



APPROVED 3-STORY SELF STORAGE

NYS ROUTE 17M, NWC OF ROUTE 108, DOLSON TOWN ROAD



Approved
105,807 SF
Self Storage

JOIN DUNKIN: APPROVED 3-STORY INDOOR SELF SERVICE STORAGE FACILITY

ADDRESS: NYS Route 17M
250 Dolson Avenue,
Wawayanda, NY
(NWC of Route 108)
Middletown Trade Area

LOCATION: **Interstate 84, (Exit 15)**
(2 Minutes/ 0.6 Miles)
County Route 56
(3 Minutes / 1.1 Miles)
County Route 78
(3 Minutes / 1.6 Miles)

TRAFFIC COUNT: 39,699 AADT

LOT SIZE: **Total - 6 Acres**

SQUARE FOOTAGE: 35,269 SF Per Floor
Total: 105,807 SF

UNIT COUNT: 684 Units Total

GROUND LEASE: Available Upon Request

PROPERTY HIGHLIGHTS

- Building Pads, Gateway Site on Interstate 84 to NYS 17M to Middletown.
- Interstate 84 ramp is 2 minutes, 0.6 miles away.
- County Route 56 is 3 minutes, 1.1 miles away
- County Route 78 is 3 minutes, 1.6 miles away.
- Municipal water, sewer & gas, and central utilities.
- Densely populated area has a traffic count of 39,699 drivers.
- Demand generators such as, Shop Rite, McDonalds, IHop, Walgreens, Wendy's, Taco Bell, Quizno's & more.
- Auto Retailers: Compass Motors, Johnstons Subaru, Friendly Acura, & Healey Chevrolet.



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ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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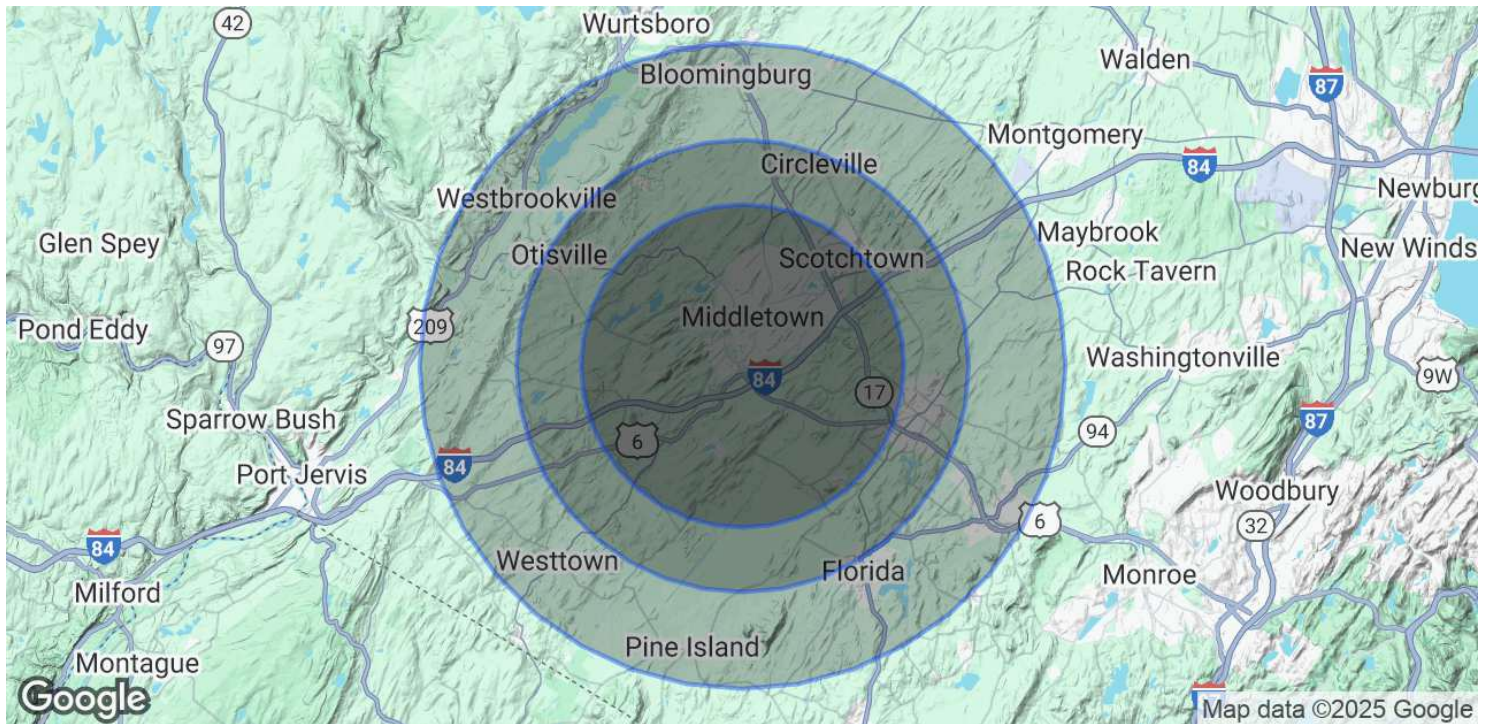




DEMOGRAPHICS & STATISTICS

HOUSEHOLD INCOME & POPULATION

ORANGE COUNTY, HUDSON VALLEY AREA OF NYS



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	62,878	88,933	125,263
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	22,968	31,950	44,562
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$109,202	\$115,241	\$121,129
Average House Value	\$347,505	\$370,712	\$388,308

Demographics data derived from AlphaMap



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