

FOR LEASE

1400 Rt 300 (Union Ave).
Newburgh, NY
6100 Square Feet

Great visibility
Traffic light entrance/exit
Former Axe Throwing facility
suitable for
Medical, Leisure, Restaurant,
Retail



HOULIHAN LAWRENCE
COMMERCIAL



UNION
PLAZA



HOULIHAN LAWRENCE
COMMERCIAL

1400 Route 300 (Union Av) Newburgh, NY

Brooklyn, NY 11235

6100 SF Available

\$18 PSF NNN

PRIME END CAP OPPORTUNITY

Signalized Corner • Pylon Signage • High Visibility

Position your business for maximum exposure at this highly visible end cap location featuring direct access from a traffic light intersection and prominent pylon signage.

Ideal For:

Retail, Medical, Restaruant/QSR

Property Highlights:

Premium End Cap space with strong frontage

Signalized intersection for easy in/out access

High-impact pylon signage opportunity

Excellent visibility from the roadway Strong co-tenancy and established trade area

This is a rare opportunity to secure a high-profile position designed to drive daily traffic and brand awareness.

Contact for leasing details and availability.

Alan Zuckerman

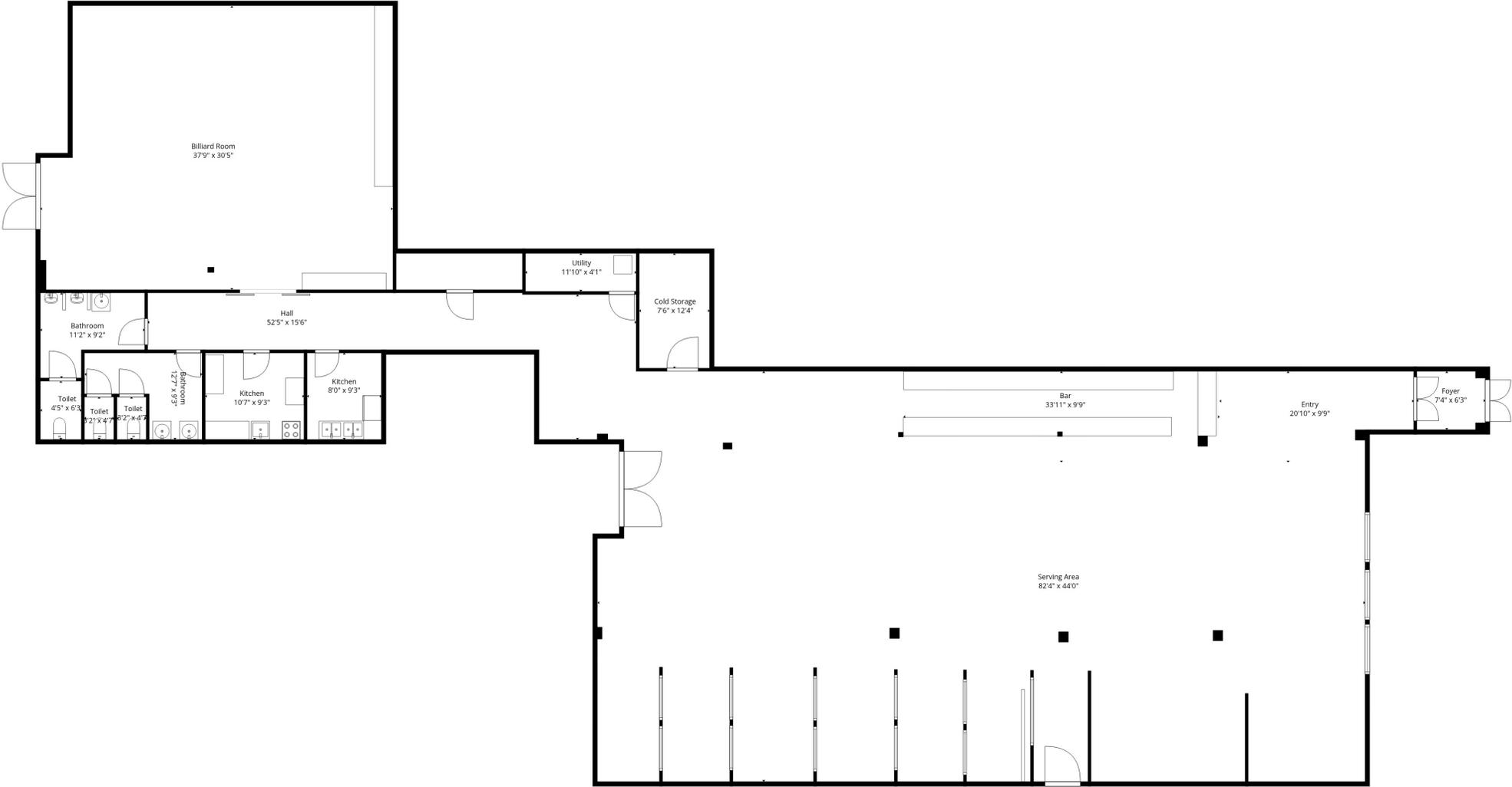
914-755-4184

Alan@zuckermanre.com





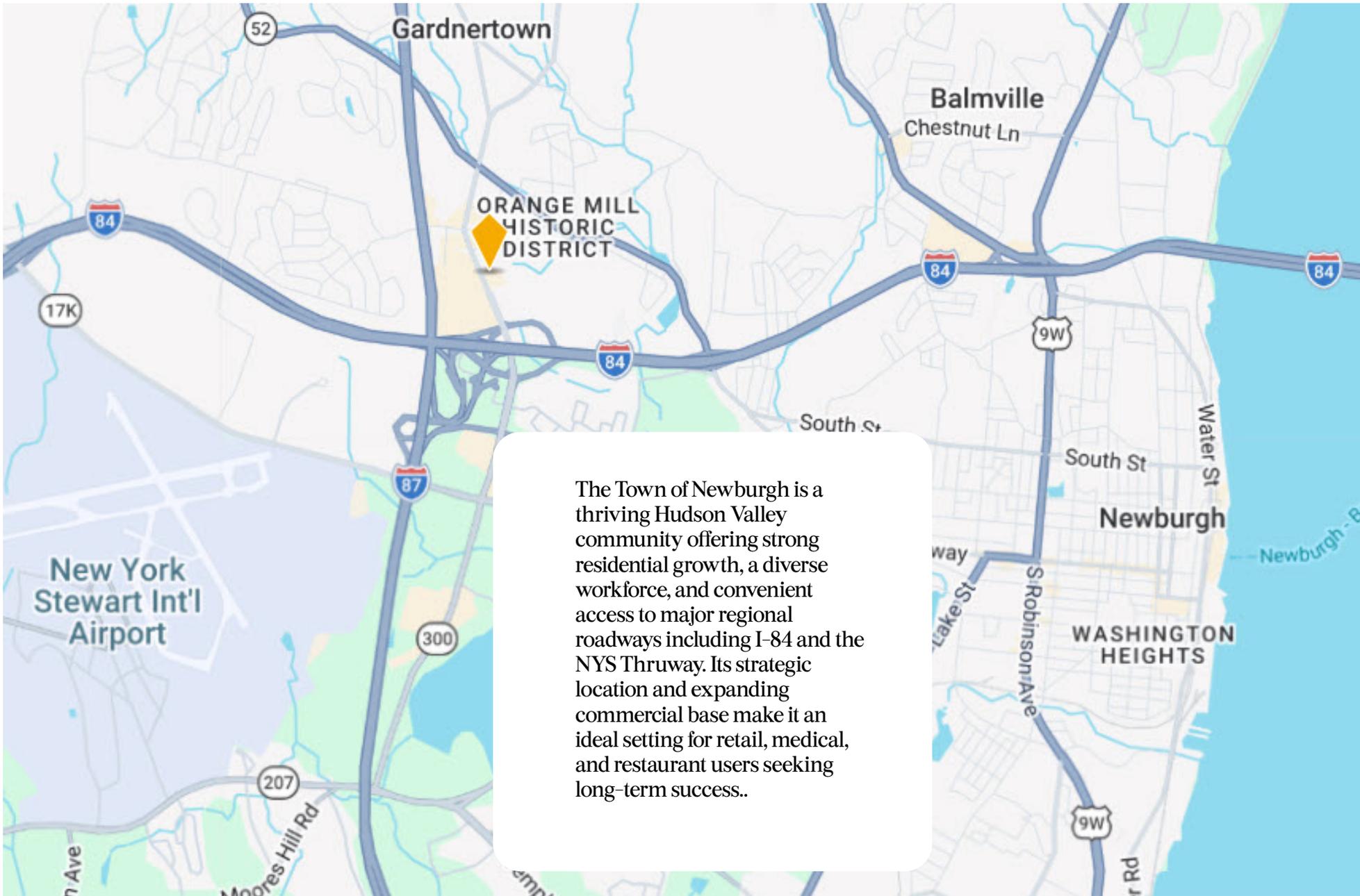
Floor Plans



Demographic Information

Demographic Summary Report

1400 Route 300, Newburgh, NY 12550					
Building Type: General Retail	Total Available: 0 SF				
Secondary: Storefront Retail/Office	% Leased: 100%				
GLA: 21,304 SF	Rent/SF/Yr: -				
Year Built: 1964					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2029 Projection	4,759	41,622	92,495		
2024 Estimate	4,679	40,974	90,751		
2020 Census	4,657	41,072	88,784		
Growth 2024 - 2029	1.71%	1.58%	1.92%		
Growth 2020 - 2024	0.47%	-0.24%	2.22%		
2024 Population by Hispanic Origin	1,170	15,555	31,179		
2024 Population	4,679	40,974	90,751		
White	2,452 52.40%	16,829 41.07%	40,298 44.41%		
Black	946 20.22%	8,676 21.17%	19,047 20.99%		
Am. Indian & Alaskan	45 0.96%	602 1.47%	1,161 1.28%		
Asian	162 3.46%	938 2.29%	2,400 2.64%		
Hawaiian & Pacific Island	0 0.00%	0 0.00%	7 0.01%		
Other	1,072 22.91%	13,929 33.99%	27,839 30.68%		
U.S. Armed Forces	0	333	737		
Households					
2029 Projection	1,810	14,790	34,257		
2024 Estimate	1,778	14,545	33,576		
2020 Census	1,768	14,545	32,697		
Growth 2024 - 2029	1.80%	1.68%	2.03%		
Growth 2020 - 2024	0.57%	0.00%	2.69%		
Owner Occupied	1,342 75.48%	9,207 63.30%	19,303 57.49%		
Renter Occupied	436 24.52%	5,339 36.71%	14,273 42.51%		
2024 Households by HH Income					
Income: <\$25,000	202 11.36%	2,385 16.40%	5,094 15.17%		
Income: \$25,000 - \$50,000	171 9.62%	2,229 15.32%	5,842 17.40%		
Income: \$50,000 - \$75,000	261 14.68%	2,070 14.23%	4,929 14.68%		
Income: \$75,000 - \$100,000	256 14.40%	1,956 13.45%	4,175 12.44%		
Income: \$100,000 - \$125,000	297 16.70%	1,534 10.55%	3,514 10.47%		
Income: \$125,000 - \$150,000	138 7.76%	1,414 9.72%	2,985 8.89%		
Income: \$150,000 - \$200,000	286 16.09%	1,761 12.11%	4,011 11.95%		
Income: \$200,000+	167 9.39%	1,198 8.24%	3,024 9.01%		
2024 Avg Household Income	\$114,010	\$100,347	\$101,225		
2024 Med Household Income	\$99,901	\$82,534	\$80,521		



The Town of Newburgh is a thriving Hudson Valley community offering strong residential growth, a diverse workforce, and convenient access to major regional roadways including I-84 and the NYS Thruway. Its strategic location and expanding commercial base make it an ideal setting for retail, medical, and restaurant users seeking long-term success..

**LOCAL MARKET LEADERSHIP.
WORLD CLASS CONNECTIONS.**

CONTACT ME FOR MORE INFORMATION



ALAN ZUCKERMAN

Associate Real Estate Broker

M 914.755-4184 O 914-798-4900
azuckerman@houlihanlawrence.com



HOULIHAN LAWRENCE
COMMERCIAL

*800 Westchester Avenue
Suite N-517
Rye Brook, NY 10573
www.houlihanlawrence.com/commercial*



The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.