

HARRIMAN
NEW YORK

HARRIMAN COMMONS PLAZA

ROUTE 17/6 & ROUTE 32



Baily Farm Road

PETSMART

OLD NAVY

DOLLAR TREE

Burlington

TARGET

6,163 SF FULLY BUILT-OUT RESTAURANT
AVAILABLE 4/1/2027

215 LARKIN DRIVE

Weichert

The Yellow Scissor

HAND & STONE
MASSAGE AND FACIAL SPA

Great Expressions
DENTAL CENTERS

EUROPEAN
WAX CENTER

MATTRESS FIRM

300-340 LARKIN DRIVE

Walmart

THE HOME DEPOT

BJ's

BJ's
GAS

KFC

TACO BELL

Wendy's

Chili's

Orangetheory
FITNESS

MATHNASIUM
The Math Learning Center

at&t

TJ-maxx

IHop

SHERWIN
WILLIAMS

verizon

Larkin Drive

69,935 AADT

6

17

1,500 & 3,000 SF
AVAILABLE

3,665 - 4,865 SF
WITH DRIVE-THRU
CAN BE MADE AVAILABLE

130A



ROYAL
PROPERTIES

HARRIMAN NEW YORK

HARRIMAN COMMONS PLAZA ROUTE 17/6 & ROUTE 32



AVAILABLE:

1,500 & 3,000 SF In-Line
3,665 – 4,865 SF with Drive-Thru Can Be Made Available
6,163 SF Fully Built-Out Restaurant Available 4/1/2027

CO-TENANTS:

TJ Maxx, Sherwin Williams, KFC, Taco Bell, Wendy's, Hand & Stone, AT&T, IHOP, Great Expressions Dental Center, Orangetheory Fitness, Mathnasium, Verizon, MW Dental, Weichert Realty, Mattress Firm and more

NEIGHBORING RETAILERS:

Walmart, BJ's, Home Depot, Target, Burlington, PetSmart, Kohl's, Michael's, ALDI, ULTA Beauty, Dunkin', Eileen Fisher, Talbots and Woodbury Commons Outlets

TRAFFIC COUNTS:

69,935 Cars Per Day Along Route 6/17

PROPERTY HIGHLIGHTS:

- 109,667 +/- SF of Harriman Commons' 700,000 SF GLA with over 3,800 Parking Spaces
- Strategically Located in Orange County at the Intersection of Route 6, 17, 32 and I-87
- Close Proximity to Woodbury Commons Premium Outlets, New York's Luxury Outlet Shopping Center
- Shadow Anchored by Walmart Supercenter, BJ's, Home Depot, and Target

RENT:

Call For Details

CAM/TAXES:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	64,809	81,276	145,358
Avg. HH Income	\$111,042	\$117,013	\$131,286

For More Information,

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

HARRIMAN COMMONS PLAZA

ROUTE 17/6 & ROUTE 32

HARRIMAN, NY

215 LARKIN DRIVE	
L-1	WEICHERT REALTY
L-2	LAKAY HAITIAN RESTAURANT
L-3	BEER & CIGAR OUTLET
L-4A	HAND & STONE
L-4B	EUROPEAN WAX CENTER
L-5	3,000 SF AVAILABLE
L-6	THE YELLOW SCISSOR
L-7-8	GREAT EXPRESSIONS DENTAL CENTER
L-9	WOODBURY LIQUOR
L-10	OKAEI SUSHI HIBACHI
L-11	1,500 SF AVAILABLE
L-12	MATTRESS FIRM
D	6,163 SF AVAILABLE 4/1/27 OUTBACK STEAKHOUSE

300-400 LARKIN DRIVE	
E1	MW DENTAL 1,200 SF CAN BE MADE AVAILABLE
E2	PANERA 3,665 SF WITH DRIVE THRU CAN BE MADE AVAILABLE
F	KFC/TACO BELL
G	CHILI'S
H	WENDY'S
I-1A	AT&T
I-1B	MATHNASIUM
I-2	ORANGETHEORY
J	TJ MAXX
K-1	SHERWIN WILLIAMS
K-2	MUSIC & ARTS CENTER
K-3	VERIZON
K-4	ANNIE'S NAIL & TANNING SALON
K-5	IHOP



215 LARKIN DRIVE

6,163 SF AVAILABLE 4/1/2027 OUTBACK

Weichert

HAND & STONE

EUROPEAN WAX CENTER

3,000 SF AVAILABLE

The Yellow Scissor

Great Expressions

1,500 SF AVAILABLE

MATTRESS FIRM

Orangetheory

MATHNASIUM

at&t

IHOP

TJ-maxx

SHERWIN WILLIAMS

verizon

Wendy's

CHILI'S

KFC

TACO BELL

BJ's GAS

Panera

MW DENTAL

300-400 LARKIN DRIVE

INDUSTRIAL DRIVE

LARKIN DRIVE

ROUTE 17

ROUTE 6

ROUTE 86

FUTURE INTERSTATE

HARRIMAN COMMONS PLAZA

ROUTE 17/6 & ROUTE 32

HARRIMAN, NY

