

ORANGEBURG COMMONS

Route 303 & Palisades Parkway | Orangetown, NY | Rockland County

RETAIL/RESTAURANT/
PAD SITES FOR LEASE

2,552 SF PAD SITE | 3,556 SF PAD SITE | UP TO 18,000 SF RETAIL



Residence INN
BY MARRIOTT

STOP & SHOP

LOWE'S

CHIPOTLE
COMING SOON

303

ROUTE 303

STEVENS WAY

GREENBUSH WAY

BROKER CONTACT

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

JEFF KINTZER
914-237-3400, Ext. 103
Jeff@RoyalPropertiesInc.com



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AVAILABLE:

- 2,552 SF (39' x 66.7')
- 3,556 SF (70.5' x 50.4')
- 18,000 SF (225' x 80') Divisible

JOIN CO-TENANTS:

Stop & Shop, Marriott Residence Inn and Chipotle (coming soon)

NEIGHBORING RETAILERS:

Lowe's, CVS, Dunkin', USPS, Subway, Chase, WooRi Mart, Target, Whole Foods Market, Petco, HomeGoods, Massage Envy, Bareburger, Brasserie Memere, CycleBar, Glosslab and more

TRAFFIC COUNTS:

16,403 Cars per Day Along Route 303
44,509 Cars per Day Along Palisades Parkway

ADDITIONAL INFORMATION:

- 179,784 SF Multi-Use Center Ideally situated at the intersection of Route 303 & Palisades Parkway
- Anchored by 51,823 SF Stop & Shop
- 651 Parking Spaces
- Adjacent to a Lowe's Home Improvement
- Premier location in the market to grow your business and reach a variety of clients, customers, and patients

RENT:

Call For Details

CAM/TAXES:

\$9.00/SF

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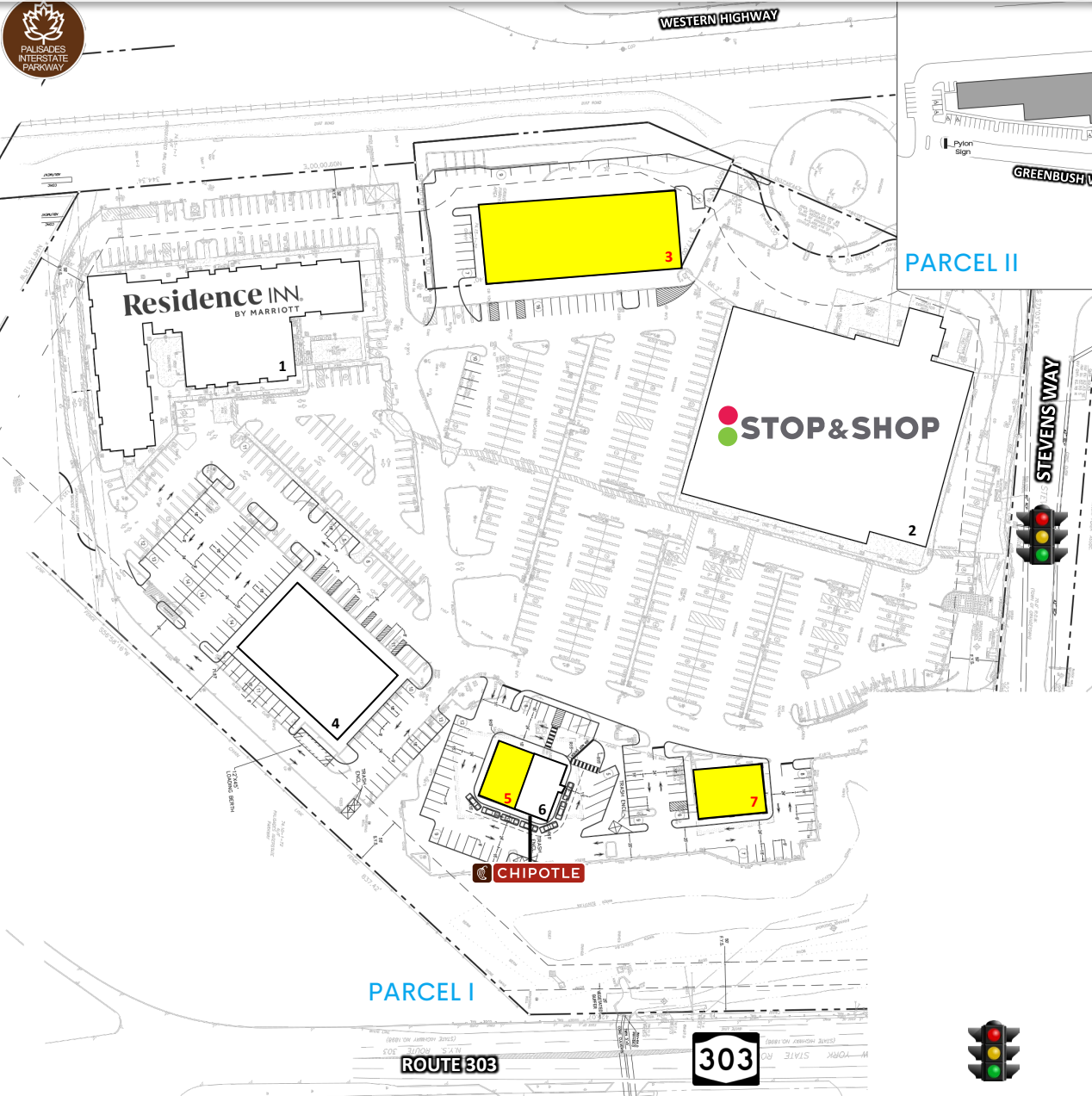
ROYAL
PROPERTIES

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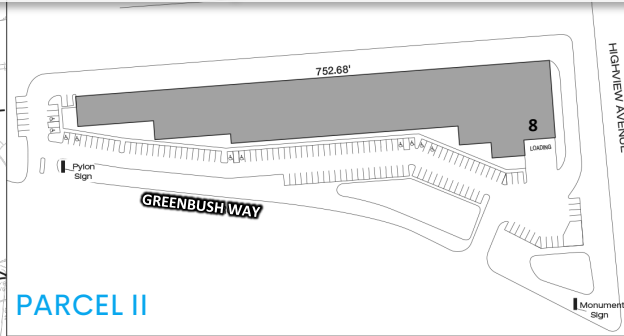


PARCEL I

	SQ. FT.
1 Residence Inn by Marriott	91,396
2 Stop & Shop	51,823
3 Future Retail (225' x 80')	18,000
4 Future Proposed (139' x 90')	37,530
5 Proposed Retail (39' x 66.7')	2,552
6 Chipotle (Coming Soon)	2,404
7 Proposed Pad Building (70.5' x 50.4')	3,556

PARCEL II

	SQ. FT.
8 Future Warehouse Building (752.68' x 122.7')	68,047



PARCEL II



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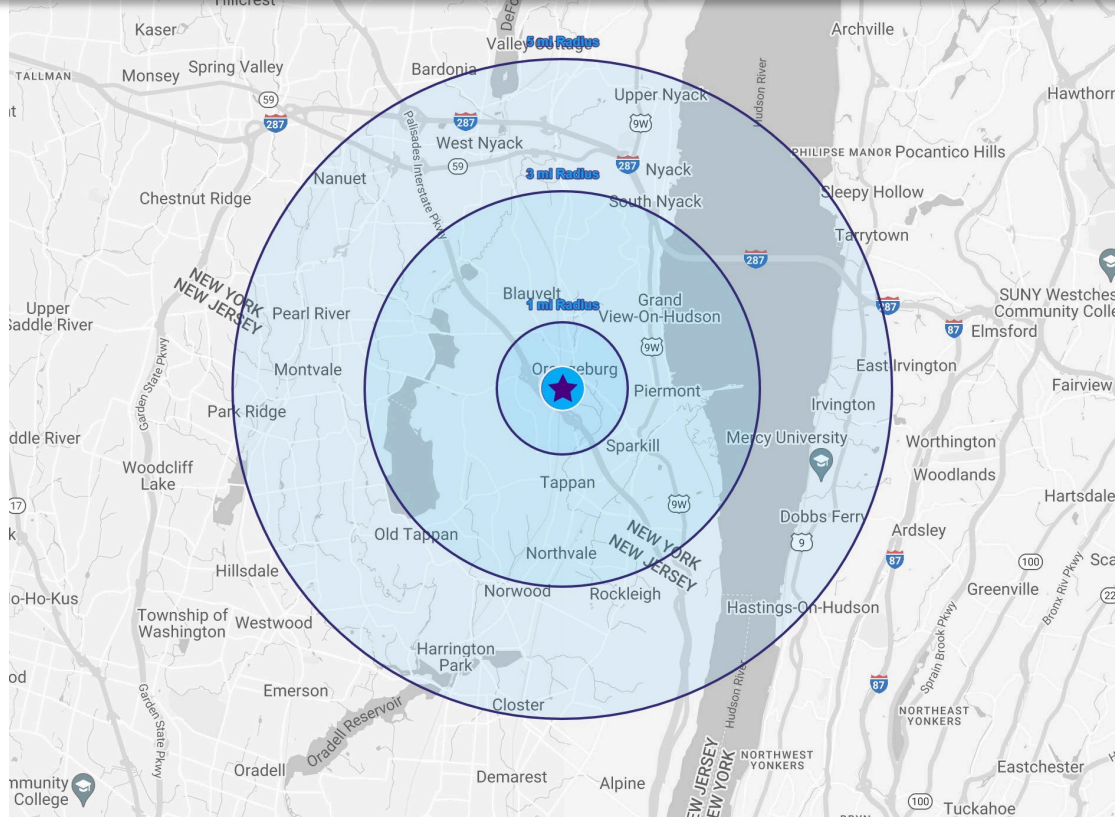
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1 Mile Radius

2024 Est. Population	6,683
2024 Est. Avg. HH Income	\$157,088
Households	2,154
Total Employees	4,426

3 Mile Radius

2024 Est. Population	37,547
2024 Est. Avg. HH Income	\$205,673
Households	13,092
Total Employees	24,965

5 Mile Radius

2024 Est. Population	135,398
2024 Est. Avg. HH Income	\$213,398
Households	50,522
Total Employees	7,539



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NORTHVALE SQUARE

- CVS pharmacy
- CHASE
- ShopRite
- Walgreens
- Panera BREAD
- Applebee's
- Wendy's
- Woo-Ri Mart
- DUNKIN'
- at&t
- Retro Fitness
- Starbucks
- MOE's SOUTHWEST GRILL
- Jersey Mike's SUBS

ORANGETOWN SHOPPING CENTER

- CVS pharmacy
- PALISADES CENTER
- SUBWAY
- Post Office
- verizon

PALISADES CENTER MALL

- macy's
- DICK'S SPORTING GOODS
- Burlington
- GameStop
- THE HOME DEPOT
- DSW DESIGNER SHOE WAREHOUSE
- BEST BUY
- BARNES & NOBLE
- five BELOW
- H&M
- Bath & Body Works
- at&t
- aerie
- CHIPOTLE MEXICAN GRILL
- 7-ELEVEN
- AMERICAN EAGLE OUTFITTERS
- BUFFALO WILD WINGS

LOWE'S

PALISADES PLAZA

- verizon
- State Farm
- VISIONWORKS
- UPTOWN COFFEE

ORANGEBURG COMMONS

SITE

- STOP & SHOP
- Residence INN BY MARRIOTT
- CHIPOTLE

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