

1200 Ulster Avenue (Route 9W)  
Kingston, NY

# Kingston Marketplace



HomeGoods • Marshalls • ULTA Beauty  
DSW • Men's Wearhouse  
Mother Earth's Grocery • Olive Garden



**PARAGON MANAGEMENT GROUP LLC**

276 Post Road West, Suite 201, Westport, Connecticut 06880

Telephone: 888.255.3188 • Facsimile: 203.221.7078

Web Site: [www.paragonct.com](http://www.paragonct.com)

# Kingston Marketplace

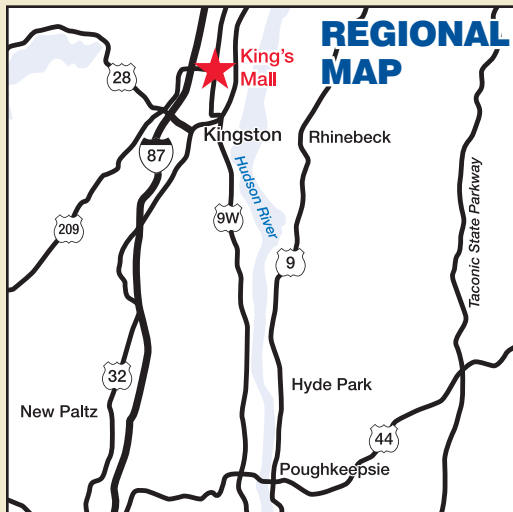
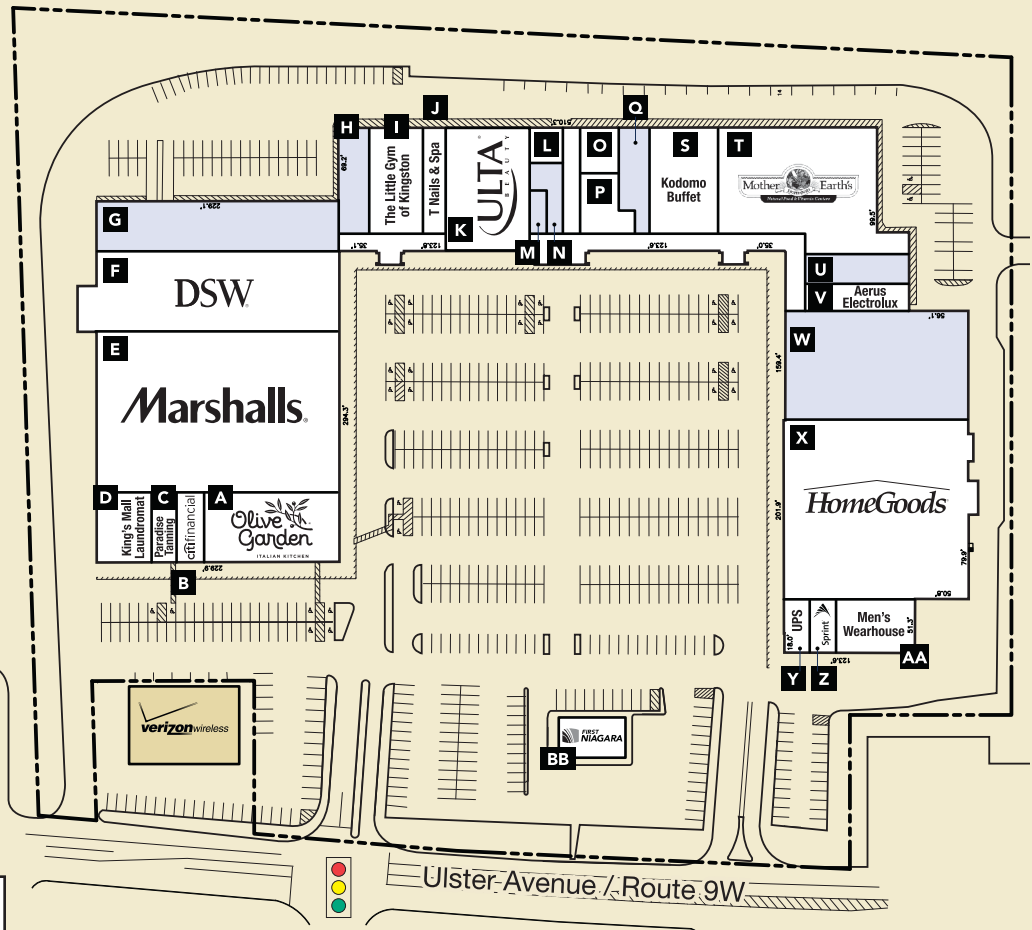
**186,000 Sq. Ft. Community Shopping Center**  
**800 – 17,800 SQ. FT. AVAILABLE**

## LOCATION

Located in center of Route 9W retail corridor, close to I-87 and Kingston-Rhinecliff Bridge (connecting Ulster and Dutchess County).

## FEATURES/FACTS

- 186,000 sq. ft. community center; other tenants include HomeGoods, Marshalls, Ulta, DSW, Men's Wearhouse, Olive Garden, Mother Earth's Organic/Health Grocery Store.
- Dominant retail corridor center on Route 9W, heavily traveled main arterial road.
- 3 access points with traffic light.
- Area Retailers include: Walmart, Home Depot, Lowe's, Bed Bath and Beyond, Michael's, Starbucks, Pier 1 Imports, and many more
- 32,930 vehicles per day.



## DEMOGRAPHICS

| Distance | Population | AHHI     |
|----------|------------|----------|
| 3 Miles  | 25,335     | \$59,548 |
| 5 Miles  | 47,071     | \$69,343 |
| 10 Miles | 97,668     | \$79,391 |

Source: Alteryx 2016

## SITE PLAN KEY

| Retail Space Available: |                |
|-------------------------|----------------|
| G                       | 8,636 sq. ft.  |
| H                       | 2,500 sq. ft.  |
| M                       | 1,600 sq. ft.  |
| N                       | 800 sq. ft.    |
| Q                       | 2,400 sq. ft.  |
| U                       | 2,000 sq. ft.  |
| W                       | 17,800 sq. ft. |