

2 RETAIL PAD SITES - NEW DEVELOPMENT

MIDDLETOWN, NY

1-21 TRUST WAY



SIZE		
Pad Site A	Variable SF	±.9 Acres
Pad Site B	Variable SF	±.9 Acres

ASKING RENT
Upon Request

NEIGHBORS
Crunch, Price Chopper, La-Z-Boy

COMMENTS
Signalized hard corner

Pylon sign

Multiple points of ingress/egress

Combined traffic counts: 26,236 VPD
Intersection of Schutt Rd: 11,652 VPD
Dunning Rd: 13,554 FPD
Trust Way: 1,040 VPD

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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PAD B

Proposed Redevelopment of Bank Building

An aerial photograph of a road with the text "SCHUTT ROAD EXT" painted in large white letters across its surface. A dark car is visible on the road. The surrounding area includes grass and some trees.

DUNNING ROAD



1,040
VPD



**11,652
VPD**



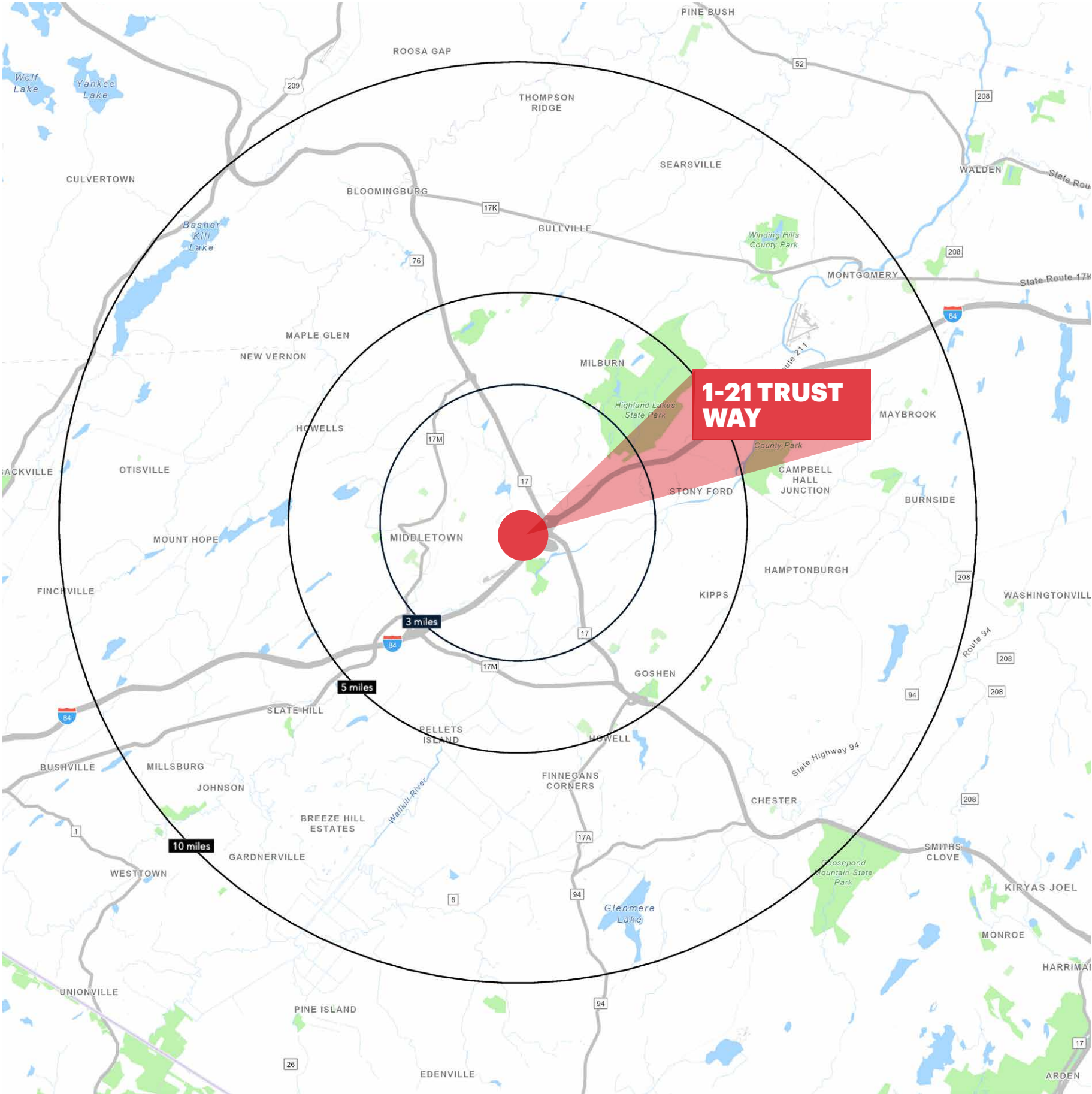
**13,544
VPD**



NEIGHBORHOOD AERIAL



DEMOGRAPHICS



3 MILE RADIUS

POPULATION
49,613
HOUSEHOLDS
18,564
MEDIAN AGE
39.1
COLLEGE GRADUATES (Bachelor's +)
8,822 - 25.6%

TOTAL BUSINESSES
2,418
TOTAL EMPLOYEES
31,402
TOTAL DAYTIME POPULATION
56,993
AVERAGE HOUSEHOLD INCOME
\$103,001

5 MILE RADIUS

POPULATION
70,821
HOUSEHOLDS
26,718
MEDIAN AGE
40.2
COLLEGE GRADUATES (Bachelor's +)
14,460 - 29.0%

TOTAL BUSINESSES
3,475
TOTAL EMPLOYEES
45,370
TOTAL DAYTIME POPULATION
81,099
AVERAGE HOUSEHOLD INCOME
\$108,932

10 MILE RADIUS

POPULATION
133,438
HOUSEHOLDS
48,664
MEDIAN AGE
41.1
COLLEGE GRADUATES (Bachelor's +)
30,296 - 19.9%

TOTAL BUSINESSES
5,491
TOTAL EMPLOYEES
65,886
TOTAL DAYTIME POPULATION
131,011
AVERAGE HOUSEHOLD INCOME
\$122,070

*2025 estimates