

88 Dunning Road Dunning Farms Shopping Center



AVAILABLE:

- 1,800 - 2,000 SF
- 10,899 - 25,264 SF
- Up to 45,000 SF Pad Sites

CO-TENANTS:

TJ Maxx, HomeGoods, Bob's Discount Furniture, Sierra, JoAnn's, Ashley HomeStore, Cohen's Fashion Optical, Michael's, PetSmart, Ollie's Bargain Outlet, KPot Korean BBQ & Hot Pot, Ivy Rehab PT, Sally Beauty, Harbor Freight Tools, Phenix Salon Suites, Dollar Tree, Goodwill, Metro Mattress, Discount Wines & Liquors, Pro Nails and more

NEIGHBORING RETAILERS:

Super Walmart, Kohl's, Home Depot, Planet Fitness, Hobby Lobby, Bank of America, Best Buy, Price Chopper, Raymour & Flanigan, ROSS Dress For Less, ULTA, Panera, Starbucks, Petco, Olive Garden, Lowe's, CVS, At Home, Sam's Club and many more

ADDITIONAL INFORMATION:

- 359,023 SF Regional Shopping Center
- Three Pylon Signs
- 1,844 Parking Spaces (5:1 Ratio)
- Pad Sites Available

TRAFFIC COUNT:

7,417 Cars Per Day Along Dunning Road
27,181 Cars Per Day Along Route 211
69,391 Cars Per Day Along Route 17

RENT:

Call For Details

CAM/TAXES:

\$6.54/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	45,848	70,884	87,661
Avg. HH Income	\$104,729	\$107,581	\$116,481

For More Information,
Please Contact:

914-237-3400

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

Middletown, NY

88 Dunning Road Dunning Farms Shopping Center

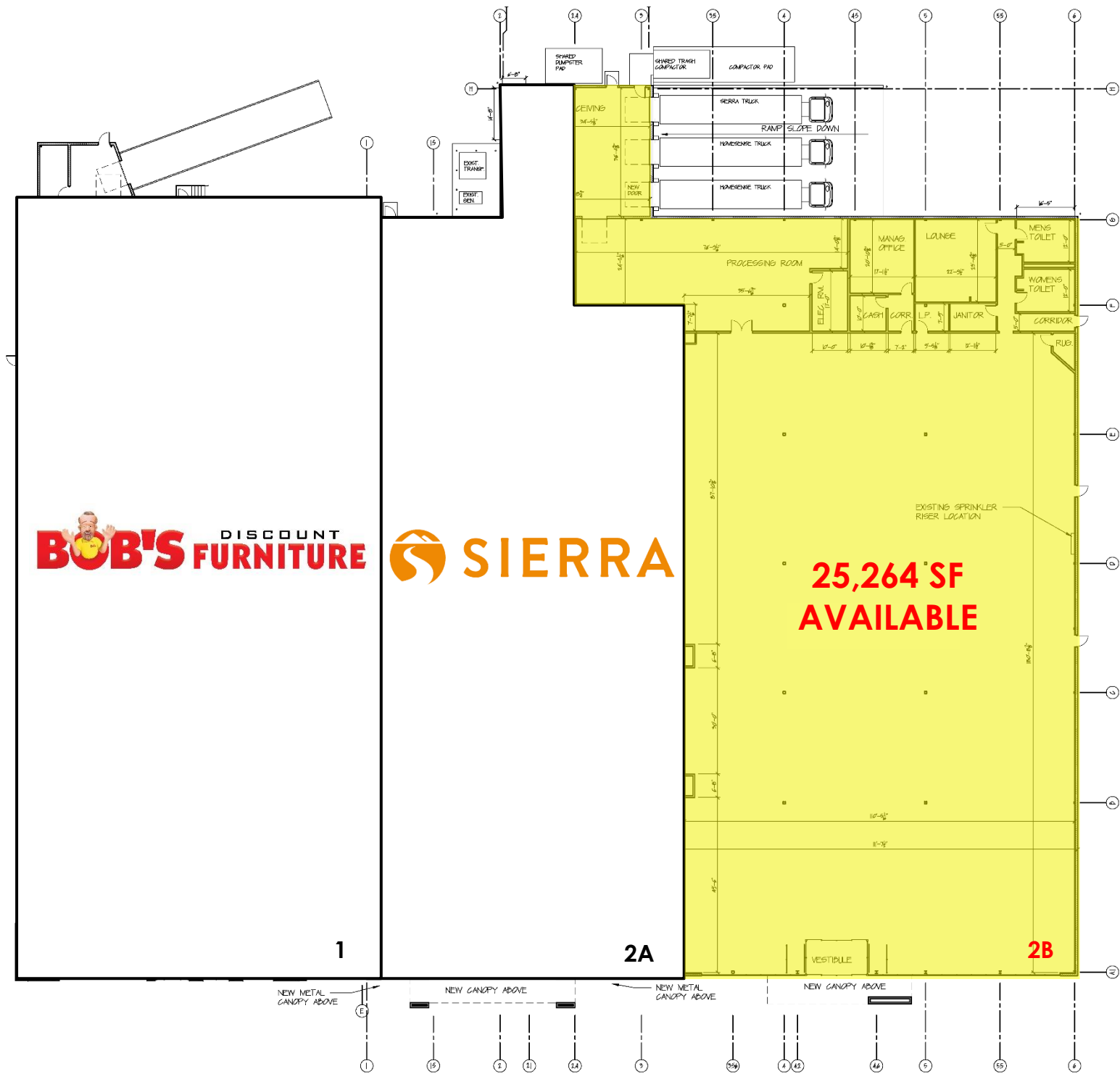


#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
01	BOB'S DISCOUNT FURNITURE	23,038	13	GO-GO JAPANESE CUISINE	1,592	24	PRO NAILS	1,200
2A	SIERRA	19,634	14	PETSMART	23,288	25	IRON DRAGON MARTIAL ARTS	3,000
2B	AVAILABLE	25,264	15	HOMEGOODS	26,712	26	ASHLEY HOMESTORE	25,271
03	AVAILABLE PAD SITE	45,000	16	METRO MATTRESS	3,880	27	MICHAEL'S	27,563
04	OLLIE'S BARGAIN OUTLET	31,600	17	JOANN'S FABRICS	16,000	28	LEASE PENDING	15,643
05	KPOT KOREAN BBQ & HOT POT	7,980	18	TOBACCO SHOP	1,175	29	AVAILABLE (DIVISIBLE)	10,899
06	DISCOUNT WINES & LIQUORS	8,644	19	COHEN'S OPTICAL	1,520	30	AVAILABLE PAD SITE	15,600
07	HARBOR FREIGHT TOOLS	11,879	20	PHENIX SALON SUITES	5,731			
08	TJ MAXX	33,475	21	GOODWILL	8,000			
09	AVAILABLE (08/01/25) CURRENTLY HAIR SALON	2,000	22	JOEY'S PIZZA	2,000			
10	IVY REHAB PT	2,000	23	AVAILABLE (10/01/24) CURRENTLY LAPTOP SHACK	1,800			
11	SALLY BEAUTY SUPPLY	1,500						
12	DOLLAR TREE	12,000						



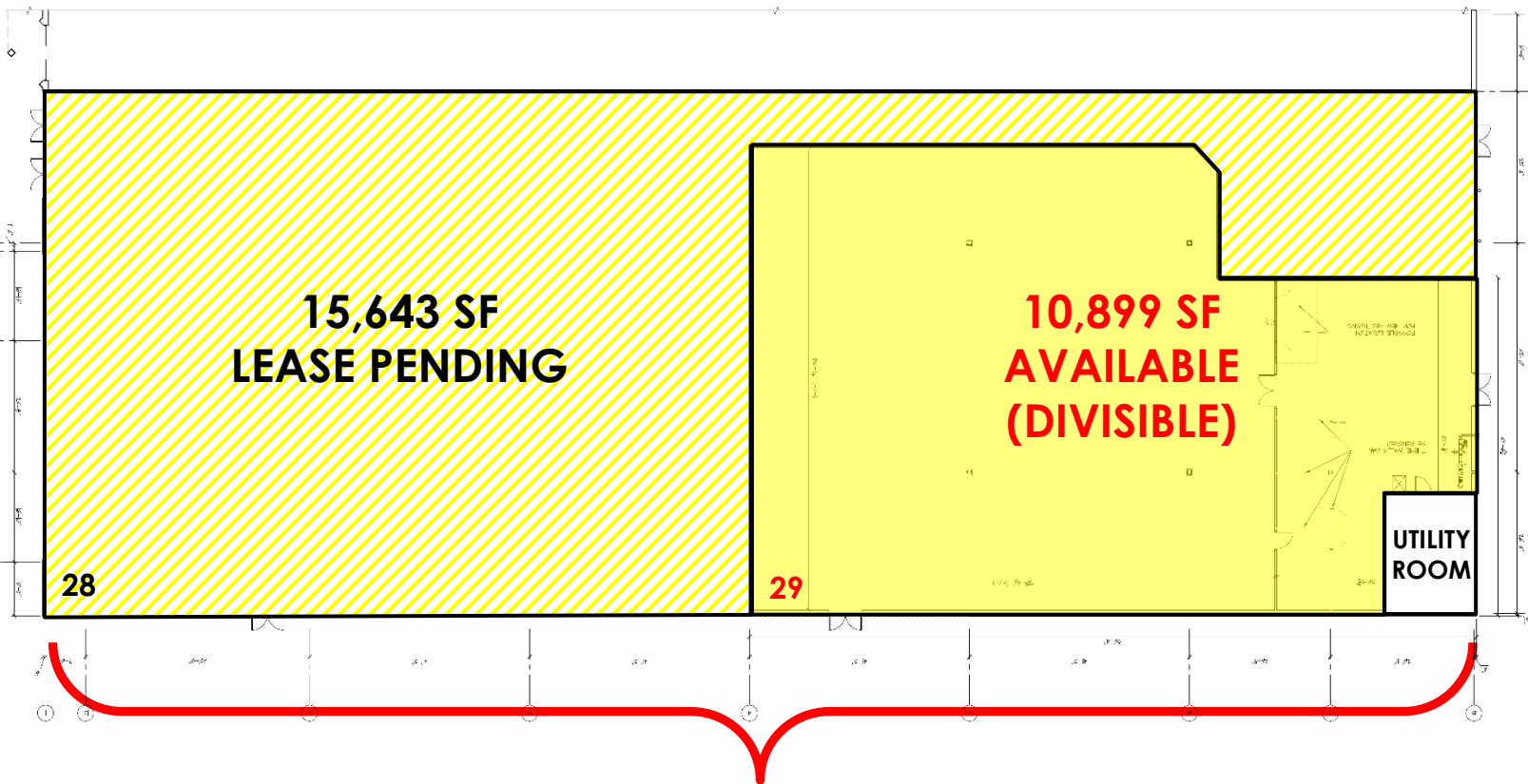
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**CAN BE COMBINED
TO 26,542 SF**



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ORANGE PLAZA

Walmart Marshalls
Burlington KOHL'S
Party City Staples
THE HOME DEPOT verizon ROSS DRESS FOR LESS
CHASE ULTA BEAUTY
AspenDental Panera Bread Bath & Body Works
EUROPEAN WAX CENTER

Applebee's HOOK & REEL
Jersey Mike's GAP TACO BELL Starbucks

FAIRGROUNDS PLAZA

Safe Haven Self Storage DUNKIN'
CUMI
RAC NATIONAL GUARD BANK OF AMERICA

RITE AID

Hannaford

PLAZA AT CRYSTAL RUN

petco
Olive Garden ITALIAN KITCHEN

at home
sam's club

LOWE'S

BEST BUY

SONIC

T-Mobile
FIVE GUYS

CVS

ShopRite
AT&T CHASE
AutoZone
HudsonValley CREDIT UNION

planet fitness
RAYMOUR & FLANNIGAN

GALLERIA AT CRYSTAL RUN

macy's JCPenney
TARGET AMC THEATRES H&M
aerie BOWLING & AMUSEMENT
URBAN APRIL ROUNDI
Bath & Body Works carter's DSW
five BELOW GOLD'S GYM
DICK'S SPORTING GOODS FOREVER 21 zumiez EXPRESS

WALKILL PLAZA

BIG LOTS! ASHLEY OUTLET HOBBY LOBBY DAVID'S BRIDAL
GameStop Sola WING STOP

WALKILL TOWNE CENTER

Price Chopper
LABOY
CRAVCH

DUNNING FARMS SHOPPING CENTER

HomeGoods SITE TJ-maxx
SIERRA ASHLEY
Michaels COHEN'S Fashion Optical HARBOR FREIGHT
JO-ANN KPOT SALLY BEAUTY
nyrehab PHYSICAL THERAPY PET SMART
BOB'S DISCOUNT FURNITURE OLLIE'S OUTLET Bargain "GOOD STUFF CHEAP"
Goodwill METROMATTRESS

ROYAL PROPERTIES