

LUXURY RETAIL DEVELOPMENT  
**THE SHOPS AT WOODBURY**  
6 Locey Lane, Woodbury, NY, Orange County



COMMERCIAL  
REAL  
ESTATE  
DIVISION

**kw** HUDSON VALLEY  
KELLER WILLIAMS REALTY & UPSTATE GROUP

NOW JOIN CO-TENANTS



Rendering

## (All New) The Shops at Woodbury - Now Leasing

### Property Highlights

- Located at the signalized intersection of Route 32 & Locey Lane and diagonally across from Woodbury Common Premium Outlets
- Co-tenants currently include Aspen Dental, Chipotle, Courtyard Marriott, McDonald's and Starbucks
- In-line retail and free-standing pad sites # 2, 5 & 6 still available
- Highest traffic counts in Orange County
- Fastest growing County in New York State
- Located 50 miles north of New York City

### About Woodbury Common Premium Outlets (WCPO):

- Approximately 13,700,000 visitors per year
- Approximately 4,400 employees
- WCPO pays approximately \$11 million a year in school and property taxes
- WCPO generates more than \$82 million annually in sales tax

### Contact

JOHN COLADONATO  
Lic. RE Salesperson  
Mobile: (845) 258-8424  
Office: (845) 610-6065  
jccommercial@kw.com

### About the Location

- Located only 15 minutes from LegoLand New York Resort/ThemePark (Goshen, NY)
- Located 10 minutes from the United States Military Academy at West Point (USMA)
- There are  $\pm 1,500$  homes and  $\pm 250,000$  square feet of commercial space proposed
- ~~btreasinid~~ The Harriman Metro-North station. The property is intended to cater to rail commuters and fulfill the "transit village" concept long envisioned for that property.
- Located within the Monroe-Woodbury Central School District that consists of 7 elementary, middle and high schools with 630 employees and 6,890 students.



KW Commercial | Hudson Valley  
9 Bert Crawford Rd.,  
Middletown, NY 10940

LUXURY RETAIL DEVELOPMENT  
**THE SHOPS AT WOODBURY**  
6 Locey Lane, Woodbury, NY Orange County

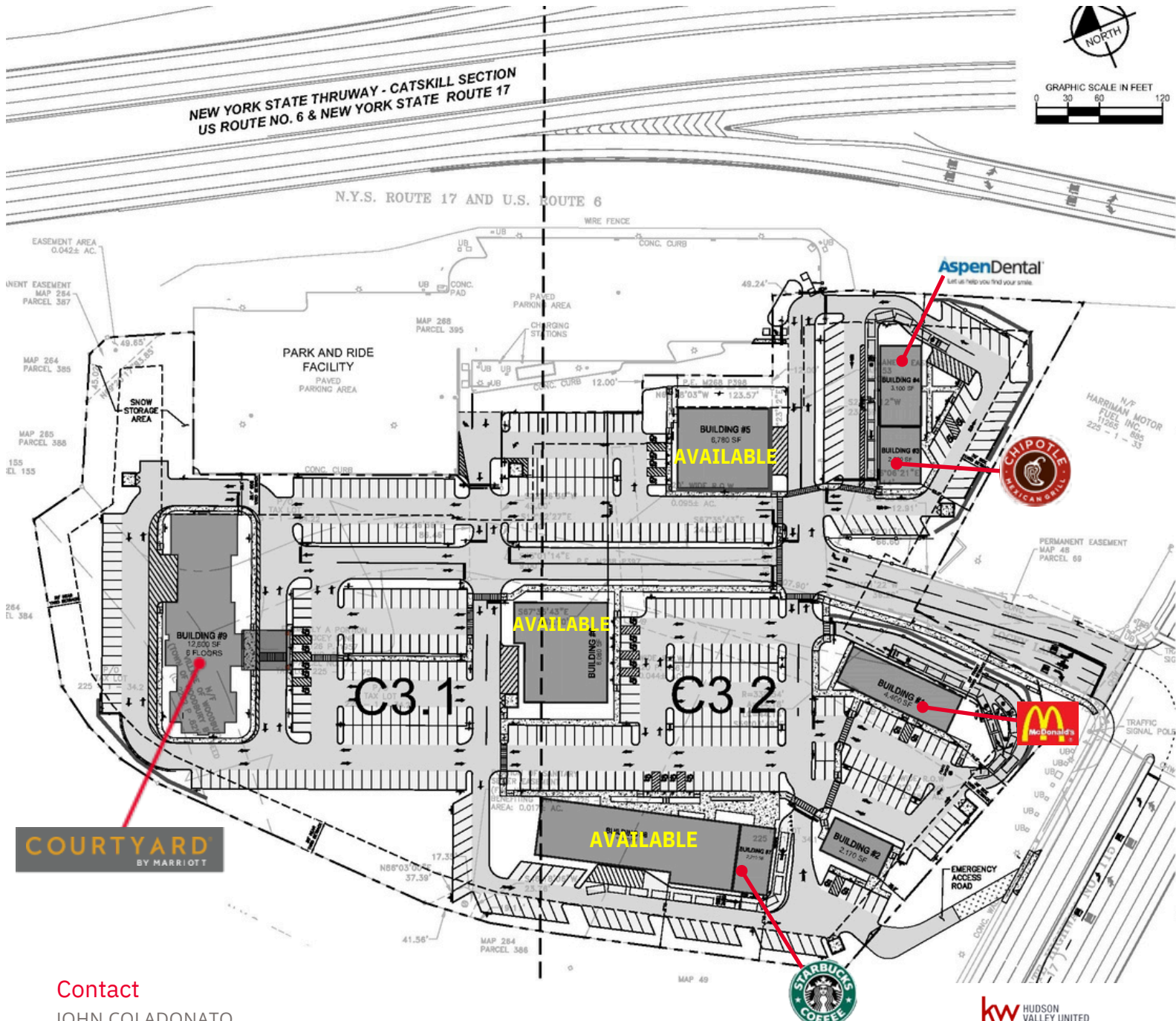


COMMERCIAL  
REAL  
ESTATE  
DIVISION

**kw** HUDSON VALLEY  
& UPSTATE GROUP  
KELLER

**SITE PLAN**

Includes a proposed 5-story flagship hotel, in-line retail for build-to-suit, and pad-ready sites for ground lease.



**Contact**

JOHN COLADONATO  
Lic. RE Salesperson  
Mobile: (845) 258-8424  
Office: (845) 610-6065  
jccommercial@kw.com



KW Commercial | Hudson Valley  
9 Bert Crawford Rd.,  
Middletown, NY 10940

LUXURY RETAIL DEVELOPMENT  
**THE SHOPS AT WOODBURY**  
 6 Locey Lane, Woodbury, NY Orange County



COMMERCIAL  
 REAL  
 ESTATE  
 DIVISION

**kw** HUDSON VALLEY  
 & UPSTATE GROUP  
 KELLER WILLIAMS REALTY



**5, 10, 15 Mile Demographic Data**

Demographic Highlights	5 Miles	10 Miles	15 Miles
Population	61,931	139,557	526,111
Households	16,782	43,640	167,971
Average H.H. Income	\$110,676	\$120,533	\$114,528
Total Daytime Population (2019)	57,740	113,231	475,484

Source: Esri forecasts for 2019; U.S. Census Bureau

**Contact**

JOHN COLADONATO  
 Lic. RE Salesperson  
 Mobile: (845) 258-8424  
 Office: (845) 610-6065  
 jccommercial@kw.com



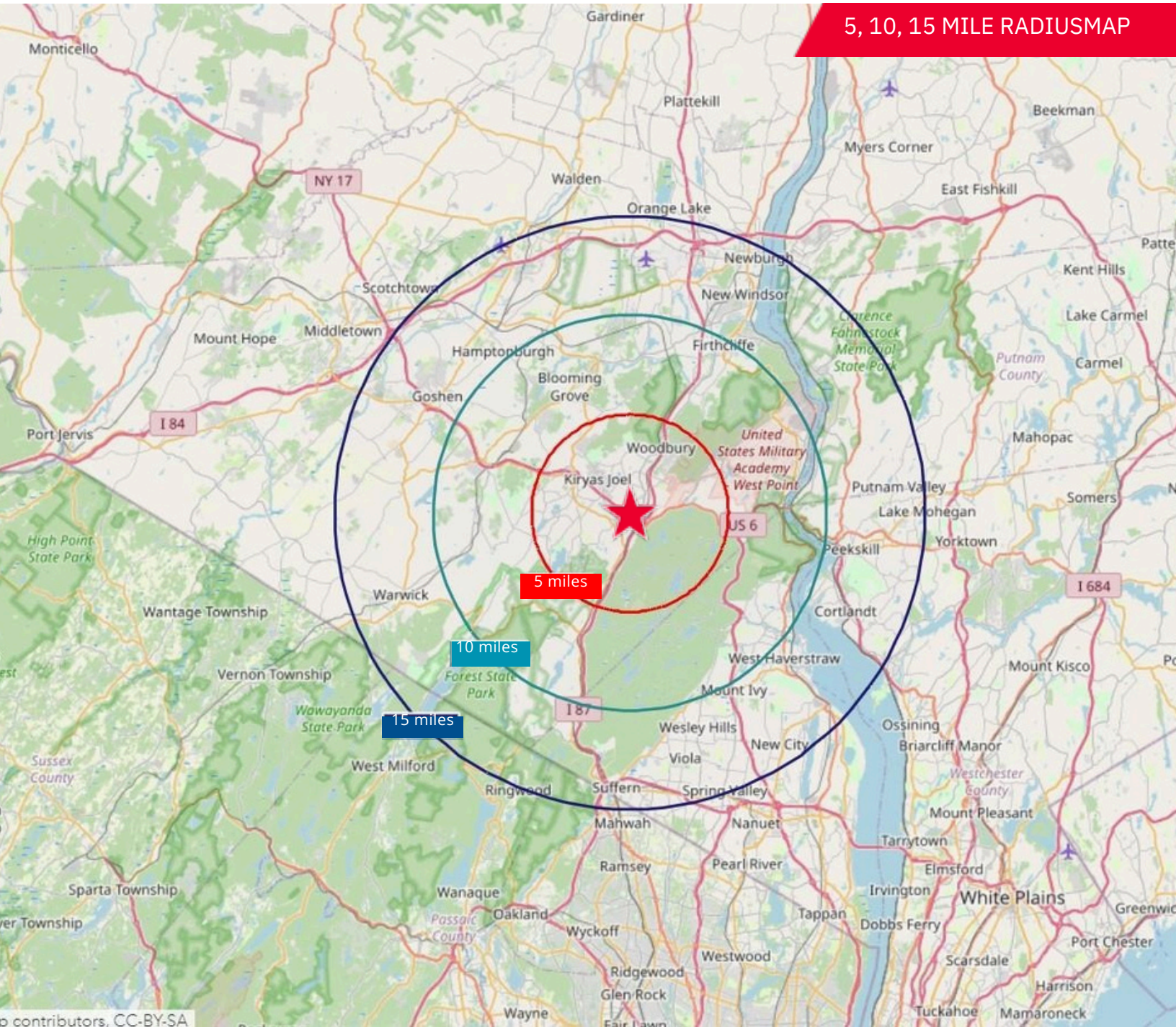
KW Commercial | Hudson Valley  
 9 Bert Crawford Rd.,  
 Middletown, NY 10940

LUXURY RETAIL DEVELOPMENT  
**THE SHOPS AT WOODBURY**  
6 Locey Lane, Woodbury, NY Orange County



COMMERCIAL  
REAL  
ESTATE  
DIVISION

**kw** HUDSON VALLEY  
& UPSTATE GROUP  
KELLER



**5, 10, 15 MILE RADIUS MAP**

**Contact**

JOHN COLADONATO  
Lic. RE Salesperson  
Mobile: (845) 258-8424  
Office: (845) 610-6065  
jccommercial@kw.com



KW Commercial | Hudson Valley  
9 Bert Crawford Rd.,  
Middletown, NY 10940

LUXURY RETAIL DEVELOPMENT  
**THE SHOPS AT WOODBURY**  
 6 Locey Lane, Woodbury, NY Orange County



COMMERCIAL  
 REAL ESTATE  
 DIVISION

**kw** HUDSON VALLEY  
 & UPSTATE GROUP  
 KELLER WILLIAMS REALTY

OTHER AREA RETAILERS

WOODBURY COMMON PREMIUM OUTLETS including:



HARRIMAN COMMONS including:



WOODBURY CENTRE including:



Contact

JOHN COLADONATO  
 Lic. RE Salesperson  
 Mobile: (845) 258-8424  
 Office: (845) 610-6065  
 jccommercial@kw.com



KW Commercial | Hudson Valley  
 9 Bert Crawford Rd.,  
 Middletown, NY 10940