

Goshen, NY

RETAIL/MEDICAL SPACES FOR LEASE

84-116 Clowes Avenue

GOSHEN PLAZA



AVAILABLE:
 1,887 SF (23.6' X 80') } Can be Combined to Deliver 3,707 SF
 1,820 SF (22.75' X 80') }
 Up to 6,779 Pad Site with Drive-Thru
 37,000 SF Divisible – Ground Lease or Build to Suit

CO-TENANTS:
 CVS, Starbucks, Access Physical Therapy, Club Pilates, Anytime Fitness, Jersey Mike's Subs, Heritage Financial Credit Union, Verizon, Garnet Health, Mathnasium, Verizon and more

NEIGHBORING RETAILERS:
 AutoZone, Burger King, Crystal Run Healthcare, United States Postal Service, Key Bank, Dunkin', Enterprise Car Rental, Beer World, Chase Bank, DMV, and more

ADDITIONAL INFORMATION:

- Minutes from Newly Opened Legoland Located off Route 17
- End Cap (with Drive Thru Possible), Pad Site & In-Line Opportunities
- Ground Lease or Build to Suit
- Proposed Pad Sites at Various Sizes, Drive Thru Possible
- 105,000 +/- SF New Shopping Center
- 15' Ceiling Heights
- 527 Parking Spaces
- Easy Access to Route 17/6 (Exit 124)

TRAFFIC COUNT:
 68,683 Cars Per Day Along Route 17/6

RENT:
 Call For Details

CAM/TAXES:
 \$7.25/SF

AREA DEMOGRAPHICS			
	3 MILES	5 MILES	10 MILES
POPULATION	13,023	35,052	186,263
AVG. HH INCOME	\$133,595	\$118,946	\$111,259

For More Information,
Please Contact:

914-237-3400

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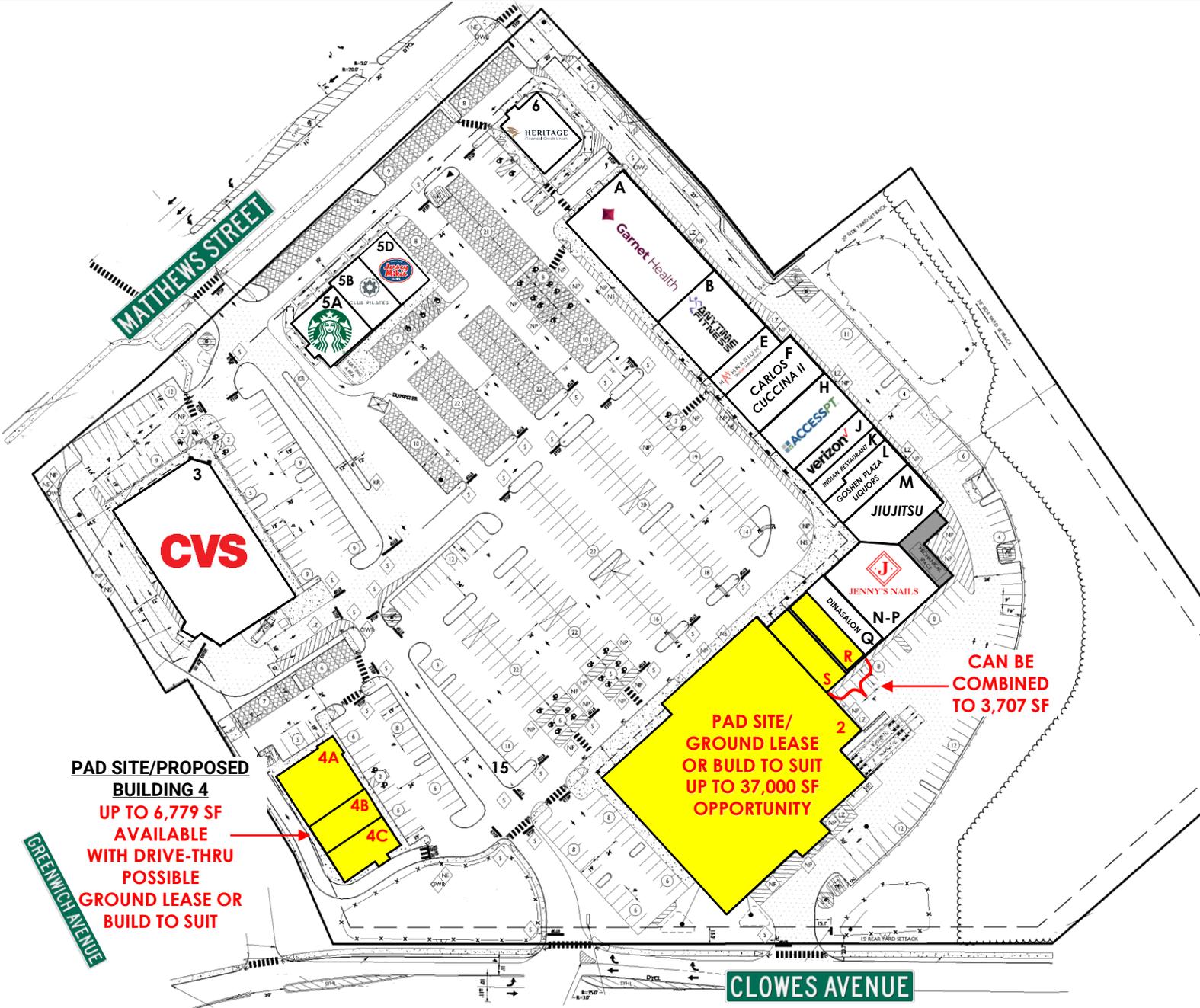
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Goshen Plaza



#	TENANT	SF	#	TENANT	SF
A	Garnet Health Medical Center	17,000	R	AVAILABLE (22.75' x 80')	1,820
B	Anytime Fitness	4,713	S	AVAILABLE (23.6' x 80')	1,887
E	Mathnasium	1,540	2	AVAILABLE (DIVISIBLE) GROUND LEASE OR BUILD TO SUIT	37,000
F	Carlo's Cucina II	3,613	3	CVS	14,698
H	Access Physical Therapy	3,600	4A	AVAILABLE	3,500
J	Verizon	1,491	4B	AVAILABLE (26' x 60')	1,557
K	Indian Restaurant	1,479	4C	AVAILABLE (28' x 60') END CAP WITH DRIVE THRU	1,722
L	Goshen Plaza Liquors	2,480	5A	Starbucks	2,473
M	JiuJitsu	3,355	5B	Club Pilates	1,952
N-P	Jenny's Nails	5,152	5D	Jersey Mike's Subs	1,628
Q	DinaSalon	1,820	6	Heritage Financial Credit Union	2,500

CAN BE COMBINED TO 3,707 SF

UP TO 6,779 SF PAD SITE WITH DRIVE-THRU



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GOSHEN PLAZA

FAIRGROUNDS PLAZA
Safe Haven Self Storage, UMI, DUNKIN', BANK OF AMERICA, NATIONAL GUARD, RAC

WALKKILL PLAZA
HOBBY LOBBY

ORANGE PLAZA
Walmart, KOHL'S, Staples, THE HOME DEPOT, ROSS DRESS FOR LESS, ULTA, Panera BREAD, Starbucks

WALKKILL TOWN CENTER
Price Chopper, ANYTIME FITNESS, LA Z BOY

DUNNING FARMS SHOPPING CENTER
HomeGoods, Michaels, T.J. MAXX, OLLIE'S BARGAIN OUTLET, SIERRA, HARBOR FREIGHT, ASHLEY, PET SMART, BOOT BARN, BOB'S DISCOUNT FURNITURE

THE GALLERIA AT CRYSTAL RUN
macy's, JCPenney, Target, AMC THEATRES, DSW, H&M, ROUND1, URBAN 432 ADVENTURE PARK

GOSHEN PLAZA
Starbucks, SITE CVS, ACCESSPT, Jersey Mike's SUBS, ANYTIME FITNESS, HERITAGE Financial Credit Union, CLUB PILATES, verizon, MATHNASIUM The Math Learning Center, Garnet Health

WALKKILL MEDICAL CENTER
Garnet Health MEDICAL CENTER

DOWNTOWN GOSHEN
enterprise, UNITED STATES POSTAL SERVICE, CHASE, ORANGE Bank & Trust COMPANY, KeyBank Center

BEER World

GOSHEN DINER PLAZA

DUNKIN'

Crystal Run Healthcare

HYUNDAI

EXCEL Urgent Care

LEGOLAND NEW YORK RESORT

ROYAL PROPERTIES

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