

AVAILABLE
1,395 sf

Marshalls

Hany Nails & SPA

DOLLAR TREE

HomeGoods

Leo's Pizza
CLUB PILATES

CHIPOTLE

at&t

Stop&Shop

Wendy's

PYLON

PYLON

UNION A VENUE

STATE 87

SHADOW HILL ROAD



PROJECT DETAILS

TOWNE CENTER • 1,395 SF AVAILABLE • RETAIL STRIP CENTER

AVAILABLE SPACE	1,395 SF - Frontage of 15'
ASKING RENT	\$32.50 psf
NNN	\$9.35 psf (2026)
TRAFFIC COUNTS	- Route 300 - 16,569 '24 - Meadow Ave - 4,948 '24 - Route 52 - 9,595 '24
PROPERTY HIGHLIGHTS	- Grocery anchored strip center located on Route 300 with national and daily needs co-tenants - Signalized access - Pylon signage
CO-TENANTS	Stop & Shop, Marshalls, HomeGoods & Chipotle. Club Pilates Opening 2027.
COUNTY	Orange

	3 MILE	5 MILE	10 MILE
 POPULATION	36,918	86,938	210,186
 DAYTIME POPULATION	43,519	86,535	189,937
 MEDIAN HH INCOME	\$87,905	\$85,416	\$96,023
 TOTAL HH	13,703	33,114	80,806
 MEDIAN AGE	40.4	39.1	41.0

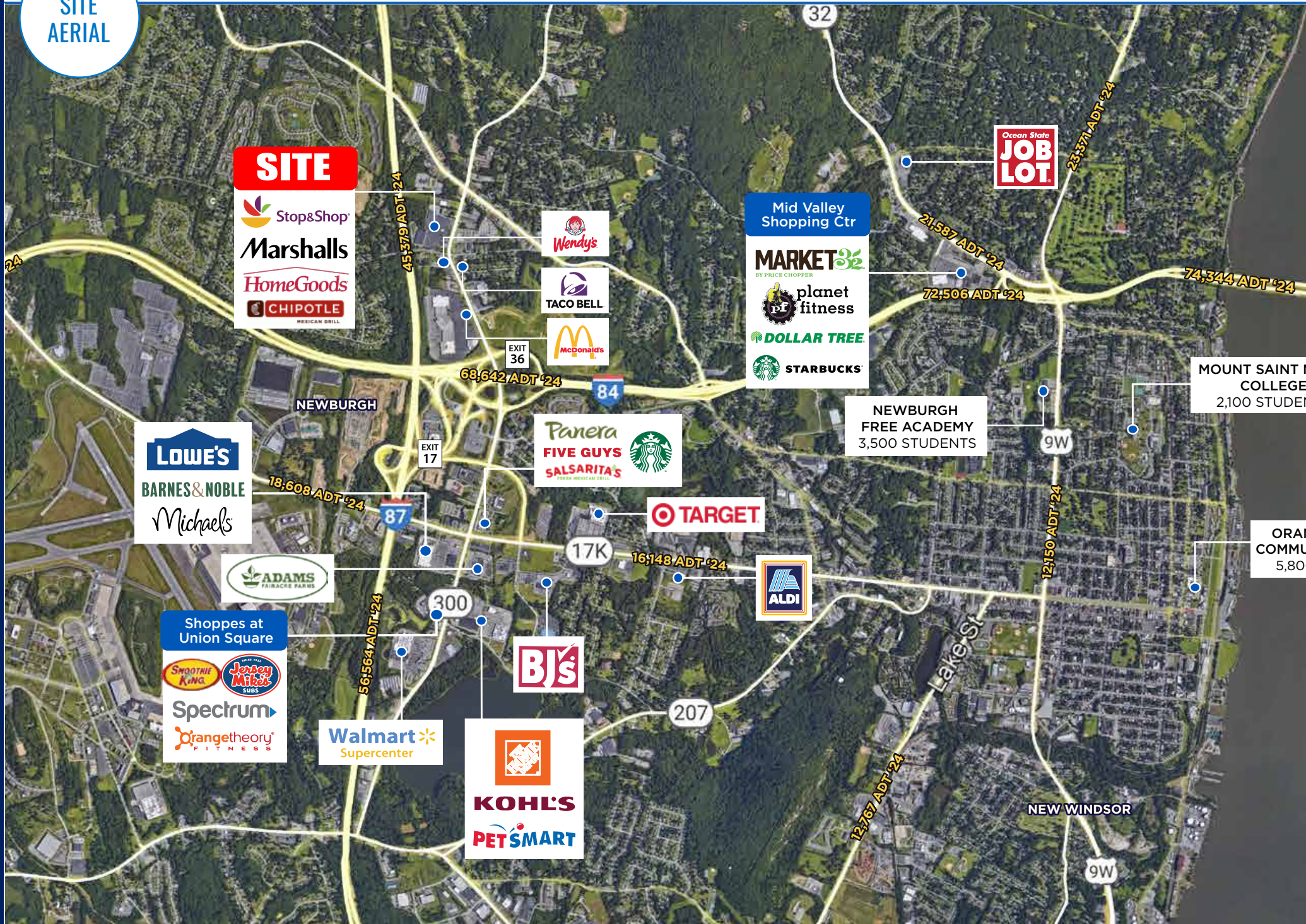


SITE
AERIAL

TOWNE CENTER • 1,395 SF AVAILABLE • RETAIL STRIP CENTER



SITE
AERIAL



NEWBURGH TOWNE CENTER

 **Stop & Shop**

Pharmacy

Marshalls

HomeGoods

**DOLLAR
TREE**

CLUB  PILATES™

STUDIO 707

 **AT&T**

 **CHIPOTLE**
MEXICAN GRILL

NEWBURGH, NEW YORK

TOWNE CENTER

1,395 SF AVAILABLE | RETAIL STRIP CENTER

SHANNON OLDER

518-785-8200 X1
SOLDER@ATLANTICRETAIL.COM

 **Atlantic**
RETAIL

ALBANY
15A CENTURY HILL DRIVE
LATHAM, NY
518.785.8200

ATLANTA
BOSTON
CHARLOTTE
LOS ANGELES
NEW YORK CITY
ORLANDO
PITTSBURGH
WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

 [LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)
 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

 **REALTY
RESOURCES**

CHAINLINKS
RETAIL ADVISORS