

DENA MARIE PLAZA

# KOHL'S & PLANET FITNESS ANCHORED

900-990 Miron Lane, Kingston, NY 12401



- +/-6,500 SF former Famous Footwear available (subdividable)
- Pre-leasing +/-12,234 SF Party City endcap space
- Further expansion possible - up to +/-32,234 SF of endcap retail space.
- Extremely competitive pricing - many uses can be accommodated.

## For More Information:

### **Bruce Ginsburg**

Licensed New York State Real Estate Broker  
bginsburg@ikonrealtygroup.com  
518.456.5440 x11

### **Peter VanBortel**

Licensed New York State Associate Real Estate Broker  
pvanbortel@ikonrealtygroup.com  
518.456.5440 x17

All information furnished regarding properties for sale or lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, prior sale, lease or withdrawal without notice.

**IKON**  
REALTY GROUP LLC

Member of:





**Executive Summary**



**OFFERING SUMMARY**

|                      |  |
|----------------------|--|
| Lease Rate:          | Negotiable (NNNs estimated at \$5.50/SF)   |
| Available Space 1:   | 6,500 SF former Famous Footwear (sub-dividable)  |
| Pre-Leasing Space 2: | 12,234 SF existing Party City (expandable to +/-32,234 SF)   |
| Available Space 3:   | A +/-20,000 SF expansion (up to +/-32,234 SF of contiguous space)  |
| Market:              | Kingston   |
| Co-tenancy:          | Kohl's, Planet Fitness, Ulster Dialysis, Texas Roadhouse, Party City, Dink Pickleball, and Ulster Dialysis |

**PROPERTY OVERVIEW**

Multiple space options available at Dena Marie Plaza. Landlord is willing to subdivide based on tenant needs. Landlord also has the ability to build to suit or ground lease up to 20,000 SF of retail and/or office space with drive-thru potential.

**PROPERTY HIGHLIGHTS**

- Call for Base Rent Pricing
- Former Famous Footwear space totaling +/-6,500 SF (sub-dividable)
- Pre-leasing of the existing +/-12,234 SF Party City space. Can be expanded to up to +/-32,234 SF.
- Build-to-suit or pad site options available - up to +/-20,000 SF can be constructed
- Pylon sign placement available along both US-9W and Miron Lane
- Tremendous traffic counts of +/-35,000 cars/day in front of the property
- Shared traffic light with a high-volume ShopRite

## Site Plans



**PARKING SUMMARY:**

889 TOTAL PARKING SPACES IN PLAZA  
180,778 TOTAL SF = (4.9 SPACES / 1,000 SF)

| TENANTS   | PROVIDED / AVAILABLE  |
|---|---|
| 1. KOHL'S<br>94,400 SF  | 205 SPACES<br>(2.2 SPACES / 1,000 SF)   |
| 2. RETAIL BUILDINGS<br>79,243 SF<br>(INCLUSIVE OF<br>20,000 SF EXPANSION<br>AND PLANET FITNESS) | 564 SPACES<br>(7.1 SPACES / 1,000 SF)   |
| 3. TEXAS ROADHOUSE<br>7,135 SF  | 120 SPACES (1 SPACE PER 2 SEATS)<br>(CODE REQUIRES 1 SPACE PER 4 SEATS<br>OF RESTAURANT AREA: |

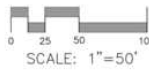
**LEGEND**

|                        |
|------------------------|
| Available              |
| Potential Availability |
| Unavailable            |

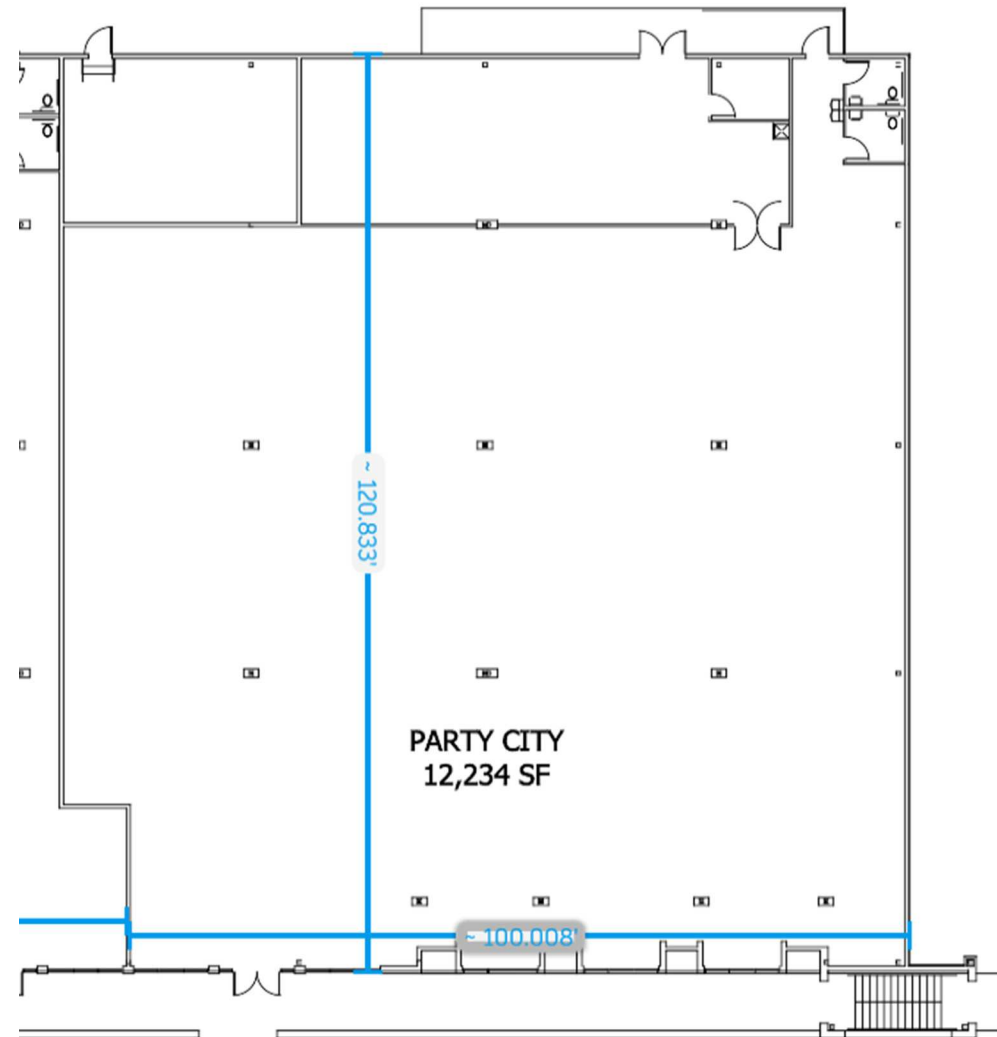
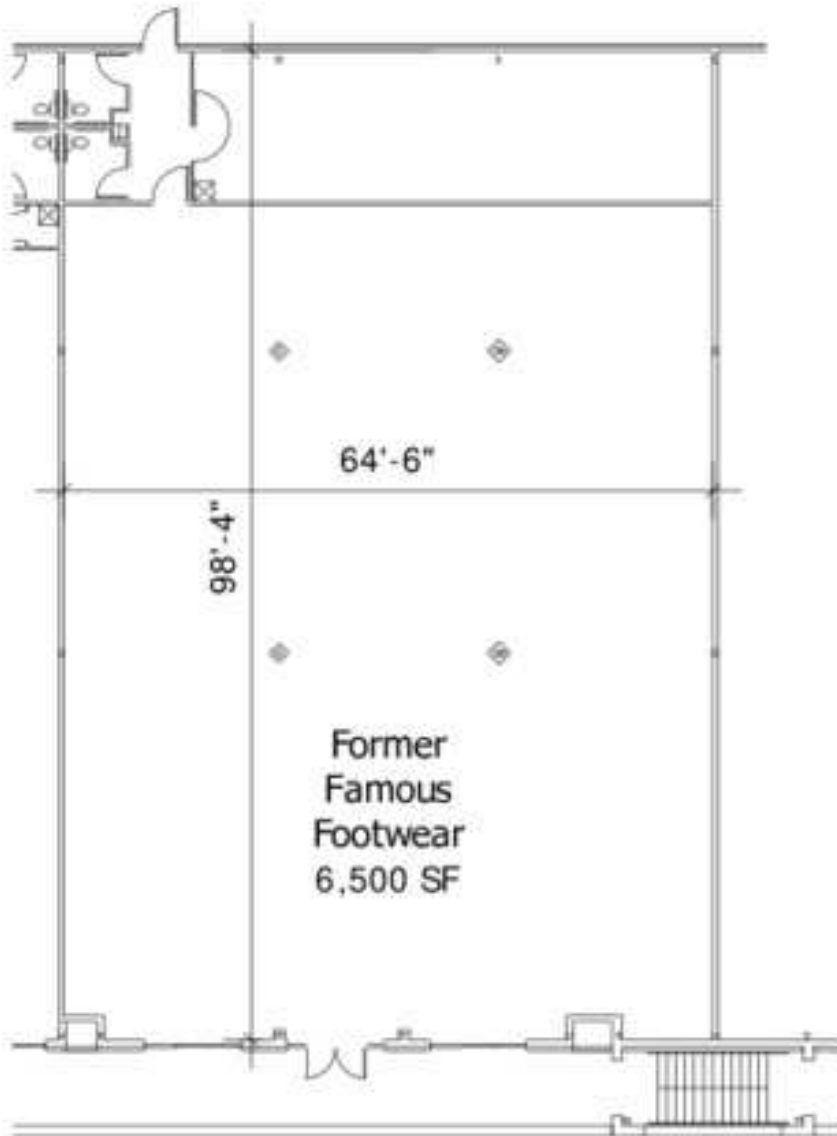
**Dena Marie Plaza**  
TOWN OF ULSTER, ULSTER COUNTY, NEW YORK



**GREENMAN-PEDERSEN, INC.**  
CONSULTING ENGINEERS  
80 WOLF ROAD, SUITE 300  
ALBANY, NY 12205  
TEL: (518) 453-9431  
WWW.GPINET.COM



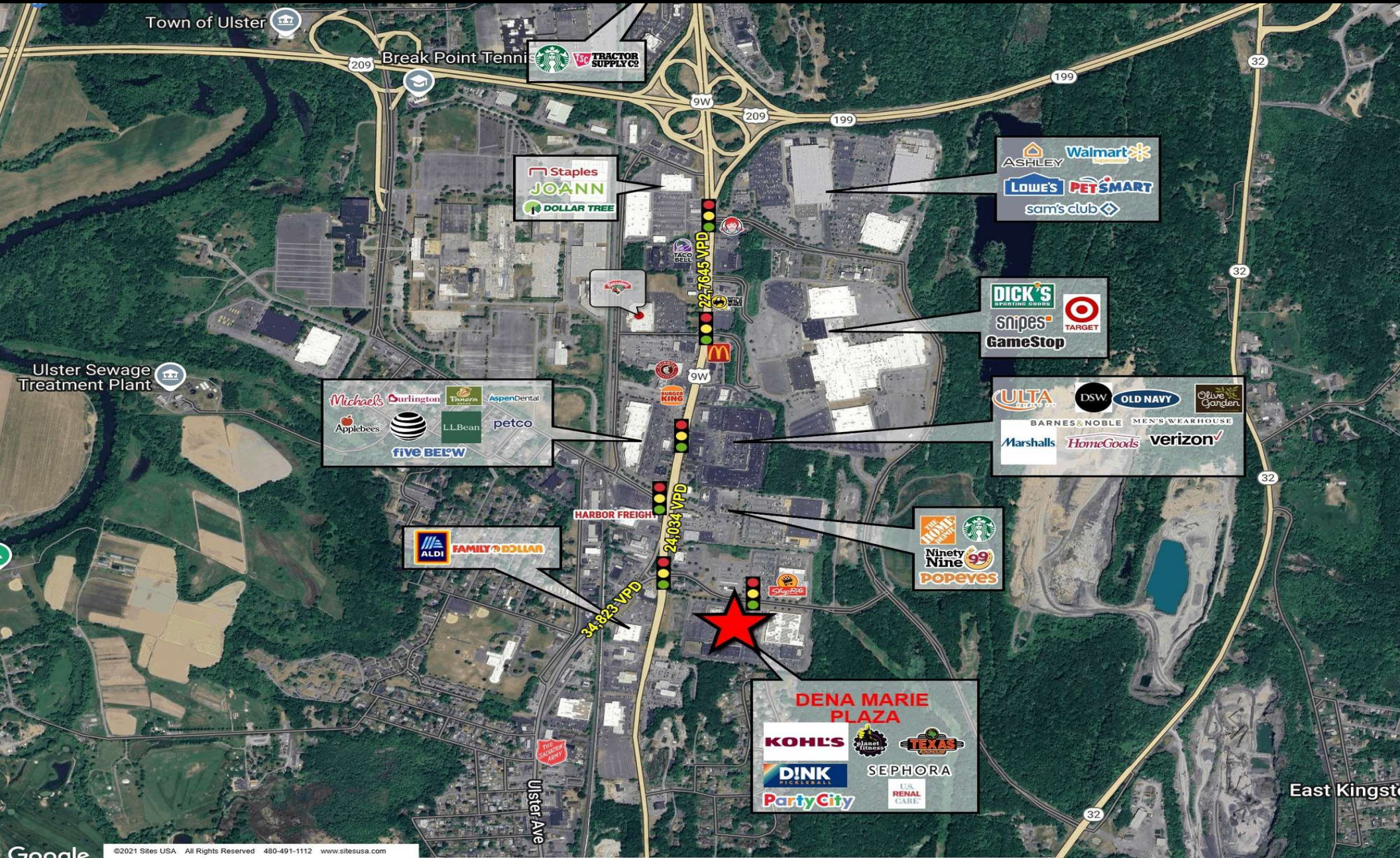
Floor Plans



**FOR DISCUSSION PURPOSES ONLY  
EXISTING INTERIOR CONDITIONS ARE NOT DISPLAY**



Kingston Retail Aerial





Additional Photos



Party City

Planet Fitness

Texas Roadhouse



Dink Pickleball



US Renal - Ulster Dialysis



Pylon Signage



**Demographics Map & Report**

| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 31,182  | 55,978  | 117,295  |
| Average age          | 37.8    | 40.3    | 41.5     |
| Average age (Male)   | 36.1    | 38.4    | 40.0     |
| Average age (Female) | 39.6    | 42.3    | 43.2     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 13,309    | 23,152    | 47,234    |
| # of persons per HH | 2.3       | 2.4       | 2.5       |
| Average HH income   | \$55,017  | \$62,763  | \$71,734  |
| Average house value | \$208,993 | \$228,893 | \$265,570 |

\* Demographic data derived from 2020 ACS - US Census

