

# RETAIL SPACE FOR LEASE

±2,624 SF - ±10,838 SF



## NEWBURGH COMMONS RETAIL STRIP CENTER

FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**

Executive Vice President

Exclusive Broker

**MB CORPORATE**  
REAL ESTATE

110 Crystal Run Road, Suite 106  
Middletown, NY 10941

Phone: (845) 928-6500 Ext. 1

Cell: (845) 781-6302

Email:

[martinj@mbcorp.com](mailto:martinj@mbcorp.com)

On the Web:

[www.mbcorp.com](http://www.mbcorp.com)

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

## 1404 UNION AVENUE, NEWBURGH, NY

### PROPERTY HIGHLIGHTS

**ACCESSIBILITY:** Accessible off Exit 17 of the NYS Thruway/I-87.  
Located across from the Newburgh Mall.

**AVAILABLE:**

- ±4,100 sq. ft.,
- ±4,114 sq. ft.
- ±2,624 sq. ft.

**TRAFFIC:** Traffic count is ±61,850 (2022).

**FRONTAGE:** 349' frontage on Union Avenue.

**TENANTS:**

- Dunkin Donuts
- Auto Zone
- Sherwin-Williams Paint

**FOR LEASE**

**±2,624 - ±10,838 SQUARE FEET  
RETAIL PROPERTY**



**NEWBURGH COMMONS  
1404 UNION AVENUE, NEWBURGH, NY**

- LOCATION:** 1404 Union Avenue (Route 300), Newburgh Commons, Newburgh, Orange County, New York. Located across from the Newburgh Mall.
- ACCESSIBILITY:** The Newburgh Commons is situated on several heavily traveled routes and is located off Exit 17 of the NY State Thruway (I-87).
- FRONTAGE:** 349' on Union Avenue
- TRAFFIC COUNT:** ±61,850 (2022)
- DESCRIPTION:** 34,610 sq. ft. Retail strip center built in 1995 on ±5.00 acres.
- SPACE AVAILABLE:**
- |          |   |
|----------|---|
| Space 1: | ±4,114 sq. ft. retail                           |
| Space 2: | ±4,100 sq. ft. office/retail.                   |
| Space 3: | <u>±2,624 sq. ft. retail</u><br>±10,838 sq. ft. |
- PARKING:** 200 surface spaces are available; ratio of 5.77/1000 sq. ft.
- TENANTS:** Dunkin Donuts  
Auto Zone  
Sherwin-Williams Paint

1404 Union Avenue  
Newburgh, NY  
Page 2 of 3



### DEMOGRAPHICS:

	2 Mile	5 Mile	10 Mile
Estimated Population	15,426	90,433	212,948
Estimated Households	5,601	32,168	75,688
Median Household Income	\$88,685	\$82,273	\$90,211

*Estimated 2023*



1404 Union Avenue  
Newburgh, NY  
Page 3 of 3



**ZONING:** IB – Interchange Business. See Table of Use and Bulk Requirements attached.

**AMENITIES:** Pylon sign

**OCCUPANCY:** Immediate

**LANDLORD'S WORK:** Negotiable.

**TAXES & CAM:** \$8.00 psf

**RENTAL RATE:** \$17.75 psf

For further information or to arrange a tour, please contact licensed real estate broker:

*James Martin, Executive Vice President*

**EXCLUSIVE BROKER**

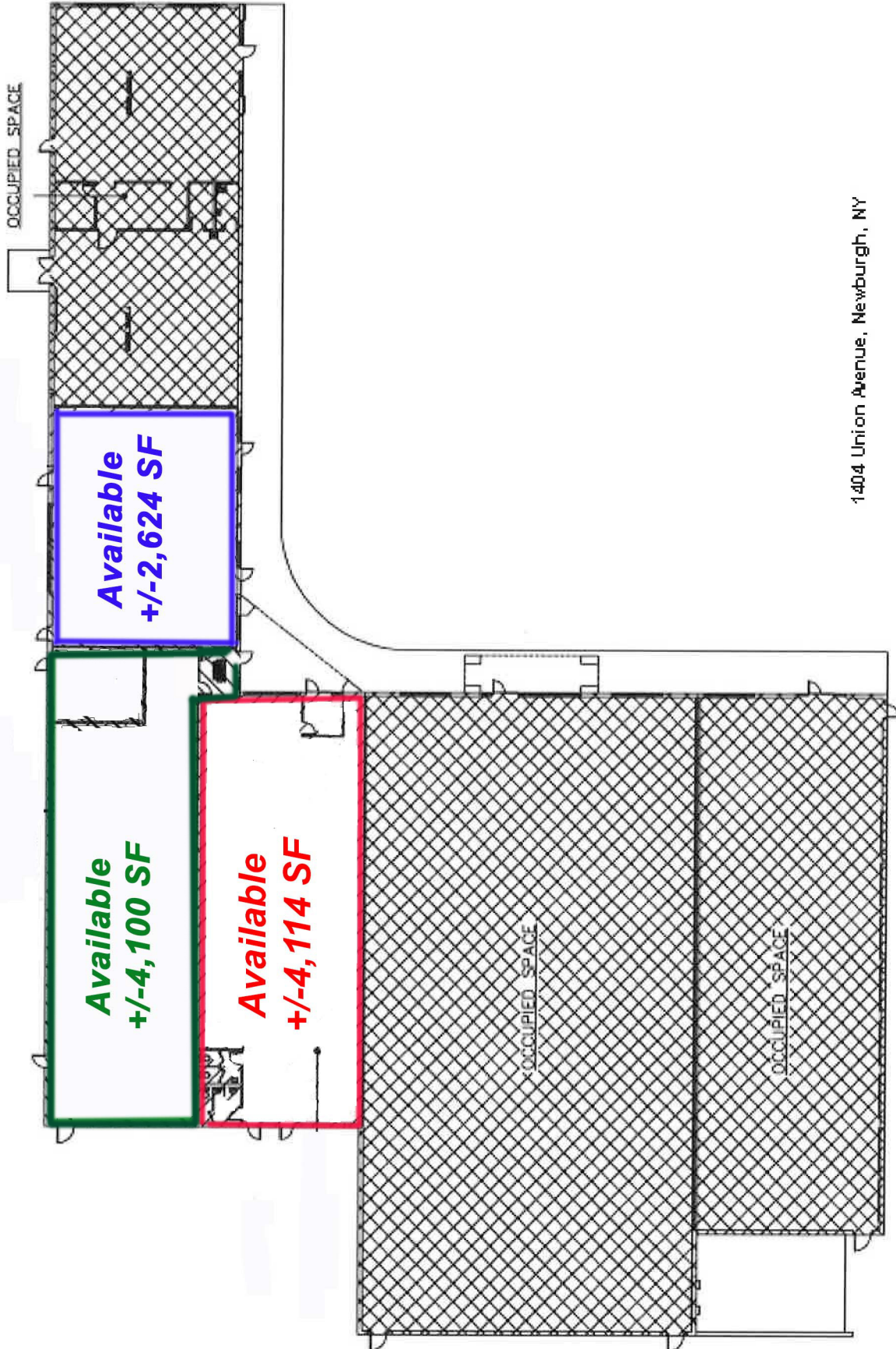
**MB CORPORATE REAL ESTATE, INC.**  
110 Crystal Run Road, Suite 106  
Middletown, NY 10941

Cell: 845-781-6302 Office: 845-928-6500 ext. 1

E-mail address: [martinj@mbcorp.com](mailto:martinj@mbcorp.com) Web Site: [www.mbcorp.com](http://www.mbcorp.com)

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

S:\Public\FACT SHEETS\ORANGE\000-ALL ORANGE COUNTY EXCLUSIVES\1404 Union Avenue Newburgh\_July 2024.doc JM 11/10/2025



1404 Union Avenue, Newburgh, NY



NEWBURGH TOWN CODE

**Table of Use and Bulk Requirements  
IB District -- Schedule 8  
(Cont'd)**

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Maximum Permitted									
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)				
15. Motor vehicle rental agency	D10, 11 and 12		9. Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K				50												
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10		10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28				50												
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4		11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28				50												
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27	200	200	200	50	60	50	100				1		60%			
			13. Business parks in accordance with § 185-41	400	400	400	60	60	50	60	100						50%		
			14. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	20%	50%	
			15. Self-storage centers in accordance with § 185-35	100	125	80	80	40	30	60							30%	60%	
			16. Affordable housing in accordance with § 185-47																
			17. Senior citizen housing in accordance with § 185-48																
			18. Travel center in accordance with § 185-48.1 <sup>2</sup>	400	400	400	60	60	50	100				NA	30%	35	80%		
			19. Schools and colleges for general and technical education with related facilities <sup>3</sup>	300 <sup>5</sup>	300 <sup>5</sup>	300 <sup>5</sup>	60 <sup>5</sup>	60 <sup>5</sup>	50 <sup>5</sup>	100 <sup>5</sup>				NA	30% <sup>5</sup>	40 <sup>5</sup>	80% <sup>5</sup>		

NOTES:

<sup>1</sup> Minimum 1,500 square feet of lot area per guest room.

<sup>2</sup> (Reserved)

<sup>3</sup> (Reserved)

<sup>4</sup> (Reserved)

<sup>5</sup> These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5. [Added 9-23-1998 by L.L. No. 10-1998]

<sup>6</sup> (Reserved)