

250 ROUTE 17K

Newburgh, NY | Orange County

NEW DEVELOPMENT
PAD SITES FOR LEASE OR SALE

1.4 SF± ACRE PARCEL | PROPOSED 2,700-6,000 SF PAD SITES



BROKER CONTACT

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PROPOSED ONE PAD SITE



AVAILABLE:

- 1.4 Acre Lot
- 2,700 SF Pad Site with Drive-Thru } (Proposed Two Pad Development)
- 4,000 SF Pad Site
- 6,000 SF Pad Site with Drive-Thru (Proposed One Pad Development)

NEIGHBORING RETAILERS:

Walmart, Home Depot, Michael's, Kohl's, Target, PetSmart, QuickChek (coming soon), Adam's Fairacre Farms, Lowe's, Arby's, Dunkin', Gold's Gym, ALDI, Stop & Shop, Marshalls, Office Depot, T-Mobile, Vitamin Shoppe, Sweet Frog Frozen Yogurt, Smoothie King, Spectrum, Jersey Mike's, European Wax Center, Sterling Optical, Kay Jewelers, IceTime Sports Complex, Orangetheory Fitness and many more

TRAFFIC COUNTS:

20,000± Cars Per Day Along Route 17M

ADDITIONAL INFORMATION:

- New Development with One or Two Pad Sites
- Ideal for QSR, Financial, Medical, Gas & Convenience and Car Wash
- 150' of Frontage on Route 17K
- Minutes to Stewart's International Airport and 1 Mile to the 1 Million SF Amazon Fulfillment Center
- Close Proximity to I-84/87

RENT:

Call For Details

CAM/TAXES:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	17,856	57,982	190,588
Avg. HH Income	\$113,706	\$108,911	\$111,672

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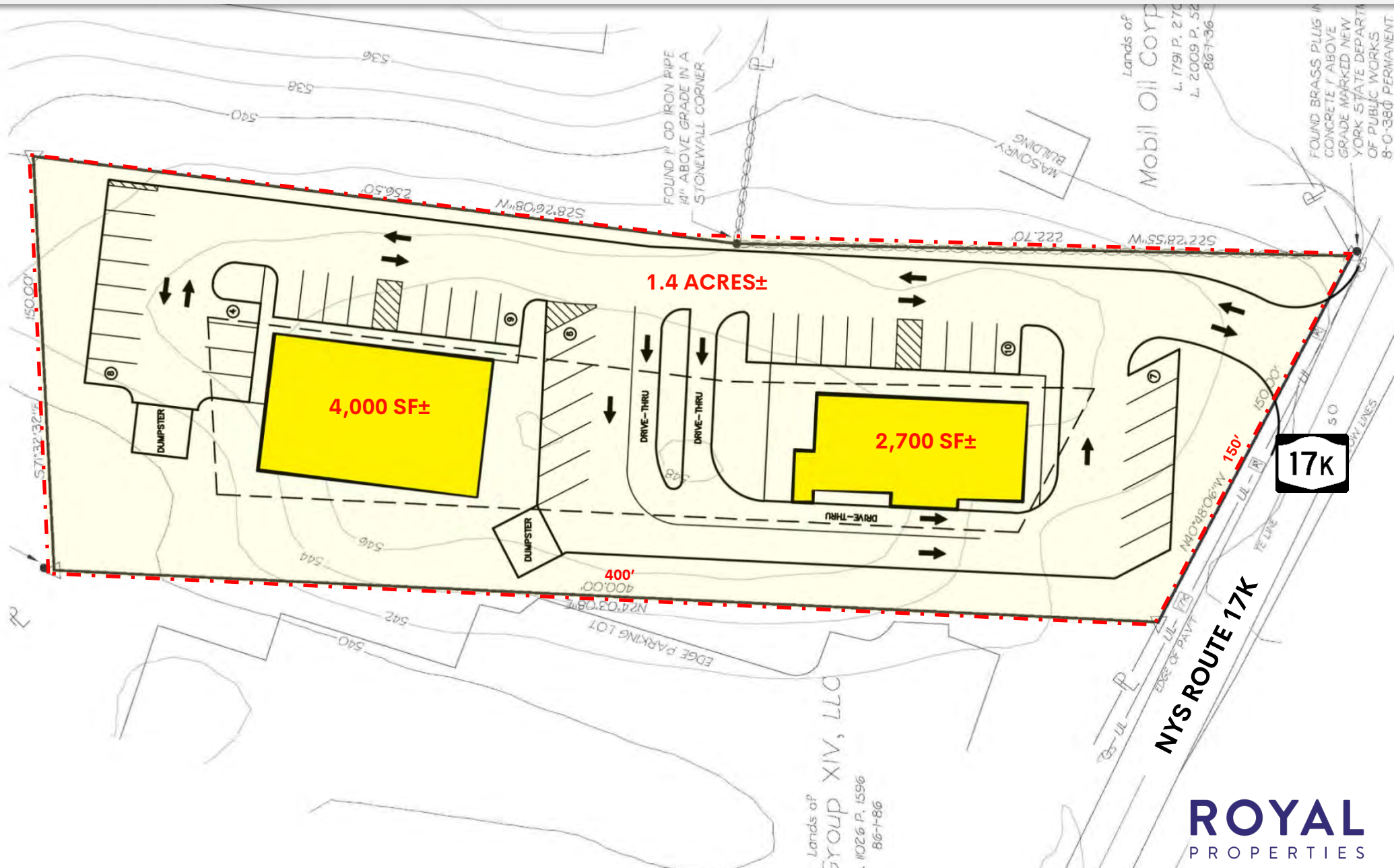
ROYAL
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