Routes 17/32 & 6 | Monroe (Harriman), NY | Orange County

RETAIL/PADS SITES/ ANCHOR SPACE FOR LEASE



#### **BROKER CONTACT**

**SCOTT MESHIL** 

914-237-3400, Ext. 106 Scott@RoyalPropertiesInc.com **SCOTT MILICH** 

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### RETAIL/PADS SITES/ ANCHOR SPACE FOR LEASE

### 1,930 SF - 30,247 SF AVAILABLE





#### **AVAILABLE:**

1,930 SF End Cap (13' x 120' irr.) 4,320 SF Can be Made Available 5,827 SF End Cap (50' x 107' irr.) 14,136 SF In-Line (93' x 152') 30,247 SF (170' x 172')

#### PAD SITES AVAILABLE:

2,850 SF (42.3' x 66.3' irr.) – PAD E1 2,865 SF (34.9' x 83.17' irr.) – PAD E2 3,000 SF (44.3' x 66.33') – PAD C1

#### **JOIN CO-TENANTS:**

Walmart, Target, The Home Depot, BJ's Wholesale Club, PetSmart, Burlington, Old Navy, Dollar Tree, Famous Footwear, BJ's Gas, World of Appliances, and more

#### **NEIGHBORING RETAILERS:**

Stop & Shop, Planet Fitness, TJ Maxx, Barneys New York Warehouse, Dior, GAP, Bare + Beauty, Columbia Factory Store, Vineyard Vines, GUESS, J. Crew Factory, Verizon, Walgreens, AutoZone, Chase Bank, Garnet Health, Outback Steakhouse, Mattress Firm, Taco Bell, McDonald's, CVS, ShopRite, Kohl's, Michael's, Verizon, Dunkin', SkyZone, Burger King, Dollar General, Advance Auto Parts and many more

#### ADDITIONAL INFORMATION:

- 706,236 SF Regional Power Center
- Easy Access from Routes 17/6 & 32
- A mile from Woodbury Common Premium Outlets
- Future Pad Available In Front Of BJ's Wholesale Club and Next to New BJ's Gas Station
- Two Future Pad Sites Each With Drive-thru Available
- Pad Sites Have Flexible Footprints and are Ideal for Fast Food
- 3,800± Parking Spaces
- 5 Prime Pylon Signs with Excellent Visibility

#### **TRAFFIC COUNTS:**

56,182 Cars per Day Along Route 17/6 29,404 Cars per Day Along Route 32

#### RENT:

Call For Details

#### NNN:

\$5.25/SF

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#### 1,650 SF - 30,247 SF AVAILABLE **BAILEY FARM ROAD BAILEY FARM ROAD PARCELI** SQ. FT. **CAN BE COMBINED** WALMART 203,990 TO 6,250 SF HOME DEPOT 110,000 BJ'S WHOLESALE 108,532 **PHASE III** 3,000 AVAILABLE PAD (44.3' x 66.33') **EXPANSION** Curlingto BJ'S GAS LARKIN DRIVE **PARCEL II** SQ. FT. TARGET 124,717 AVAILABLE (50' x 107' irr.) 5,827 PAD E1 WORLD OF APPLIANCES 6,125 STORAGE 5,317 PAD E2 **OLD NAVY** 15,277 AVAILABLE (93' x 152') 14,136 10,640 **DOLLAR TREE** BURLINGTON 23,986 AVAILABLE (170' x 172') 30,247 PETSMART 20,087 **FIVE BELOW** 11,012 Walmart :: **AMERICA'S BEST CONTACTS & CAN BE EYEGLASSES** 4,320 COMBINED CAN BE MADE AVAILABLE TO 6,250 SF AVAILABLE (13' x 120' irr.) 1,930 RIGHTLY DENTAL 1,650 SPACE ART CABINETRY 1.650 PAD C1 **FAMOUS FOOTWEAR** 6,800 AVAILABLE PAD (42.3' x 66.3') 2,850 AVAILABLE PAD (34.9' x 83.17') 2,865 PHASE III EXPANSION **FUTURE RETAIL/OFFICE 3.52 ACRES** LARKIN DRIVE 56,182 VPD

PROPERTIES

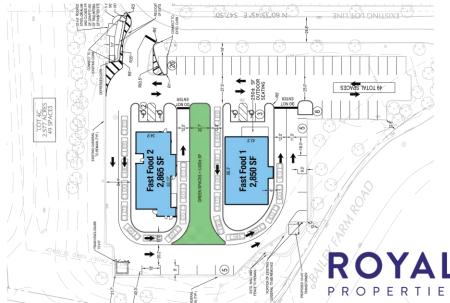
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### PROPOSED RESTAURANT PADS AVAILABLE









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### PRIME PYLON SIGNAGE OPPORTUNITIES











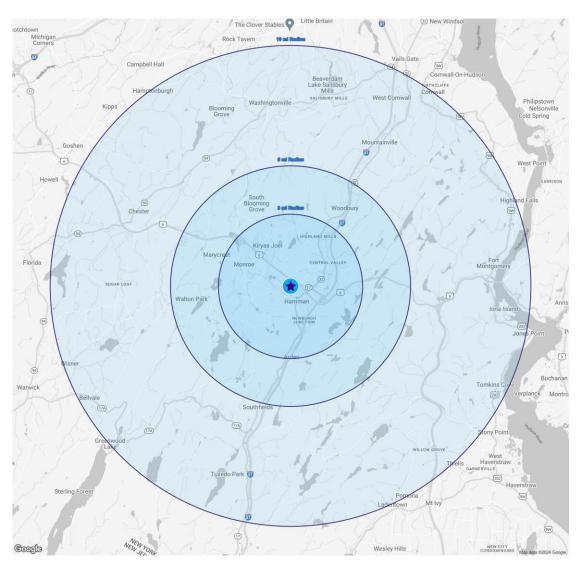




<sup>\* 100&#</sup>x27; High Pylon. Visible from all roads/highways in the immediate vicinity

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### 1,650 SF - 30,247 SF AVAILABLE



3 Mile Radius	
2024 Est. Population	60,551
2024 Est. Avg. HH Income	\$123,243
Households	14,935
Total Employees	14,977
5 Mile Radius	
2024 Est. Population	76,768
2024 Est. Avg. HH Income	\$129,479
Households	19,987
Total Employees	16,456
10 Mile Radius	
2024 Est. Population	140,721
2024 Est. Avg. HH Income	\$150,597
Households	42,526
Total Employees	32,882



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