%			
11. Restaurants and conference and banquet facilities	D8 and 13						50							
12. Retail outlets														
13. Swimming pools, tennis courts and other recreational facilities, including related cabanas	D5, 7-9, 12, 13													
14. Car wash	D10 and 11			40,000	150	150	50	50	60	80	40%	40%	80%	

NOTES:
¹ Minimum 1,500 square feet of lot area per guest room.
⁵ These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5.

Table of Use and Bulk Requirements
IB District -- Schedule 8
(Cont'd)

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable			Maximum Permitted			Lot Surface Coverage (percent)
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)		
15. Motor vehicle rental agency	D10, 11 and 12		9. Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K and cannabis distribution facilities in accordance with § 185-48.9. 10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28 11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28				50									
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10						50							20%		
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4						50									
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27 13. Business parks in accordance with § 185-41 14. Public utility structures and rights-of-way 15. Self-storage centers in accordance with § 185-35 16. Affordable housing in accordance with § 185-47 17. Senior citizen housing in accordance with § 185-48 18. Travel center in accordance with § 185-48.1 ² 19. Schools and colleges for general and technical education with related facilities ³	5 acres	200	200	50	60	50	100		1	25%	50	60%	
				10 acres	400	400	60	60	50	100				25%	40	50%
				NA	NA	NA	NA	NA	NA	NA		NA		20%	35	50%
				3 acres	100	125	80	40	30	60				30%	15	60%
				12 acres	400	400	60	60	50	100		NA		30%	35	80%
				5 acres ⁵	300 ⁵	300 ⁵	60 ⁵	60 ⁵	50 ⁵	100 ⁵		NA		30% ⁵	40 ⁵	80% ⁵

NOTES:
¹ Minimum 1,500 square feet of lot area per guest room.
² (Reserved)
³ (Reserved)
⁴ (Reserved)
⁵ These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5. [Added 9-23-1998 by L.L. No. 10-1998]
⁶ (Reserved)