



## RETAIL SPACE

# NEWBURGH, NY

## NEWBURGH TOWNE CENTER

1433 ROUTE 300

### SIZE

Inline 1,275 SF Can Be Combined  
Inline 1,395 SF 2,670 SF

Proposed Pad ±2,500-3,500 SF with Drive Thru

### ASKING RENT

Upon Request

### CO-TENANTS

Stop & Shop, AT&T, Marshalls, Dollar Tree, HomeGoods, Leo's Italian Pizzeria & Restaurant, Studio 787, Vision City, GameStop, WellNow Urgent Care (Coming Soon)

### NEIGHBORS

Perkins Restaurant & Bakery, Bank of America, Citizens Bank, AutoZone, Sherwin-Williams Paint Store, Mattress Firm, Dairy Queen

Newburgh Mall: Office Depot, Sears, Bed Bath & Beyond, Kay Jewelers, T-Mobile, Verizon, New York & Company, GNC, GameStop

## CONTACT EXCLUSIVE AGENT

### JEFFREY L. NABLE

jnable@ripcoy.com

516.933.8880

**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcoy.com](http://ripcoy.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## MARKET AERIAL



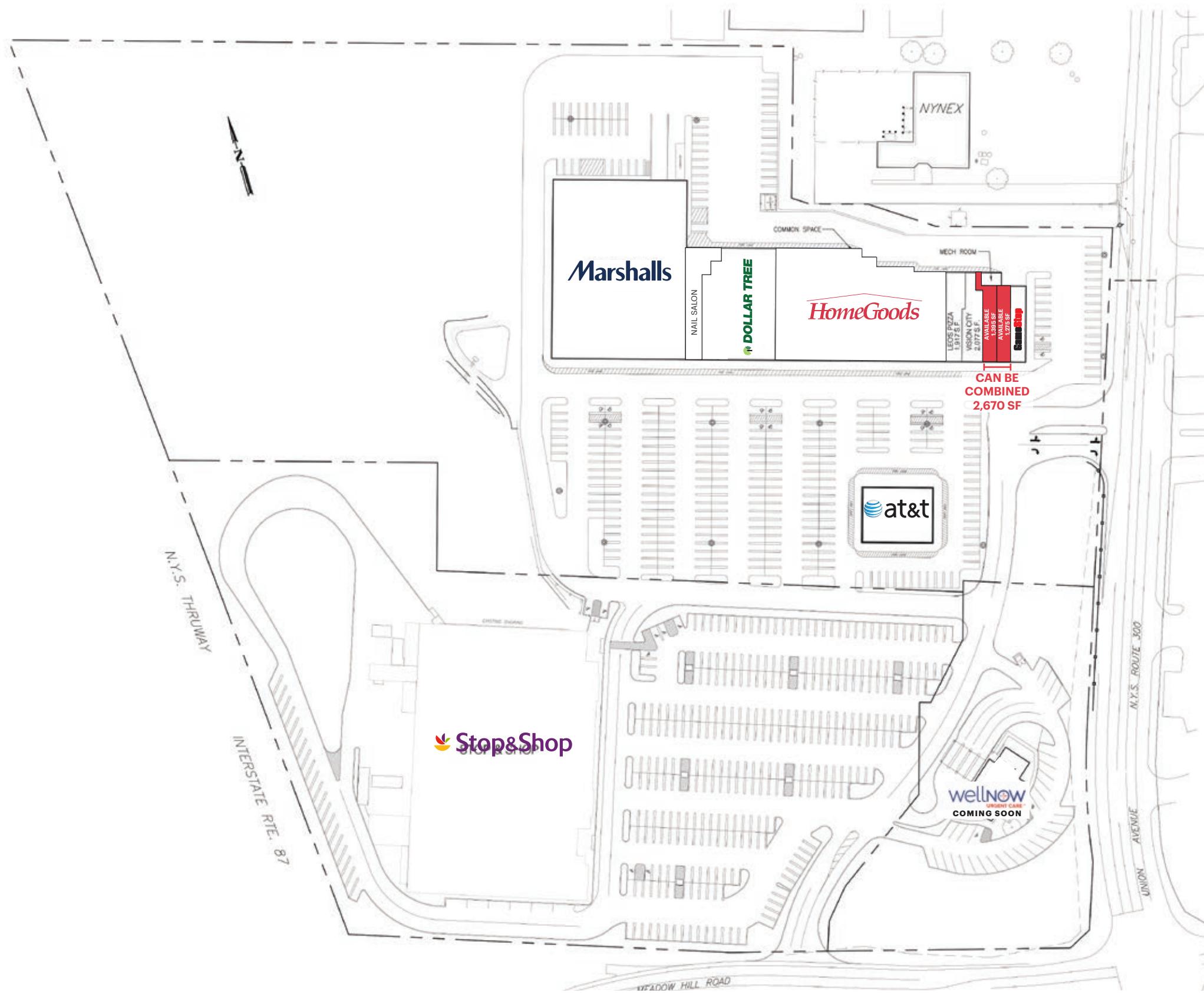
## MID-LEVEL AERIAL



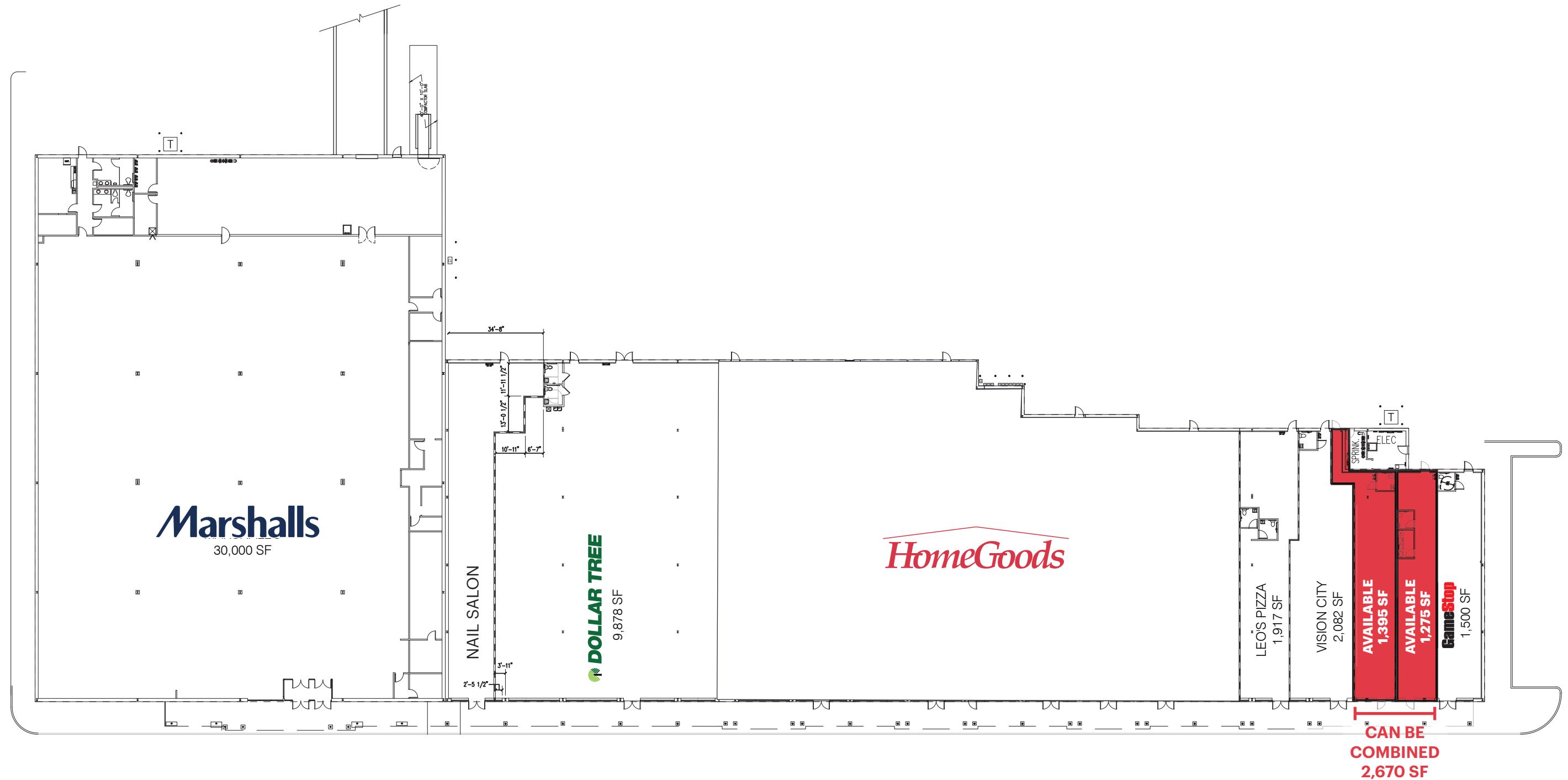
## CLOSE UP AERIAL



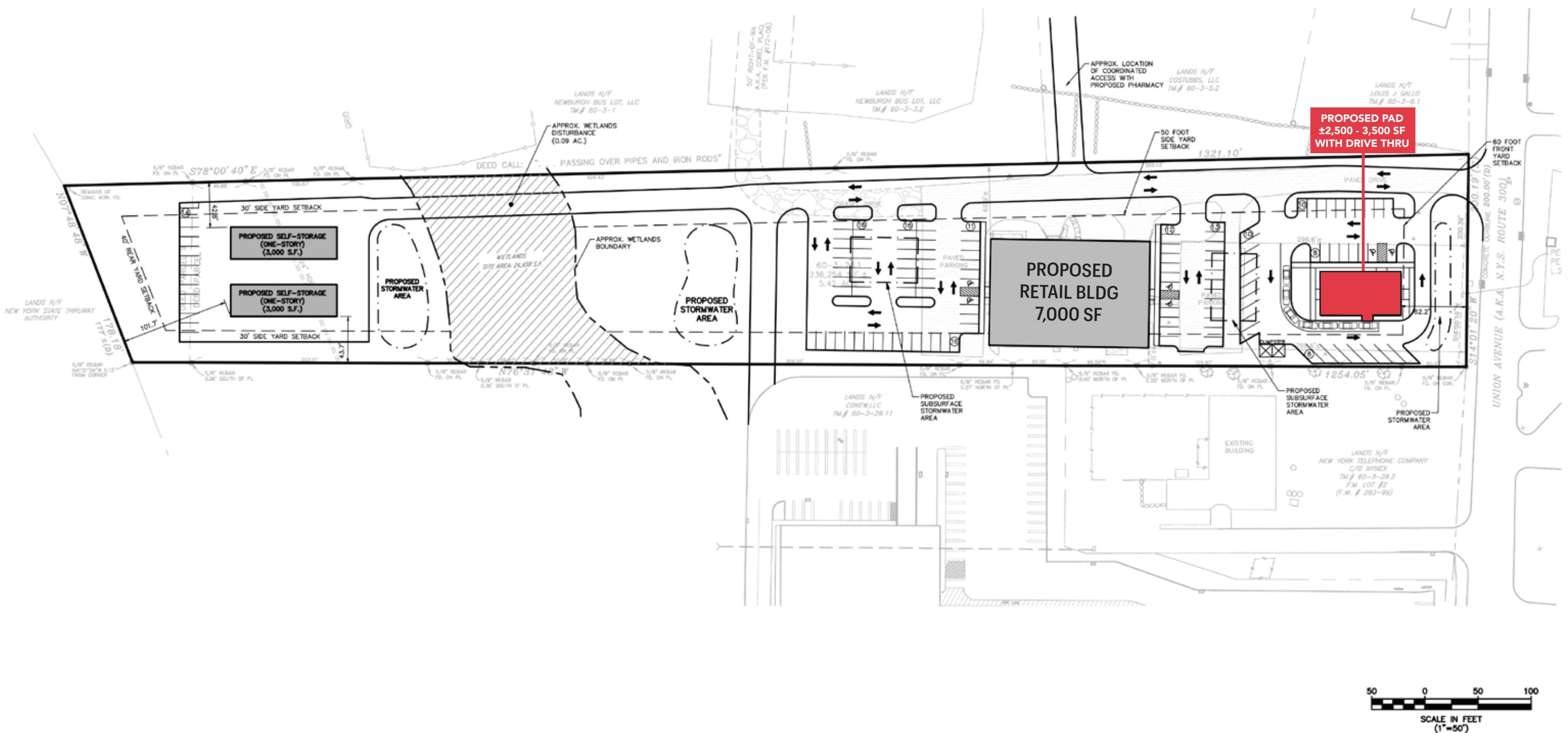
## SITE PLAN



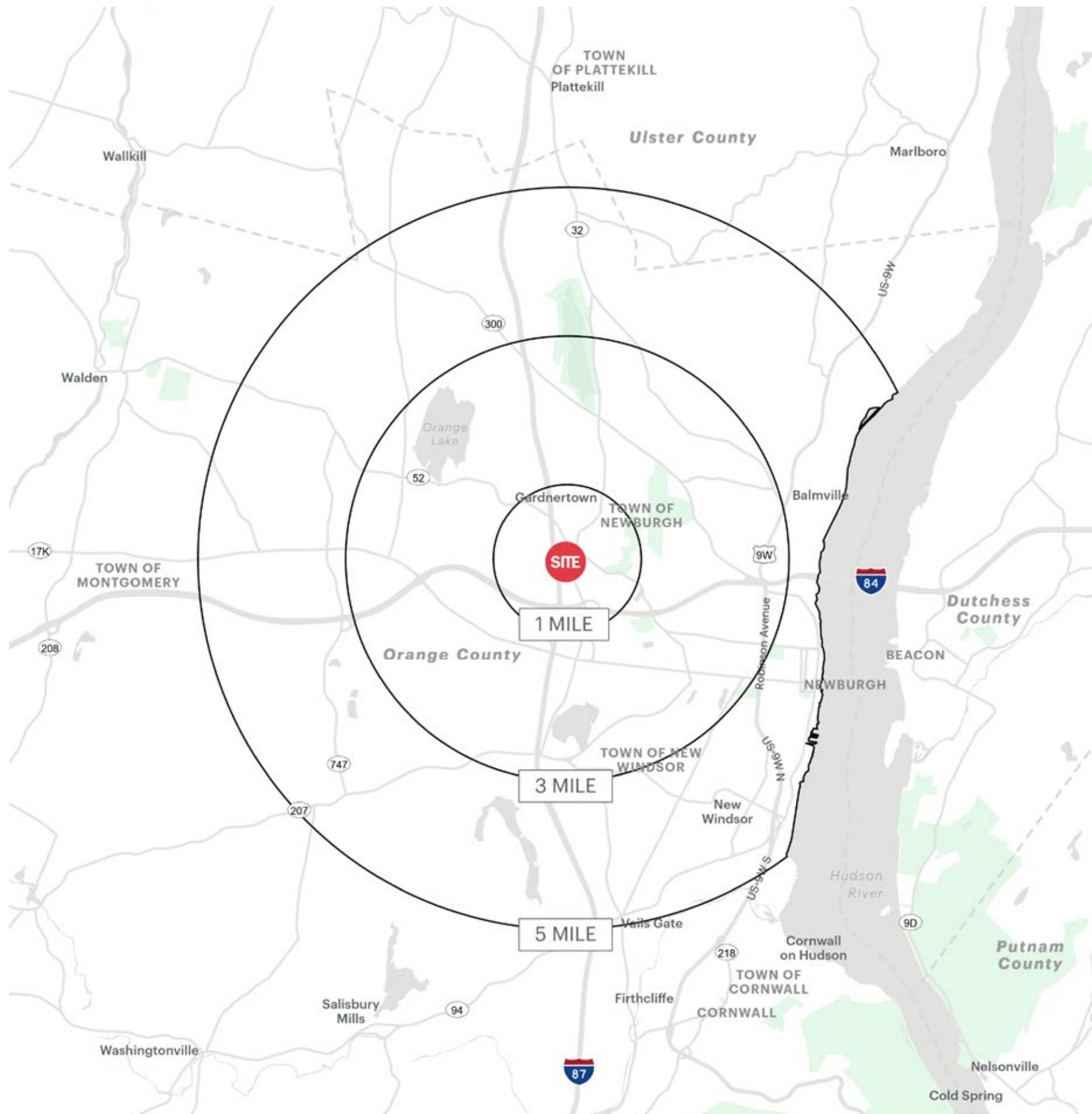
## LEASING PLAN



## PROPOSED DEVELOPMENT



## AREA DEMOGRAPHICS



### 1 MILE RADIUS

|   |               |
|---|---------------|
| <b>COLLEGE GRADUATES (Bachelor's +)</b> | 1,262 - 33.0% |
| <b>TOTAL BUSINESSES</b>                 | 259           |
| <b>TOTAL EMPLOYEES</b>                  | 2,536         |
| <b>DAYTIME POPULATION (w/ 16 yr +)</b>  | 5,015         |

### 3 MILE RADIUS

|   |               |
|---|---------------|
| <b>COLLEGE GRADUATES (Bachelor's +)</b> | 7,425 - 30.0% |
| <b>TOTAL BUSINESSES</b>                 | 1,859         |
| <b>TOTAL EMPLOYEES</b>                  | 20,040        |
| <b>DAYTIME POPULATION (w/ 16 yr +)</b>  | 37,960        |

### 5 MILE RADIUS

|   |                |
|---|----------------|
| <b>COLLEGE GRADUATES (Bachelor's +)</b> | 16,370 - 30.0% |
| <b>TOTAL BUSINESSES</b>                 | 3,359          |
| <b>TOTAL EMPLOYEES</b>                  | 34,588         |
| <b>DAYTIME POPULATION (w/ 16 yr +)</b>  | 77,343         |

## AREA DEMOGRAPHICS

