

374 Windsor Hwy, New Windsor, NY

Big V Shopping Center

Multiple Leasing Opportunities...

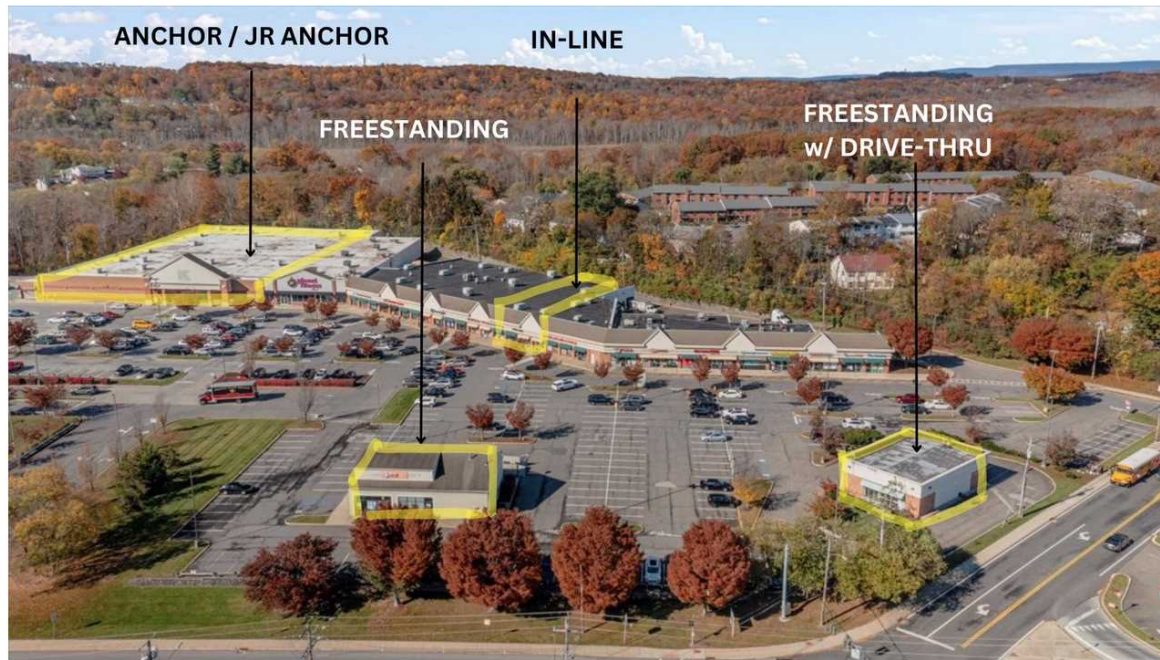
Contact for more information...

Building Better Communities With...



PROPERTY SUMMARY

Big V Shopping Center
374 Windsor Highway | New Windsor, NY 12553



Property Summary

Lease Rate:	Pad= \$25/sf/yr InLine= \$18/sf/yr
Available SF:	Up to 93k
Frontage:	Route 32 and 2 secondary Rds
Parking:	1045 Spaces
HVAC:	Yes
Zoning:	Highway Commercial

Property Overview

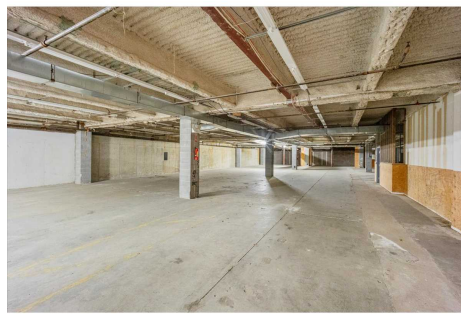
Multiple spaces available ranging from 2400sf up to 91k sf. Highway Commercial zoning allows for many interesting uses. Pricing for Jr Anchor space depends on total occupancy. Ownership open to many ideas for the space. Let's discuss your plans!

Location Overview

Just feet from the 5 corners intersection with Route 300, Route 94, and Route 32, this shopping center serves a densely populated mix of both commercial and residential users in the immediate surrounding area. Join the mix in a prime space with plenty of parking.

PROPERTY PHOTOS

Big V Shopping Center
374 Windsor Highway | New Windsor, NY 12553



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PAD SITE W/ DRIVE-THRU

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PAD SITE

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Jr Anchor	62,062		\$0.00 /sf/yr	Flexible		Immediately
Anchor LL	24,024		\$0.00 /sf/yr	Flexible		Immediately
In Line	2,400		\$18.00 /sf/yr	General Retail		Immediately
Pad Site Drive-Thru	2,656		\$25.00 /sf/yr	Bank Previously		Immediately
Pad Site	2,390		\$25.00 /sf/yr	General Retail		Immediately

Highlights

237,586 SF Prime Shopping Center

1,045 Parking Spaces

7 Miles South of Newburgh, NY

Located on Route 32, a High Volume Retail Corridor

1/4 Mile from the 5 Corners Intersection

Nearby Places

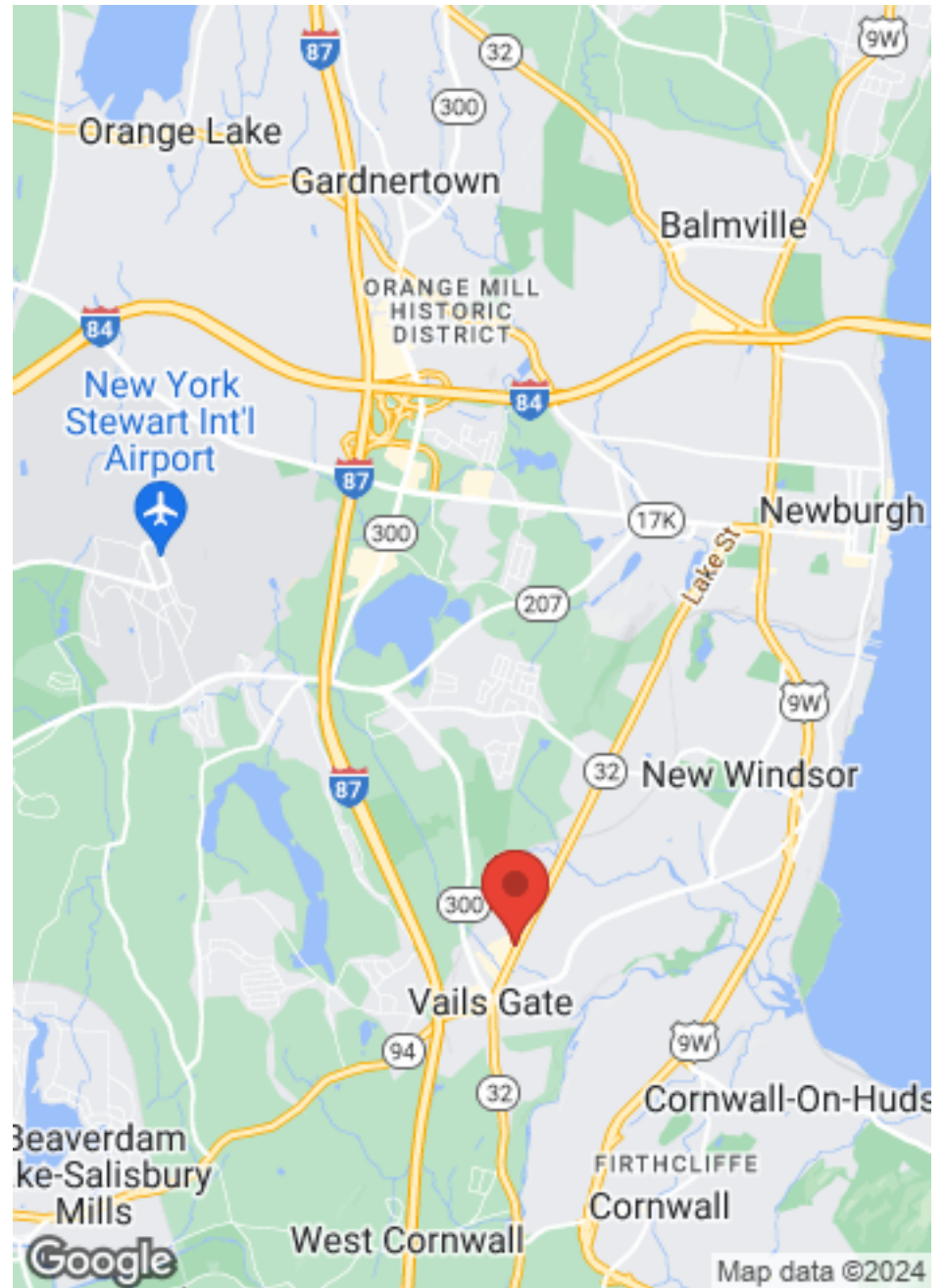
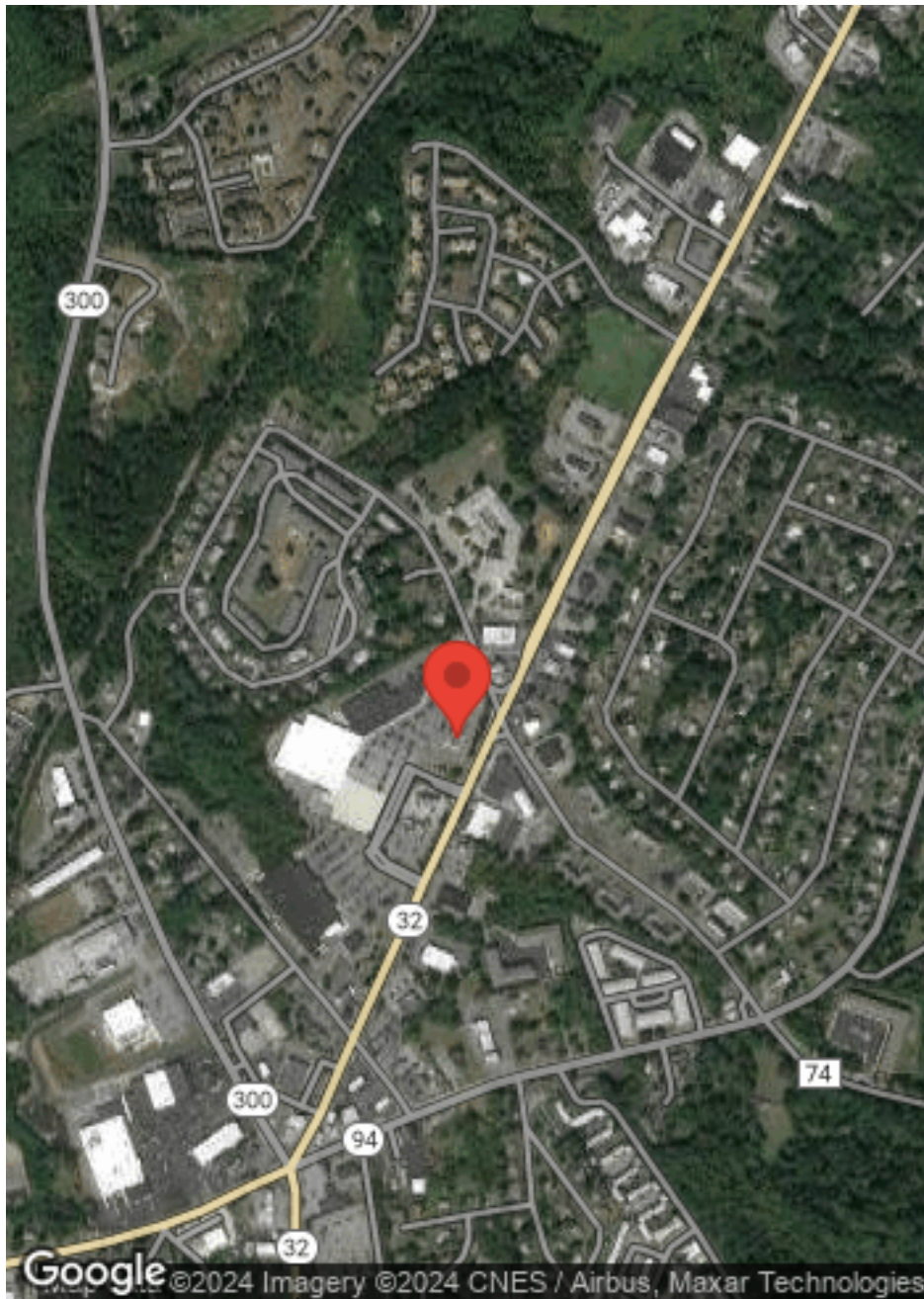
- Stewart Airport 5 miles away
- Amazon Distribution Center
- Intersection of I84 and I87 just 4 miles away
- Resorts World Casino Newburgh
- Tesla Distribution Center
- Dunkin, Starbucks, UPS, USPS, Hannaford, Price Chopper, Wendys, Tractor Supply, McDonalds, Walgreens

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LOCATION MAPS

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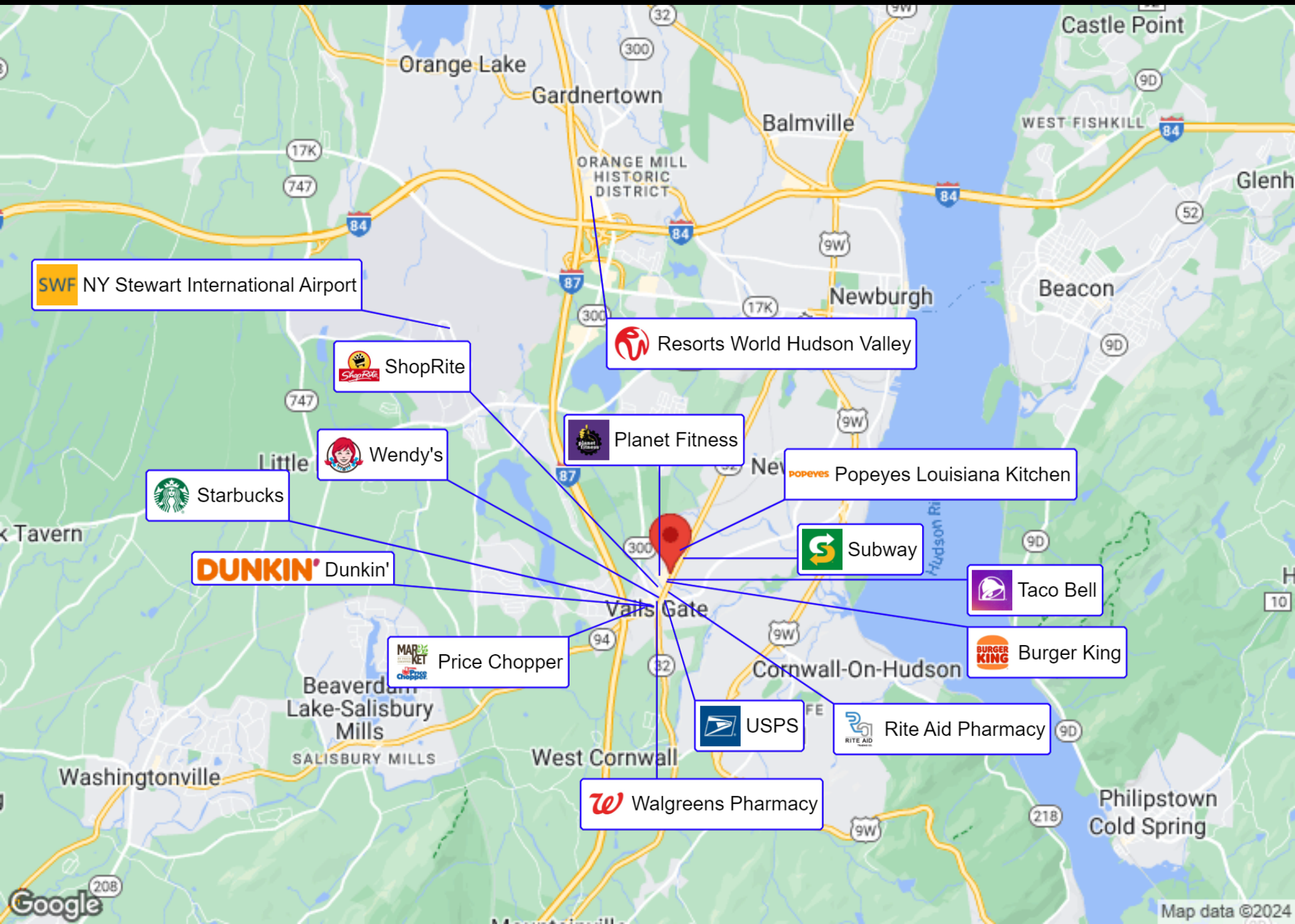


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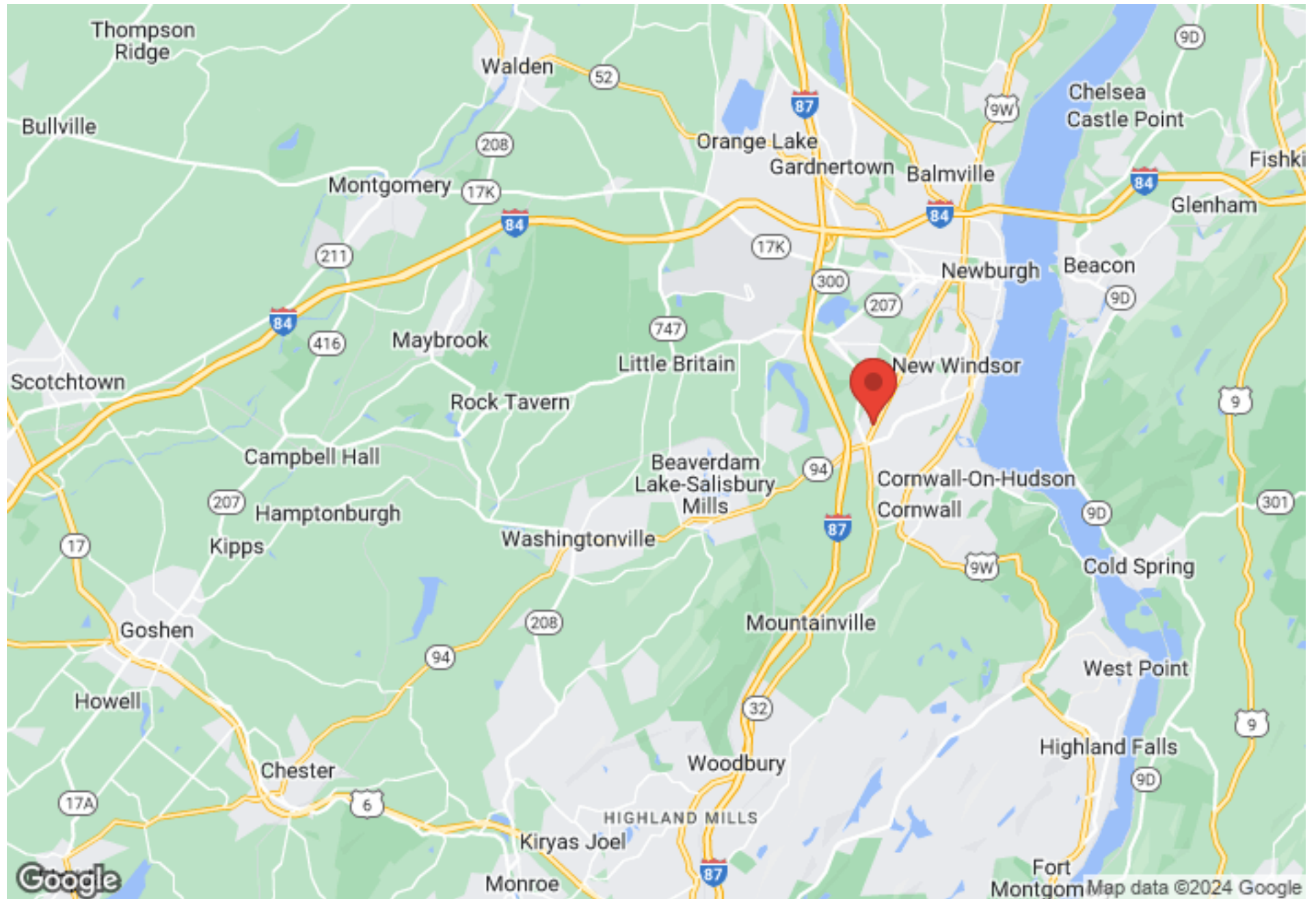
BUSINESS MAP

Big V Shopping Center
374 Windsor Highway | New Windsor, NY 12553



REGIONAL MAP

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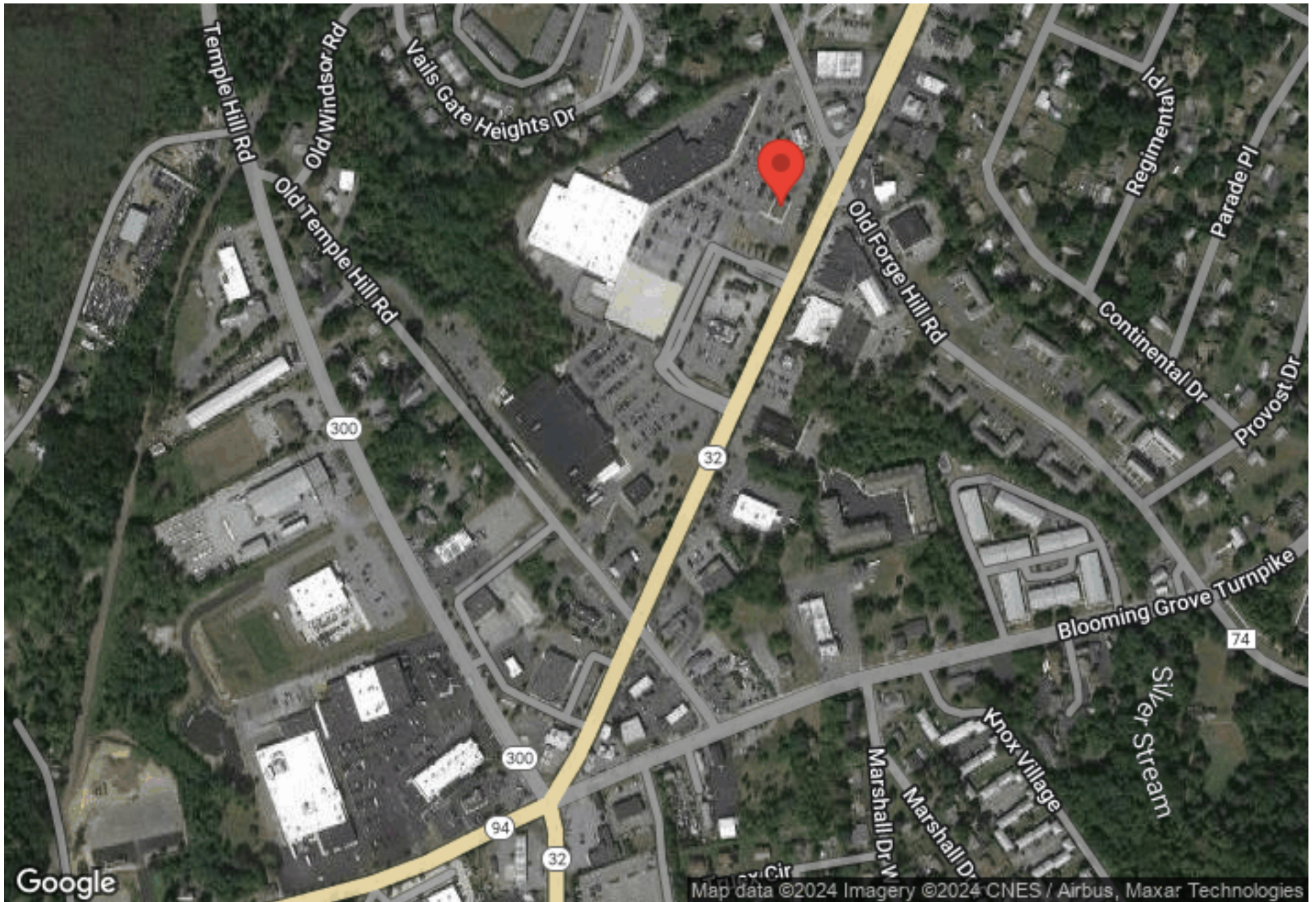


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AERIAL MAP

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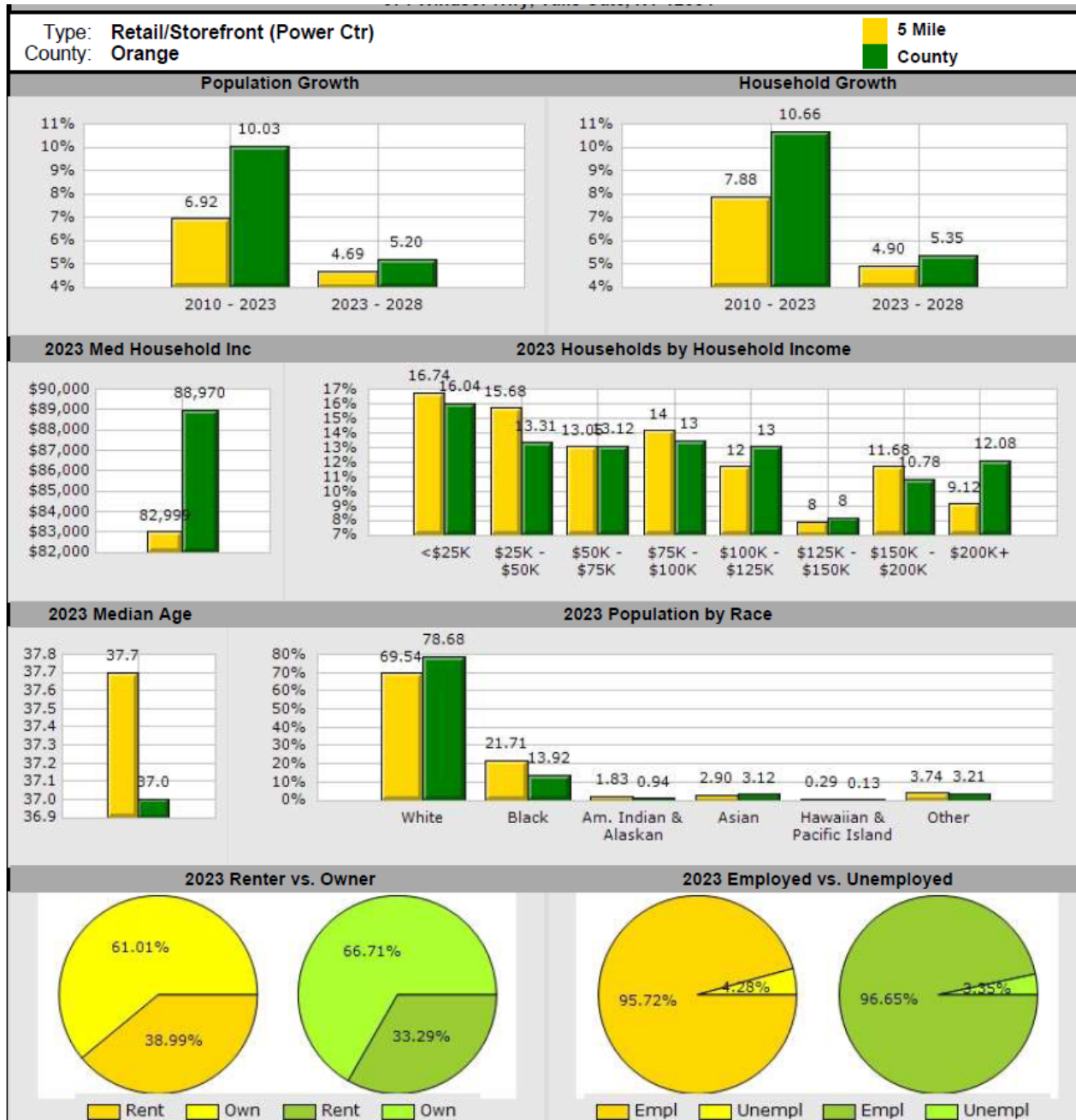


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COSTAR DEMOGRAPHICS

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Demographic Market Comparison Report

5 mile radius

Big V Town Center				
374 Windsor Hwy, Vails Gate, NY 12584				
Type:	Retail/Storefront (Power Ctr)			
County:	Orange			
	5 Mile		County	
Population Growth				
Growth 2010 - 2023	6.92%		10.03%	
Growth 2023 - 2028	4.69%		5.20%	
Empl	40,234	95.72%	192,557	96.65%
Unempl	1,799	4.28%	6,681	3.35%
2023 Population by Race				
	82,782		410,188	
White	57,568	69.54%	322,728	78.68%
Black	17,969	21.71%	57,106	13.92%
Am. Indian & Alaskan	1,515	1.83%	3,853	0.94%
Asian	2,398	2.90%	12,785	3.12%
Hawaiian & Pacific Island	236	0.29%	533	0.13%
Other	3,096	3.74%	13,183	3.21%
Household Growth				
Growth 2010 - 2023	7.88%		10.66%	
Growth 2023 - 2028	4.90%		5.35%	
Renter Occupied	11,344	38.99%	46,389	33.29%
Owner Occupied	17,753	61.01%	92,955	66.71%
2023 Households by Household Income				
	29,096		139,344	
Income <\$25K	4,871	16.74%	22,349	16.04%
Income \$25K - \$50K	4,562	15.68%	18,546	13.31%
Income \$50K - \$75K	3,798	13.05%	18,282	13.12%
Income \$75K - \$100K	4,116	14.15%	18,781	13.48%
Income \$100K - \$125K	3,397	11.68%	18,158	13.03%
Income \$125K - \$150K	2,299	7.90%	11,371	8.16%
Income \$150K - \$200K	3,398	11.68%	15,022	10.78%
Income \$200K+	2,655	9.12%	16,835	12.08%
2023 Med Household Inc	\$82,999		\$88,970	
2023 Median Age	37.70		37.00	

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COSTAR DEMOGRAPHICS

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Income & Spending Demographics

Big V Town Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2023 Households by HH Income	3,026		13,918		29,096		76,590	
<\$25,000	463	15.30%	1,945	13.97%	4,871	16.74%	10,588	13.82%
\$25,000 - \$50,000	521	17.22%	1,839	13.21%	4,562	15.68%	12,533	16.36%
\$50,000 - \$75,000	405	13.38%	2,011	14.45%	3,798	13.05%	10,502	13.71%
\$75,000 - \$100,000	526	17.38%	2,073	14.89%	4,116	14.15%	9,307	12.15%
\$100,000 - \$125,000	251	8.29%	1,554	11.17%	3,397	11.68%	9,094	11.87%
\$125,000 - \$150,000	346	11.43%	1,072	7.70%	2,299	7.90%	6,544	8.54%
\$150,000 - \$200,000	351	11.60%	1,927	13.85%	3,398	11.68%	9,319	12.17%
\$200,000+	163	5.39%	1,497	10.76%	2,655	9.12%	8,702	11.36%
2023 Avg Household Income	\$94,348		\$109,965		\$101,623		\$108,676	
2023 Med Household Income	\$80,893		\$89,037		\$82,999		\$87,548	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$92.2M		\$482.3M		\$956.8M		\$2.6B	
Total Apparel	\$5.2M	5.68%	\$25.6M	5.31%	\$54.2M	5.66%	\$147.4M	5.64%
Women's Apparel	\$2.1M	2.23%	\$10.1M	2.09%	\$20.7M	2.17%	\$55.4M	2.12%
Men's Apparel	\$1.1M	1.15%	\$5.3M	1.09%	\$11M	1.15%	\$29.9M	1.14%
Girl's Apparel	\$375.5K	0.41%	\$1.8M	0.38%	\$4.1M	0.42%	\$11.6M	0.44%
Boy's Apparel	\$276.1K	0.30%	\$1.3M	0.28%	\$3M	0.32%	\$8.6M	0.33%
Infant Apparel	\$245K	0.27%	\$1.2M	0.24%	\$2.7M	0.28%	\$7.2M	0.28%
Footwear	\$1.2M	1.32%	\$5.9M	1.23%	\$12.7M	1.33%	\$34.8M	1.33%

Total Entertainment & Hobbies	\$12.3M	13.34%	\$65.6M	13.61%	\$128M	13.38%	\$358.7M	13.72%
Entertainment	\$1.2M	1.34%	\$7.4M	1.53%	\$14.2M	1.48%	\$41.1M	1.57%
Audio & Visual Equipment/Service	\$3.4M	3.70%	\$16.5M	3.43%	\$33.3M	3.48%	\$90.3M	3.46%
Reading Materials	\$197.3K	0.21%	\$1.1M	0.23%	\$2M	0.21%	\$5.7M	0.22%
Pets, Toys, & Hobbies	\$2.3M	2.49%	\$12.2M	2.53%	\$23.3M	2.43%	\$65.5M	2.51%
Personal Items	\$5.2M	5.60%	\$28.4M	5.89%	\$55.2M	5.77%	\$156.2M	5.97%

Total Food and Alcohol	\$26.6M	28.90%	\$133M	27.58%	\$270.9M	28.32%	\$737.4M	28.20%
Food At Home	\$14M	15.19%	\$69.2M	14.36%	\$144.2M	15.07%	\$392.6M	15.02%
Food Away From Home	\$10.9M	11.79%	\$54.5M	11.31%	\$108.7M	11.36%	\$295.3M	11.29%
Alcoholic Beverages	\$1.8M	1.92%	\$9.2M	1.91%	\$18.1M	1.89%	\$49.5M	1.89%

Total Household	\$15.4M	16.67%	\$80.5M	16.69%	\$156M	16.31%	\$423.1M	16.18%
House Maintenance & Repair	\$3.2M	3.49%	\$17.5M	3.63%	\$32.4M	3.39%	\$85.7M	3.28%
Household Equip & Furnishings	\$6.1M	6.66%	\$30.9M	6.41%	\$60.5M	6.32%	\$165M	6.31%
Household Operations	\$4.3M	4.67%	\$22.6M	4.69%	\$44.9M	4.70%	\$122.7M	4.69%
Housing Costs	\$1.7M	1.85%	\$9.4M	1.96%	\$18.2M	1.90%	\$49.7M	1.90%

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COSTAR DEMOGRAPHICS

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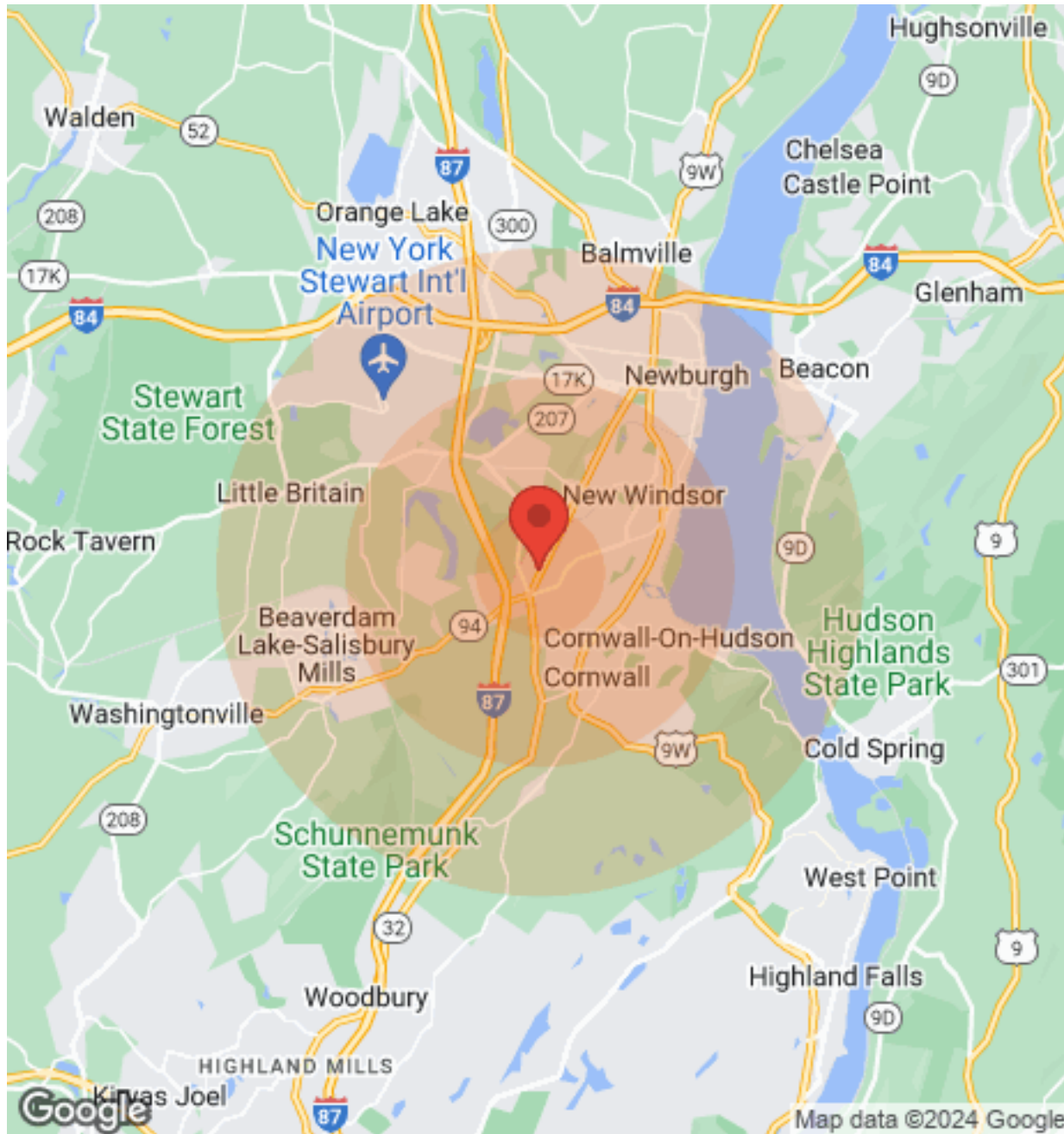
Income & Spending Demographics

Big V Town Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$22.6M	24.46%	\$122.4M	25.38%	\$240.1M	25.10%	\$646.1M	24.71%
Vehicle Purchases	\$10.1M	10.92%	\$58.6M	12.16%	\$112.4M	11.75%	\$303.4M	11.60%
Gasoline	\$5.8M	6.33%	\$29.4M	6.09%	\$59.6M	6.23%	\$159.6M	6.10%
Vehicle Expenses	\$649.6K	0.70%	\$3.3M	0.69%	\$7M	0.73%	\$19.9M	0.76%
Transportation	\$3M	3.28%	\$15.6M	3.24%	\$31.2M	3.26%	\$83.9M	3.21%
Automotive Repair & Maintenance	\$3M	3.23%	\$15.4M	3.20%	\$29.8M	3.12%	\$79.3M	3.03%
Total Health Care	\$4.3M	4.69%	\$22.8M	4.72%	\$43.9M	4.59%	\$123.3M	4.72%
Medical Services	\$2.5M	2.77%	\$13.5M	2.80%	\$26.1M	2.73%	\$73.9M	2.83%
Prescription Drugs	\$1.3M	1.37%	\$6.7M	1.38%	\$12.7M	1.32%	\$35.8M	1.37%
Medical Supplies	\$515.5K	0.56%	\$2.6M	0.54%	\$5.1M	0.53%	\$13.7M	0.52%
Total Education/Day Care	\$5.8M	6.26%	\$32.5M	6.73%	\$63.7M	6.65%	\$178.5M	6.83%
Education	\$3.6M	3.93%	\$20.6M	4.27%	\$40.7M	4.25%	\$114M	4.36%
Fees & Admissions	\$2.1M	2.32%	\$11.9M	2.46%	\$23M	2.40%	\$64.6M	2.47%

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,989	16,455	37,683
Female	2,127	17,360	39,709
Total Population	4,116	33,815	77,392

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	799	6,965	17,152
Ages 15-24	514	4,558	11,168
Ages 25-54	1,565	12,383	29,859
Ages 55-64	495	4,495	8,896
Ages 65+	743	5,414	10,317

Race	1 Mile	3 Miles	5 Miles
White	2,642	25,697	48,952
Black	643	3,730	13,935
Am In/AK Nat	N/A	6	337
Hawaiian	N/A	N/A	2
Hispanic	1,143	7,093	24,265
Multi-Racial	1,238	7,258	26,000

Income	1 Mile	3 Miles	5 Miles
Median	\$45,733	\$69,806	\$63,755
< \$15,000	76	1,051	2,842
\$15,000-\$24,999	321	1,025	2,342
\$25,000-\$34,999	184	1,202	2,759
\$35,000-\$49,999	415	1,505	3,271
\$50,000-\$74,999	241	2,355	5,191
\$75,000-\$99,999	154	2,053	3,765
\$100,000-\$149,999	211	2,301	4,231
\$150,000-\$199,999	73	845	1,550
> \$200,000	47	519	889

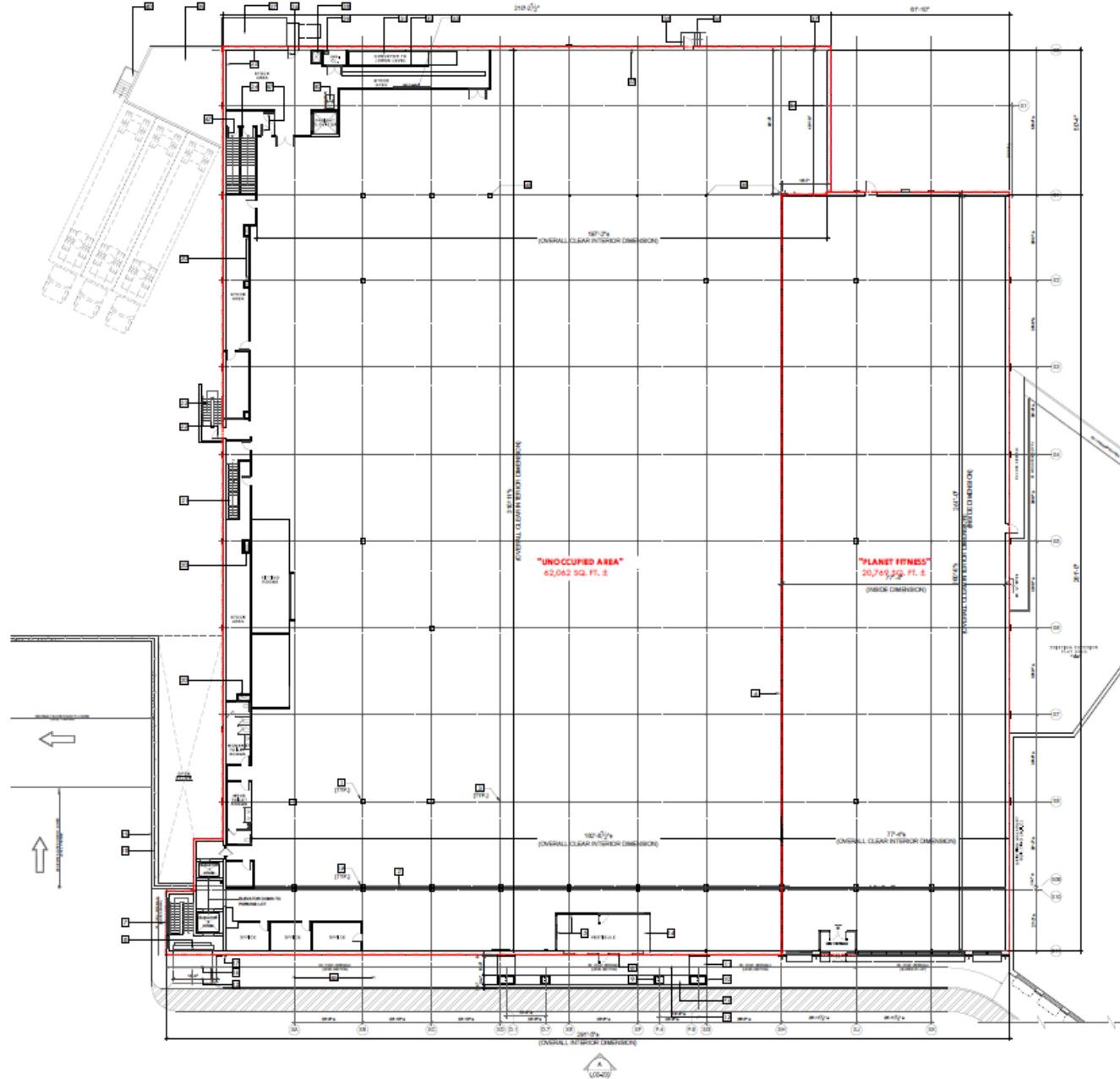
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,809	13,931	29,731
Occupied	1,693	13,065	27,114
Owner Occupied	847	8,913	16,824
Renter Occupied	846	4,152	10,290
Vacant	116	866	2,617

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MAIN LEVEL FLOOR PLAN

Big V Shopping Center
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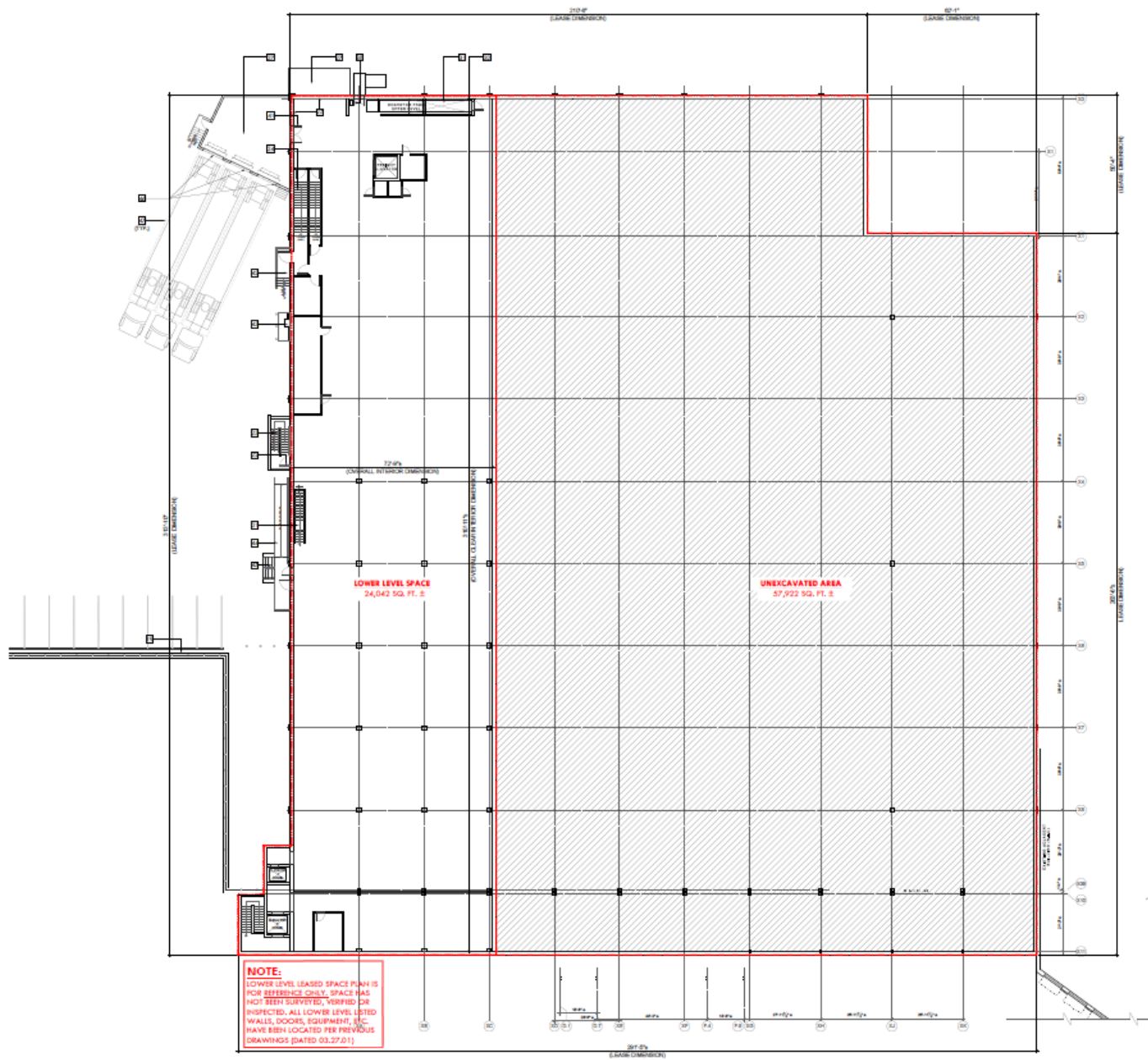


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LOWER LEVEL FLOOR PLAN

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PROFESSIONAL BIO

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HILARY RYAN GOLDMAN

NY Licensed RE Salesperson



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Hilary Ryan was born and raised in New York's beautiful Hudson Valley. She lived, worked, and studied in Europe for 15 years after attending Tulane University. Her extensive travels and spirit of adventure has taken her to many exotic locations and connected her to an array of interesting people all in the quest to build a wealth of knowledge and broad experience. Thanks to years of dedicated computer work and the curiosity of youth, Hilary is a marketing and social media wiz. She is resourceful, attentive to detail, and dedicated to her work. Animals and sports have always been an important component in her life. This unique talent stack is an asset at any stage of a deal. From meticulous research and working with community planners to the negotiating table and beyond, Hilary is a key advocate for her clients. Real estate doesn't end when the contracts are signed. She believes in building strong relationships professionally and throughout her community.

Let's build something together.

2021 Top Producer - Silver
2022 Top Producer - Gold
2023 Top Producer - Silver

2022 - NYSCAR President's Award

2021 - 2024 NYSCAR Hudson Valley Board Secretary
2024-2025 NYSCAR Statewide Board Of Govenors

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Paul Adler Esq. is an Attorney, veteran commercial real estate broker and creative development professional who has an outstanding reputation as an industry leader throughout the New York State, NJ, Connecticut and the New York City area for more than three decades. As the Chief Strategy Officer of Rand Commercial, Paul utilizes his incomparable knowledge and expertise as the ultimate “go-to” resource for clients, community leaders and his colleagues.

A native of Rockland County, Paul earned his BA degree from Pace University, Masters Public Administration from Long Island University with Honors, and Juris Doctorate from Pace University School of Law. In addition to his work in real estate, he held prominent positions in both the private and public sectors.

Paul has also been extremely active in his community and his industry over the years as a member and an officer of numerous governmental, public, civic, charitable and professional organizations in New York State.

Paul currently serves on the Montefiore-Nyack Hospital Board of Directors: Board of Directors of Rockland Community Foundation, Legal Services of the Hudson Valley, Justice Brandeis Law Society Executive Committee, Holocaust Museum for Tolerance and Education Advisory Board, Hudson Gateway Association of Realtors – Legislative Steering Committee, Nyack Branch of the NAACP Executive Board, Rockland PRIDE founding Board Member and Westchester County Association’s Blueprint for Smart Growth Committee and The Real Estate Taskforce. In 2019, Paul was inducted into the Rockland County Civil Rights Hall of Fame.

Paul is married to Mary and they have five children, two grandchildren and live in Nyack, NY.

DISCLAIMER

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