

MIDDLETOWN, NY

140 DOLSON AVENUE, MIDDLETOWN, NY 10940



OFFERING SUMMARY

Available SF:2,300 SFLease Rate:Call For Details

NEIGHBORING TENANTS



FOR MORE INFORMATION CONTACT:

SCOTT MILICH 201.703.9700 x139 smilich@thegoldsteingroup.com

PROPERTY OVERVIEW

2,300 SF Freestanding Building w/ Drive Thru

PROPERTY HIGHLIGHTS

- Available Immediately
- 2,300 SF on .33 Acres
- Prime Retail Great for QSR/Bank w/ Proven Track Record
- Excellent Exposure & Visibility
- Densely Populated Marketplace
- 17 Parking Spots
- Convenient Access to RT 17M, RT 84, RT 6 and RT 17
- Nearby to Orange County Community College
- Located at Signalized Intersection
- Adjacently Anchored by Shop Rite
- 13,000+ Vehicles Per Day



Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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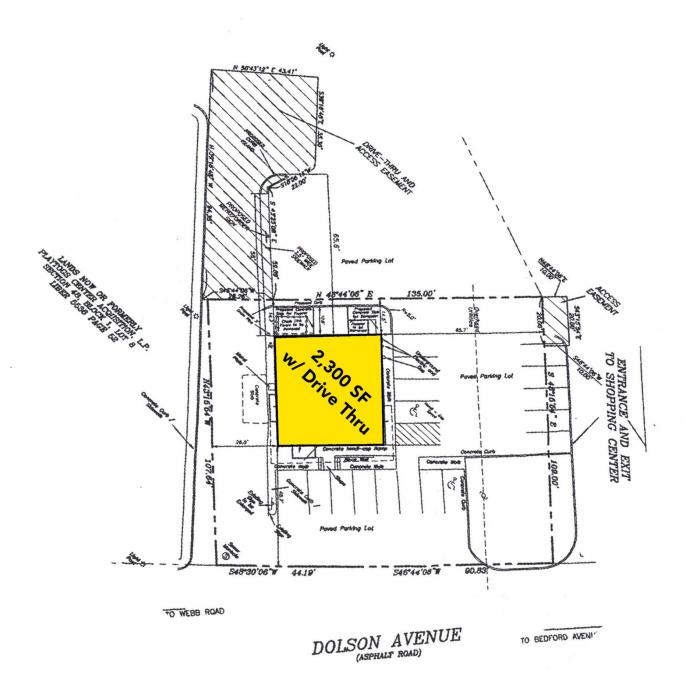
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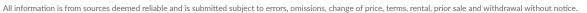


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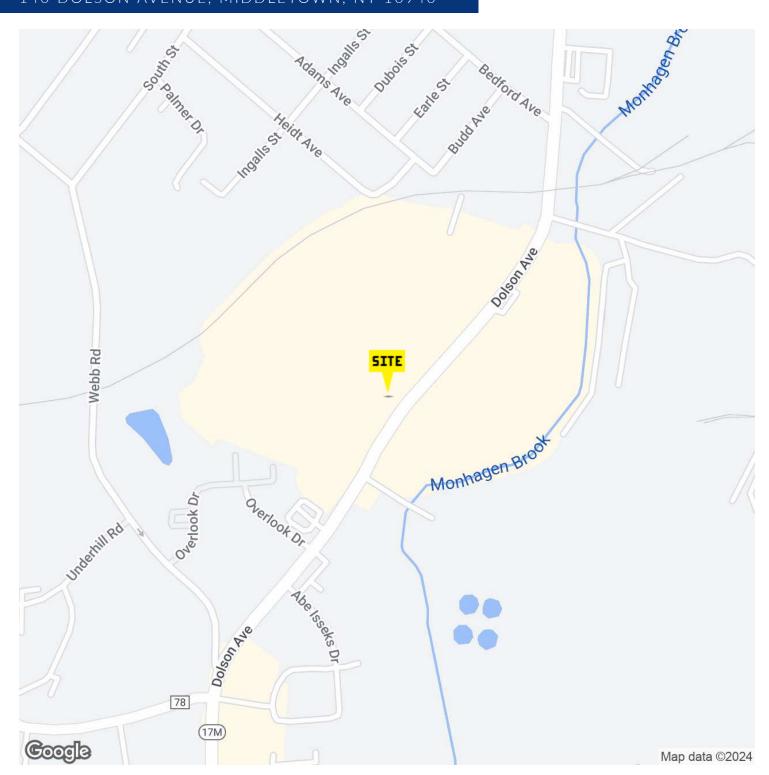
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BROKERS



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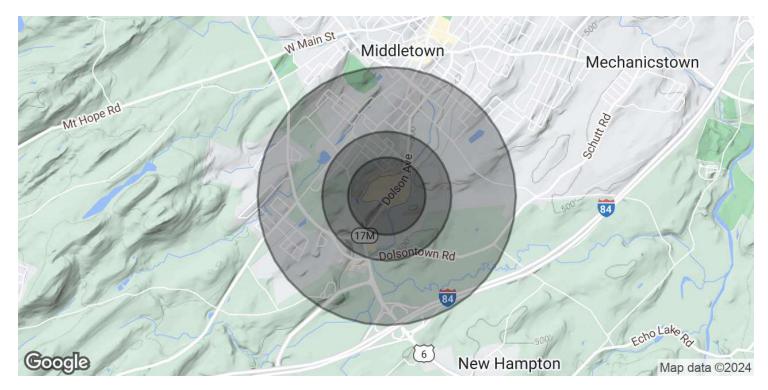
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	309	1,924	9,614
Average Age	36	40	39
Average Age (Male)	34	38	37
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	118	823	3,779
# of Persons per HH	2.6	2.3	2.5
Average HH Income	\$64,227	\$73,233	\$81,956
Average House Value	\$251,273	\$266,997	\$290,311

Demographics data derived from AlphaMap

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