



701 NY-211 E | MIDDLETOWN, NY

FORMER RITE AID

13,500 SF ON 2.38 ACRES FOR LEASE OR REDEVELOPMENT



PROJECT DETAILS

FORMER RITE AID • 13,500 SF AVAILABLE • REDEVELOPMENT OPPORTUNITY

FOR LEASE

13,500 SF on 2.38 Acres

TRAFFIC COUNTS

17,490 ADT '24 on Route 211
7,557 ADT '24 on Ballard Road

PROPERTY HIGHLIGHTS

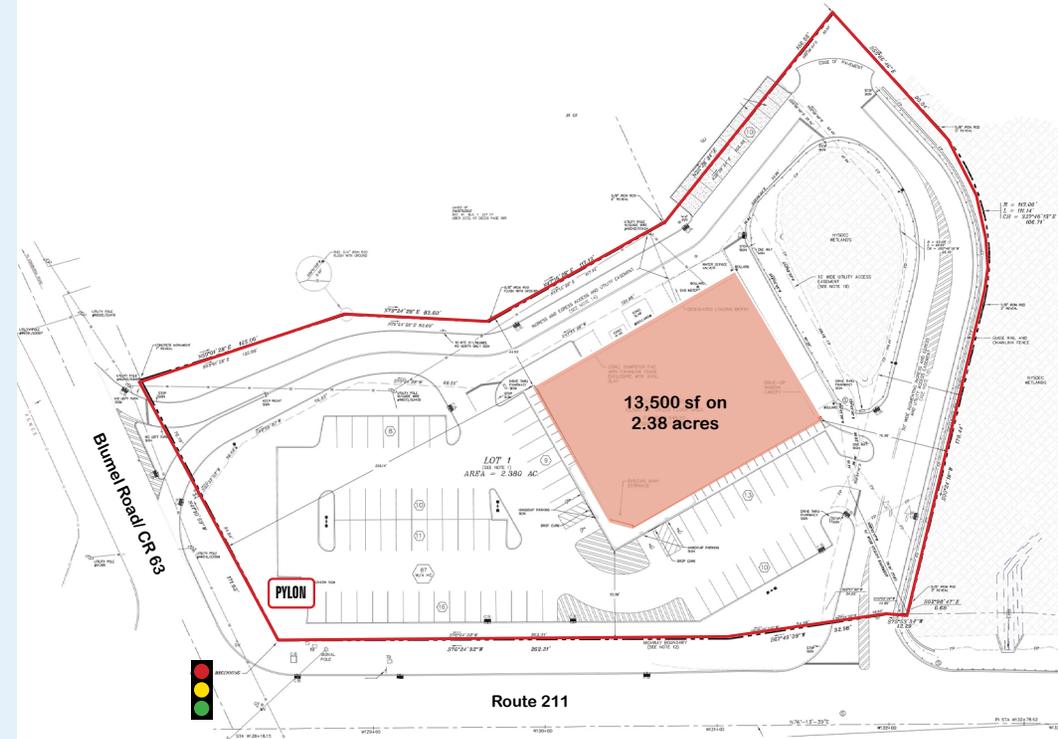
- Corner location at signalized intersection
- Positioned at Ballard Road which carries residential, commuter, and shopping center traffic
- Proximate to manufacturing, retail and health care employers
- Great exposure to Route 211 with pylon signage

COUNTY

Orange

MARKET

Middletown



	3 MILES	5 MILES	10 MILES
 POPULATION	31,843	67,982	134,957
 DAYTIME POPULATION	39,772	77,203	133,316
 TOTAL HH	11,913	25,397	49,502
 MEDIAN HH INCOME	\$85,770	\$86,550	\$98,444



SITE AERIAL



SITE

ORANGE PLAZA
 Walmart KOHL'S ULTA
 Burlington Staples ROSS
 Marshalls Rainbow

THE HOME DEPOT
 LOWE'S
 BEST BUY

DUNNING FARMS SHOPPING CENTER
 TJ-maxx HomeGoods Michaels
 PETSMART GUNN'S HOME DEPOT SIERRA TRADING POST
 HARBOR FREIGHT TOOLS BOOT BARN BOB'S FURNITURE

WALLKILL TOWN CENTER
 Price Chopper
 LA Z BOY

GALLERIA AT CRYSTAL RUN
 Target macy's DICK'S SPORTING GOODS
 AMC THEATRES JCPenney

GARNET HEALTH MEDICAL CENTER
 2,400 EMPLOYEES
 383 BEDS

ALDI

ShopRite

Plumer Trees

Hannaford

petco

at home sam's club

BALL METAL BEVERAGE MANUFACTURING

MONROE CABLE

ECOBAT RESOURCES MANUFACTURING

PRESIDENT CONTAINER GROUP MANUFACTURING

OLD DOMINION FREIGHT

NEW YORK STATE TROOPERS HEADQUARTERS

221 35,296 ADT

17 66,506 ADT

84 52,881 ADT

17 45,576 ADT

221 17,490 ADT

Ballard Rd 7,557 ADT

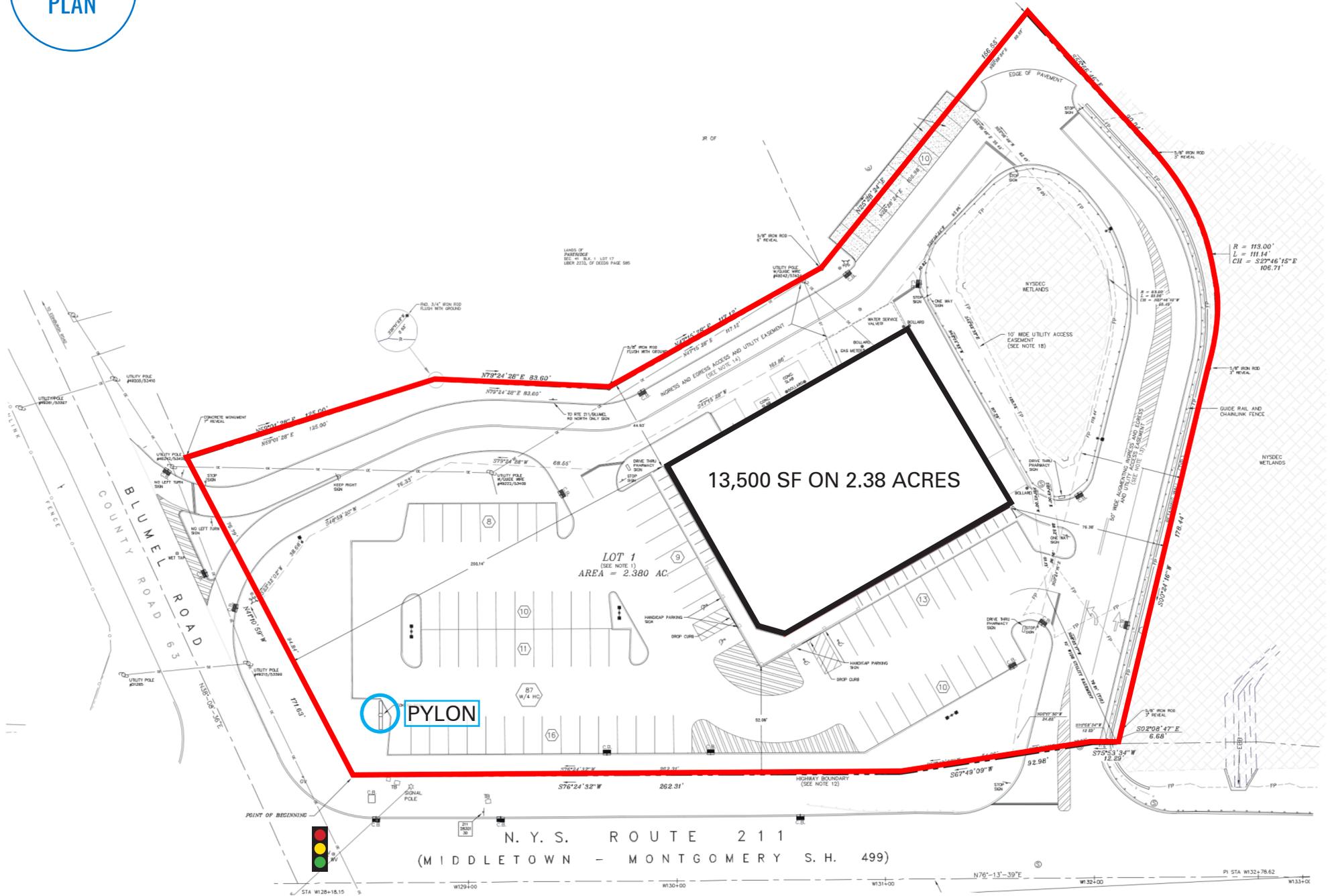
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MIDLEVEL AERIAL



SITE PLAN

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MIDDLETOWN, NEW YORK

FORMER RITE AID

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