

Stadium Plaza Shopping Center

1475 New York Route 9D, Wappinger Falls, NY 12590

1,500 - 3,000 SF AVAILABLE FOR LEASE



Property Highlights

Stadium Plaza shopping center is part of the “Waterfront at Fishkill” master planned community with over 1,400 residential units. The center is home to Dollar General, Fresenius Kidney Care Dialysis, and numerous other neighborhood retailers. The center is located on Route 9D across from Dutchess Stadium, just north of I-84 (exit 11).

Demographics

| | 3 Mile | 5 Mile | 10 Mile |
|----------------|----------|----------|----------|
| Population | 41,721 | 82,273 | 191,000 |
| Households | 15,296 | 29,770 | 69,734 |
| AVG. HH Income | \$64,890 | \$78,743 | \$91,241 |

Leasing Contact:

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AVR REALTY
COMPANY

PROPERTY PHOTOS

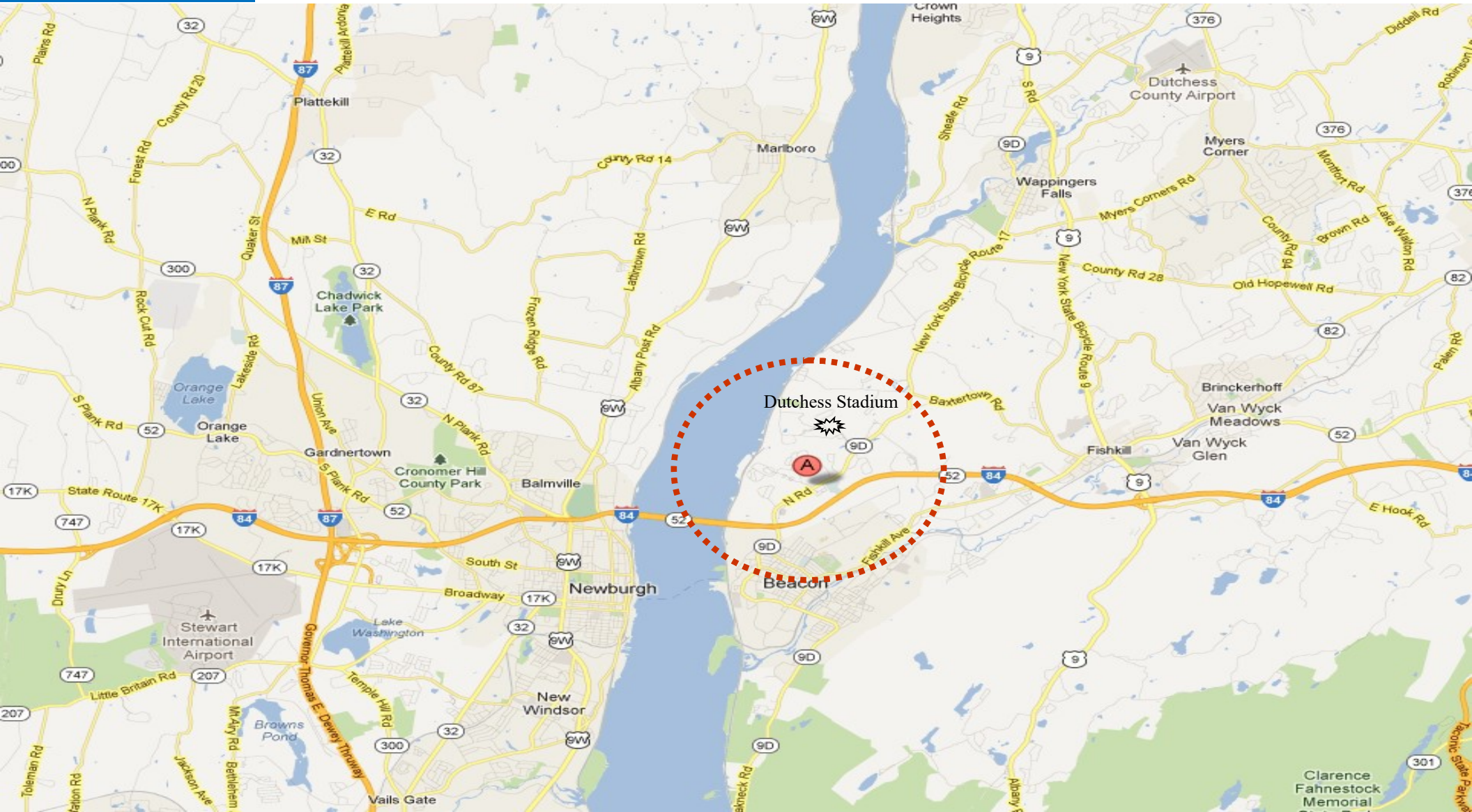


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AVR REALTY
COMPANY

LOCATION MAP



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TOTAL GLA: 29,590

| SPACE | TENANT | SF |
|--------|----------------|-------|
| A8 | Beauty Ritual | 1,500 |
| A1-6 | Dollar General | 9,090 |
| A10-11 | Leo's Pizza | 3,000 |
| A7 | Lucky Nails | 1,500 |
| A9 | Vogel Pharmacy | 1,500 |

| SPACE | TENANT | SF |
|-------|------------------------|-------|
| B2 | AVAILABLE | 1,500 |
| B5 | AVAILABLE | 1,500 |
| B6 | AVAILABLE | 1,500 |
| B1 | The Green Bowl Cafe´ | 1,500 |
| B3 | Chinese Restaurant | 1,500 |
| B4 | Toppings Frozen Yogurt | 1,500 |
| B7 | Beacon Dialysis Center | 4,000 |