

88 Dunning Road Dunning Farms Shopping Center



AVAILABLE:

- 1,175 – 1,800 SF
- 3,880 – 19,880 SF
- Up to 45,000 SF Pad Sites

CO-TENANTS:

TJ Maxx, HomeGoods, Bob's Discount Furniture, Sierra, Marshalls (coming soon), Ashley, Cohen's Fashion Optical, Michael's, PetSmart, Boot Barn, Ollie's Bargain Outlet, KPot Korean BBQ & Hot Pot, Ivy Rehab PT, Sally Beauty, Harbor Freight Tools, Phenix Salon Suites, Dollar Tree, Goodwill, Discount Wines & Liquors, Pro Nails and more

NEIGHBORING RETAILERS:

Super Walmart, Kohl's, Home Depot, Planet Fitness, Hobby Lobby, Bank of America, Best Buy, Price Chopper, Raymour & Flanigan, ROSS Dress For Less, ULTA, Panera, Starbucks, Petco, Olive Garden, Lowe's, CVS, Sam's Club and many more

ADDITIONAL INFORMATION:

- 359,023 SF Regional Shopping Center
- Three Pylon Signs
- 1,844 Parking Spaces (5:1 Ratio)
- Pad Sites Available

TRAFFIC COUNT:

- 7,417 Cars Per Day Along Dunning Road
- 27,181 Cars Per Day Along Route 211
- 69,391 Cars Per Day Along Route 17

RENT:

Call For Details

CAM/TAXES:

\$6.85/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	45,848	70,884	87,661
Avg. HH Income	\$104,729	\$107,581	\$116,481

For More Information,
Please Contact:

914-237-3400

Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com

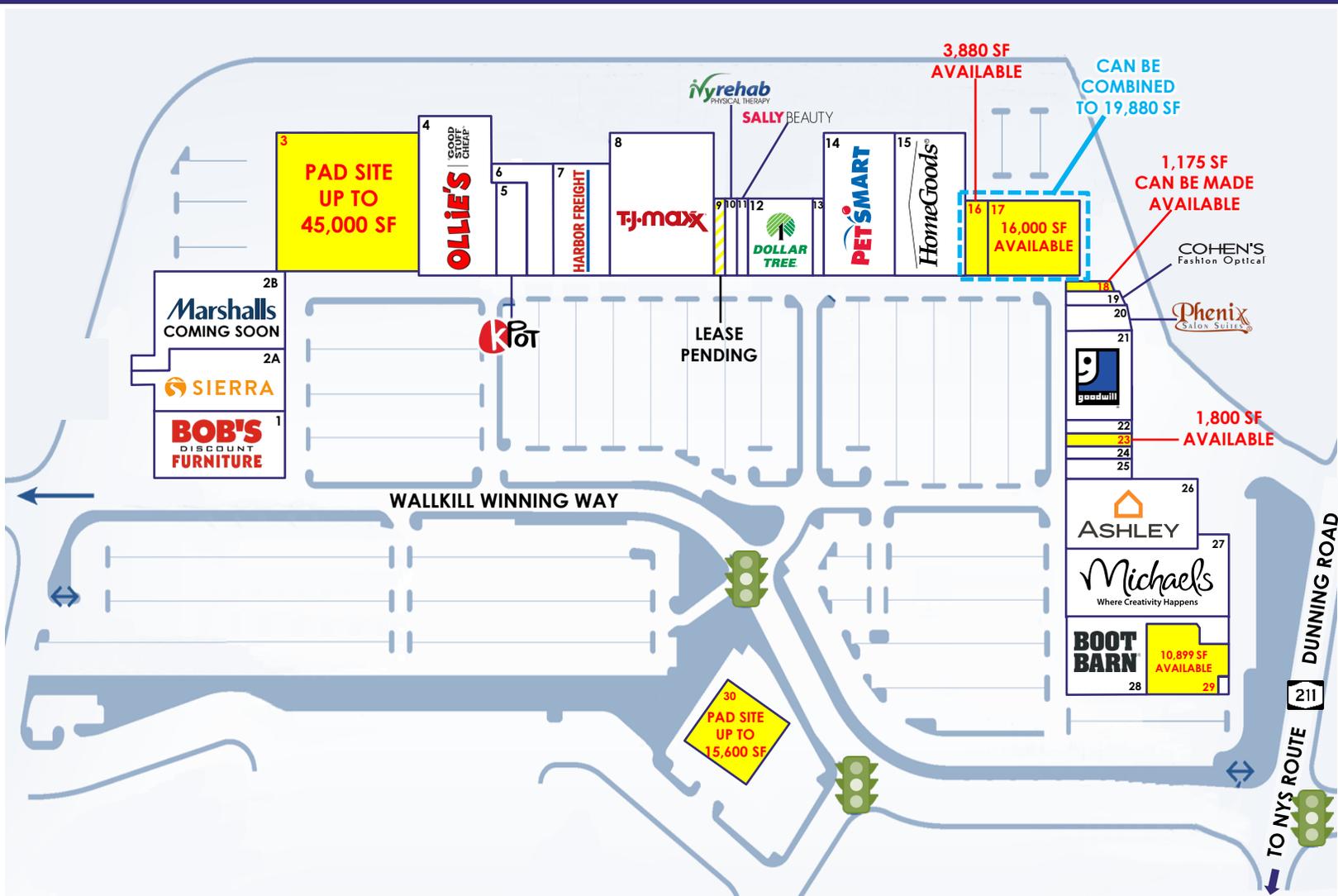


ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

Middletown, NY

88 Dunning Road Dunning Farms Shopping Center

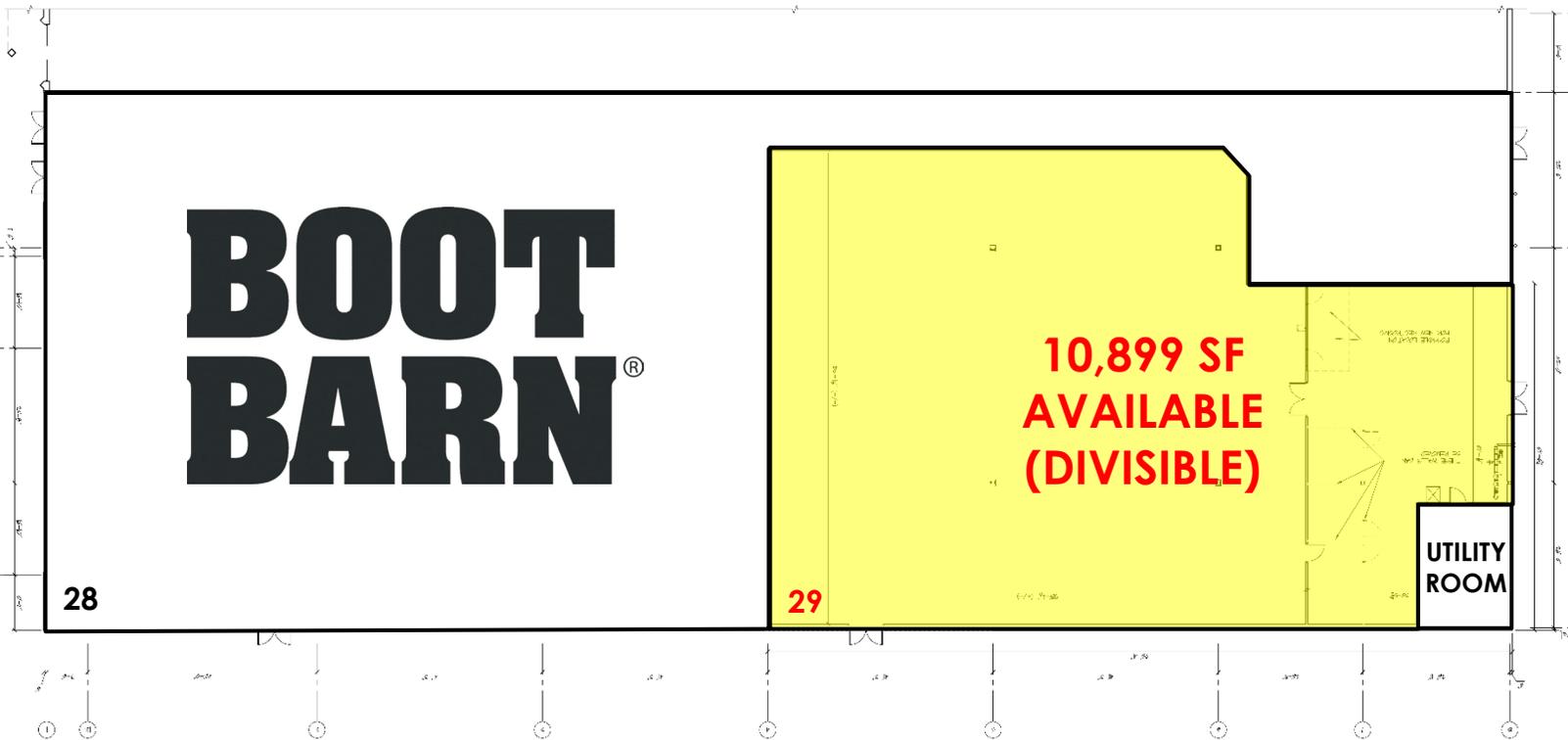


#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
01	BOB'S DISCOUNT FURNITURE	23,038	13	GO-GO JAPANESE CUISINE	1,592	24	PRO NAILS	1,200
2A	SIERRA	19,634	14	PETSMART	23,288	25	IRON DRAGON MARTIAL ARTS	3,000
2B	MARSHALLS (COMING SOON)	25,264	15	HOMEGOODS	26,712	26	ASHLEY HOMESTORE	25,271
03	AVAILABLE PAD SITE	45,000	16	AVAILABLE	3,880	27	MICHAEL'S	27,563
04	OLLIE'S BARGAIN OUTLET	31,600	17	AVAILABLE	16,000	28	BOOT BARN	15,643
05	KPOT KOREAN BBQ & HOT POT	7,980	18	CAN BE MADE AVAILABLE TOBACCO SHOP	1,175	29	AVAILABLE (DIVISIBLE)	10,899
06	DISCOUNT WINES & LIQUORS	8,644	19	COHEN'S OPTICAL	1,520	30	AVAILABLE PAD SITE	15,600
07	HARBOR FREIGHT TOOLS	11,879	20	PHENIX SALON SUITES	5,731			
08	TJ MAXX	33,475	21	GOODWILL	8,000			
09	LEASE PENDING	2,000	22	JOEY'S PIZZA	2,000			
10	IVY REHAB PT	2,000	23	AVAILABLE CURRENTLY LAPTOP SHACK	1,800			
11	SALLY BEAUTY SUPPLY	1,500						
12	DOLLAR TREE	12,000						



Middletown, NY

88 Dunning Road Dunning Farms Shopping Center



Middletown, NY

88 Dunning Road Dunning Farms Shopping Center



Middletown, NY

88 Dunning Road Dunning Farms Shopping Center



ORANGE PLAZA

Walmart KOHL'S
Burlington Staples
Party City Bath & Body Works ROSS
THE HOME DEPOT verizon DRESS FOR LESS
CHASE ULTA BEAUTY
AspenDental Panera TACO BELL
EUROPEAN WAX CENTER
Applebee's HOOK & REEL
Jersey Mike's SUBS GAP FACTORY Starbucks

FAIRGROUNDS PLAZA

Safe Haven Self Storage DUNKIN'
CUMI
RAC NATIONAL GUARD BANK OF AMERICA

PLAZA AT CRYSTAL RUN

petco
Olive Garden
ITALIAN KITCHEN

Walgreens
CVS
SONIC

T-Mobile
FIVE GUYS

sam's club

LOWE'S

BEST BUY

ShopRite
AT&T CHASE
AutoZone
Hudson Valley CREDIT UNION

planet fitness
RAYMOUR & FLANIGAN

GALLERIA AT CRYSTAL RUN

macy's JCPenney
Target AMC THEATRES H&M
aerie BOWLING & AMUSEMENT
URBAN APRIL ROUND 1
Bath & Body Works carter's DSW
five BELOW GOLD'S GYM
DICK'S SPORTING GOODS FOREVER 21
zumiez EXPRESS

WALKKILL PLAZA

BIG LOTS! HOBBY LOBBY
TEXAS DAVID'S
GameStop BRIDAL
Sola

WALKKILL TOWNE CENTER

Price Chopper
LABOY
CRUNCH

DUNNING FARMS SHOPPING CENTER

HomeGoods SITE TJ-maxx
SIERRA PET SMART
Michaels Marshalls ASHLEY
Where Creativity Happens COMING SOON
BOB'S DISCOUNT FURNITURE BOOT BARN SALLY BEAUTY HARBOR FREIGHT
Goodwill Nyrehab OLLIE'S
K Pot COHEN'S Fashion Optical Phenix SALON SUITES

