

# PEARL RIVER SHOPPING CENTER

100 N. Middletown Road | Pearl River, NY | Rockland County

RETAIL SPACE  
FOR SUBLEASE

800 SF AVAILABLE



## BROKER CONTACT

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### AVAILABLE:

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### JOIN CO-TENANTS:

Retro Fitness, Dollar General (coming soon), Dunkin', Stan's Barber Shop, Pizza City, Luigi O'Grady's Deli & Catering, Good Taste Chinese and Natural Garment Care

### NEIGHBORING RETAILERS:

ShopRite, CVS, Chase Bank, 7-Eleven, Domino's, Edible Arrangements, TD Bank, KFC, Subway, Wegman's, Big Lots, HomeGoods, Petco, Marshalls, Starbucks, At Home, 24 Hour Fitness, and many more

### ADDITIONAL INFORMATION:

- 57,217 SF Neighborhood Strip Center on 3.34 Acres
- Signalized Intersection with Multiple Ingress/Egress Access Points on both N. Middletown Road and Blauvelt Road
- Excellent Demos and Visibility
- Close Proximity to the Garden State Parkway, I-278 and the Palisades Parkway
- 202 Parking Spaces

### TRAFFIC COUNTS:

16,657 Cars per Day Along Middletown Road  
5,809 Cars per Day Along Blauvelt Road

### GROSS RENT:

\$30.00/SF

**ROYAL**  
PROPERTIES

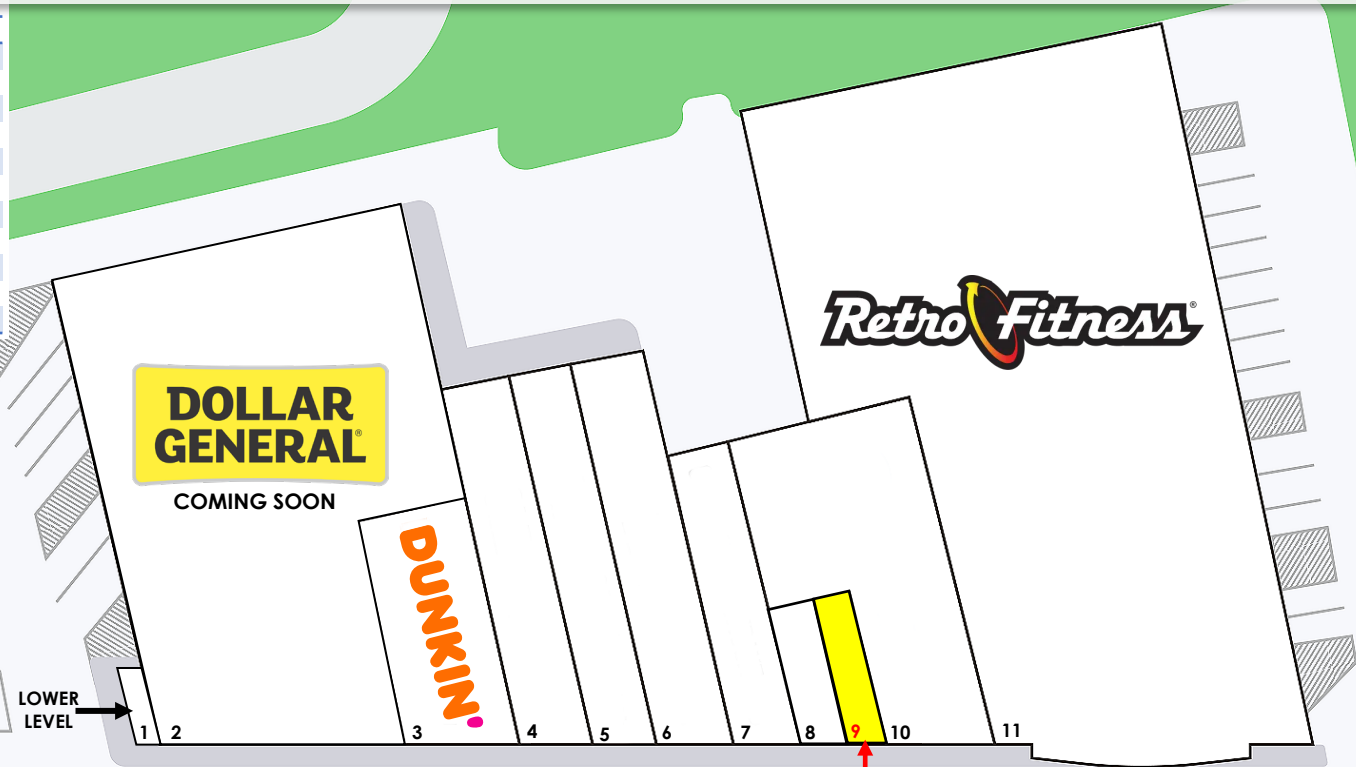
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TENANT	SF
1 Lower Level	12,500
2 Dollar General	10,765
3 Dunkin'	1,963
4 Natural Garment Care	1,800
5 Pizza City	1,692
6 Luigi O'Grady's Deli & Catering	2,000
7 Good Taste Chinese	1,050
8 Stan's Barber Shop	1,000
9 AVAILABLE	800
10 Retro Fitness Expansion	1,450
11 Retro Fitness	24,350



NORTH MIDDLETOWN ROAD

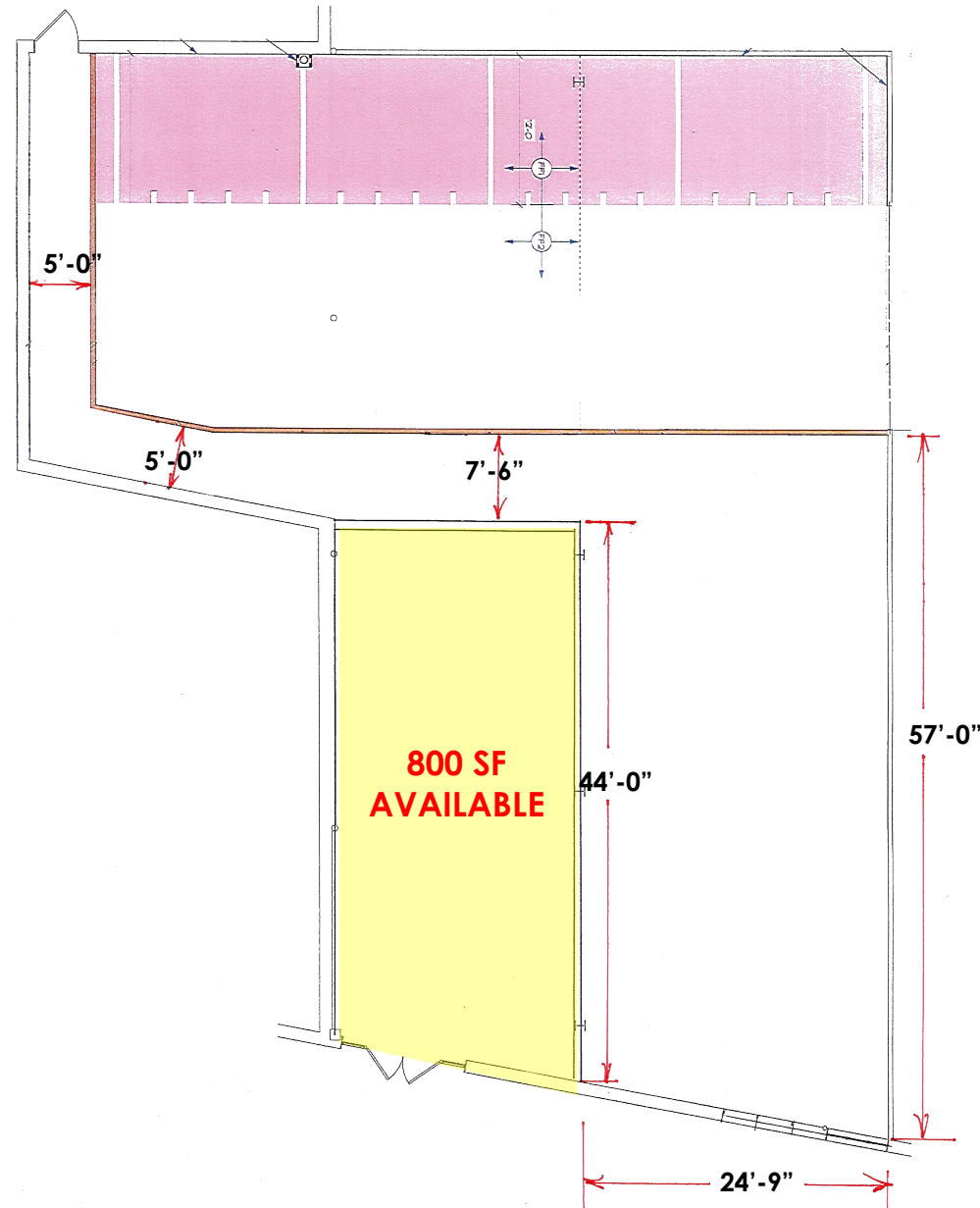
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## 1 Mile Radius

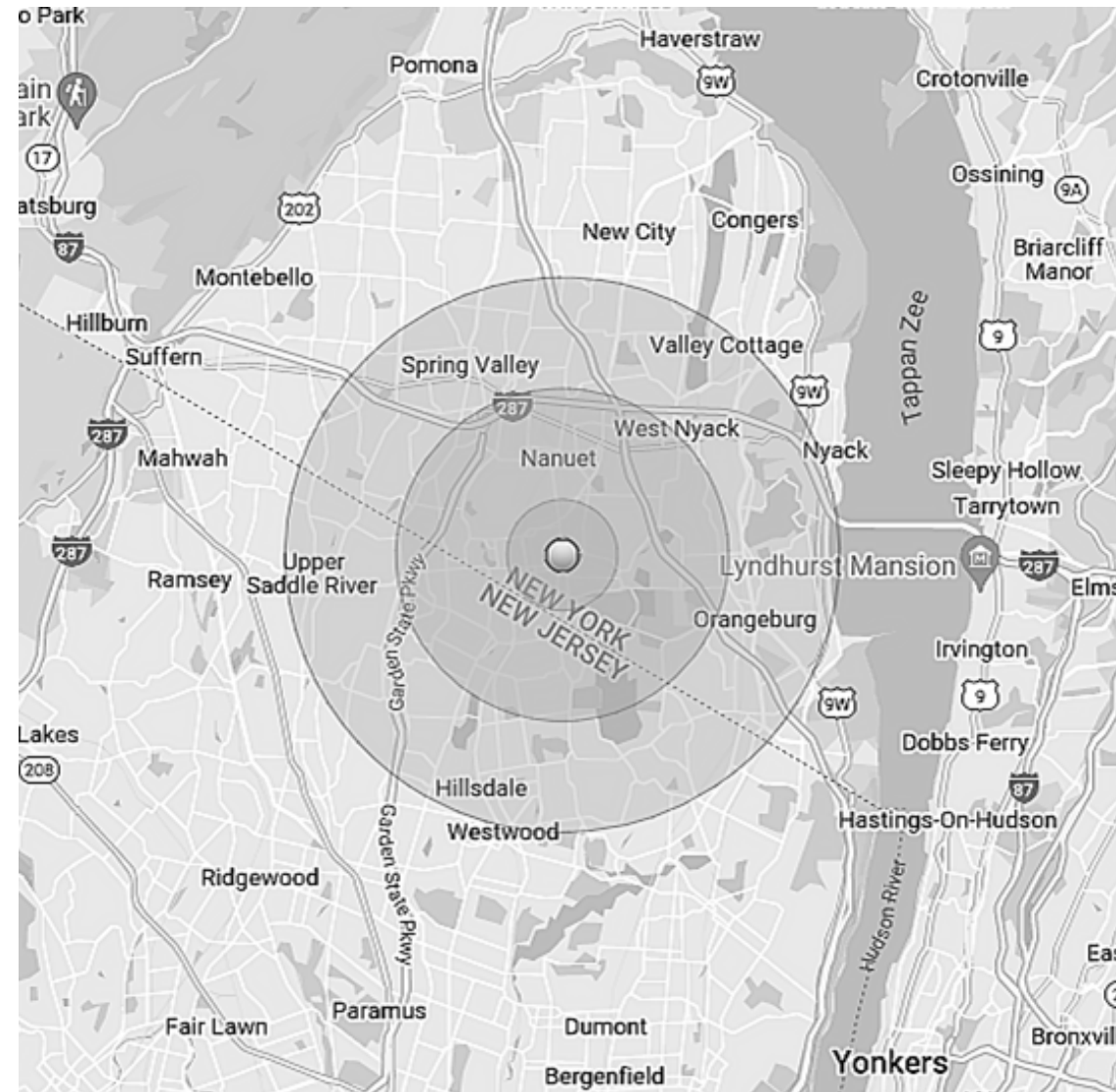
2024 Est. Population	11,594
2024 Est. Avg. HH Income	\$145,470
Households	4,237
Total Employees	7,969

## 3 Mile Radius

2024 Est. Population	65,605
2024 Est. Avg. HH Income	\$157,447
Households	22,435
Total Employees	40,334

## 5 Mile Radius

2024 Est. Population	226,804
2024 Est. Avg. HH Income	\$141,223
Households	70,652
Total Employees	102,504



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