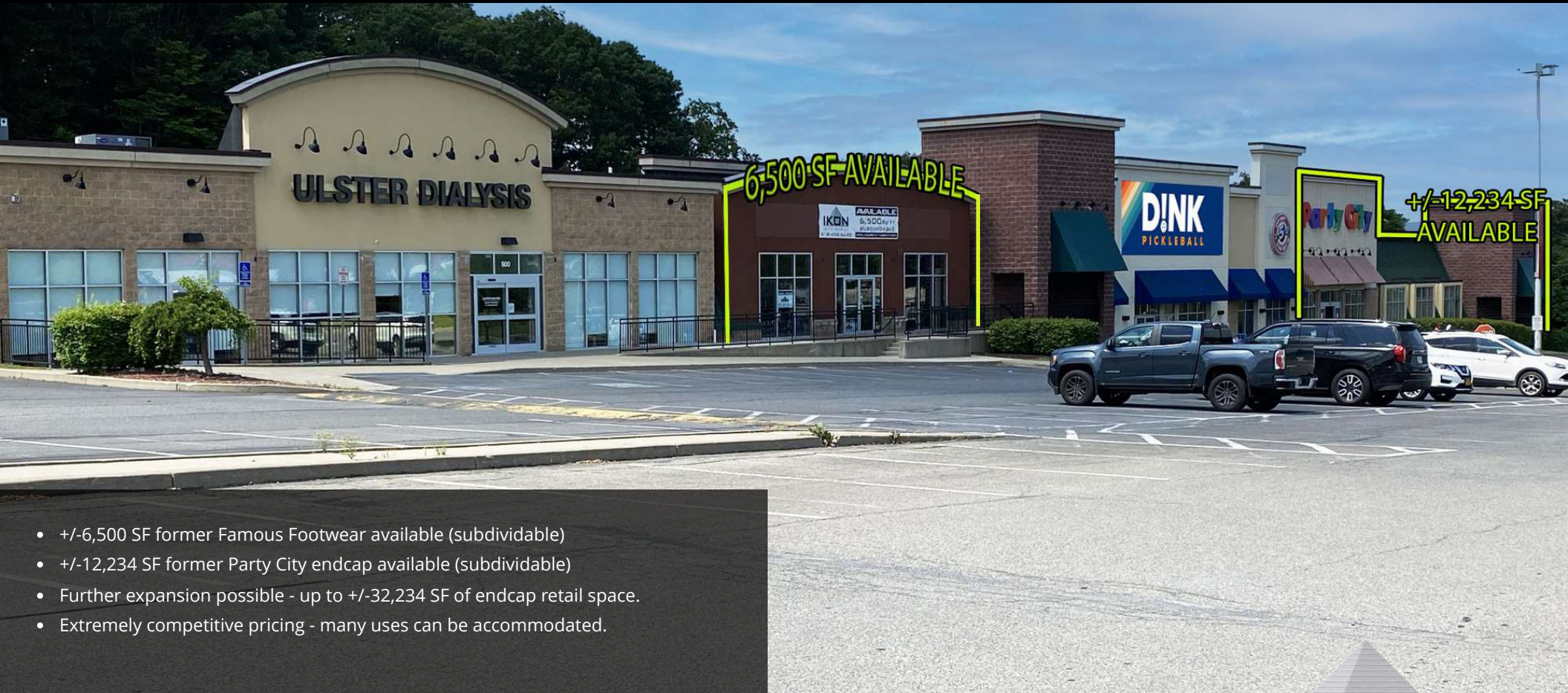


DENA MARIE PLAZA

KOHL'S & PLANET FITNESS ANCHORED

900-990 Miron Lane, Kingston, NY 12401



- +/-6,500 SF former Famous Footwear available (subdividable)
- +/-12,234 SF former Party City endcap available (subdividable)
- Further expansion possible - up to +/-32,234 SF of endcap retail space.
- Extremely competitive pricing - many uses can be accommodated.

For More Information:

Bruce Ginsburg

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IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable (NNNs estimated at \$5.50/SF)
Available Space 1:	6,500 SF former Famous Footwear (sub-dividable)
Pre-Leasing Space 2:	12,234 SF former Party City (expandable to +/-32,234 SF)
Available Space 3:	A +/-20,000 SF expansion (up to +/-32,234 SF of contiguous space)
Market:	Kingston
Co-tenancy:	Kohl's, Planet Fitness, Ulster Dialysis, Texas Roadhouse, Party City, Dink Pickleball, and Ulster Dialysis

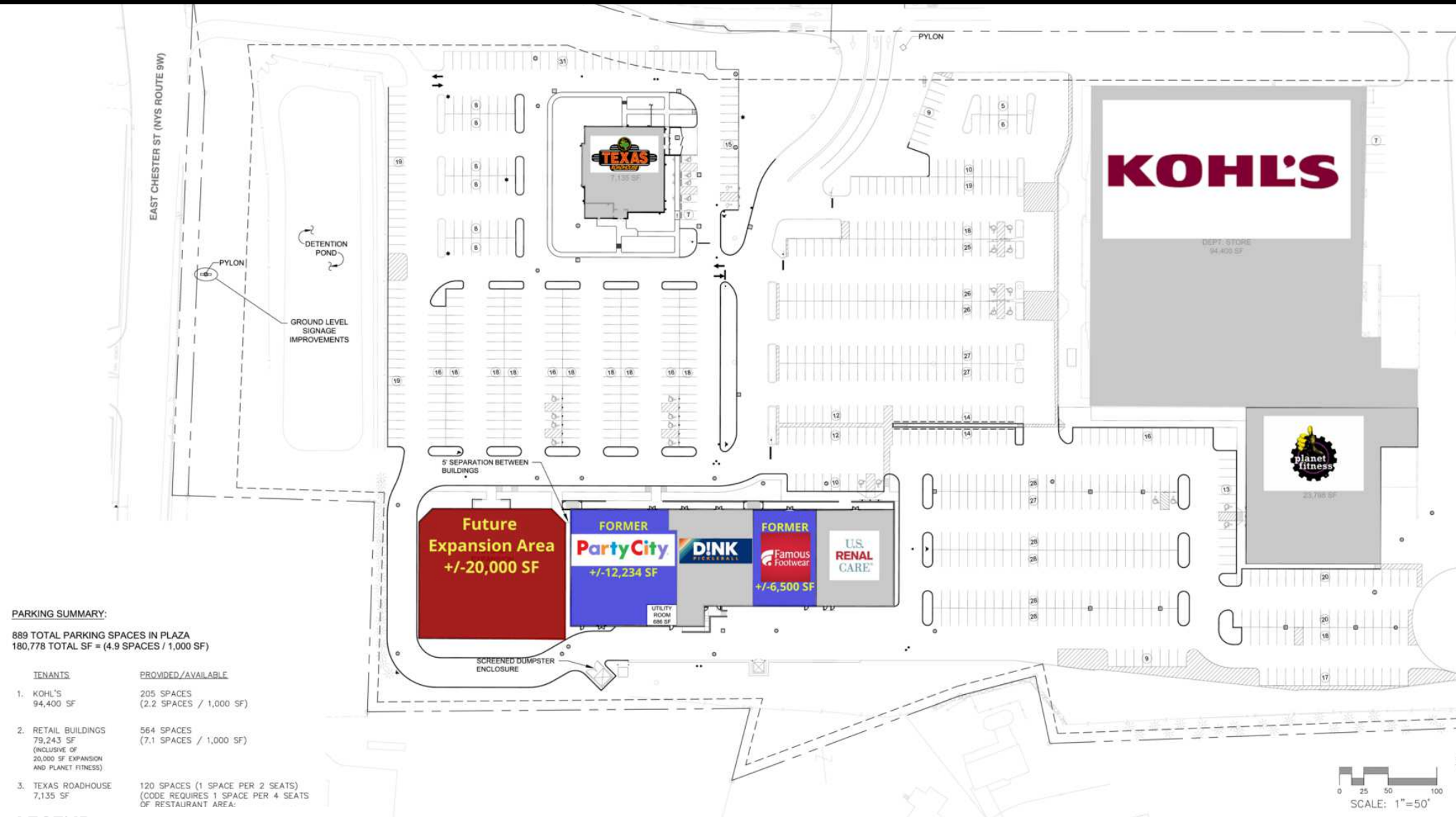
PROPERTY OVERVIEW

Multiple space options available at Dena Marie Plaza. Landlord is willing to subdivide based on tenant needs. Landlord also has the ability to build to suit or ground lease up to 20,000 SF of retail and/or office space with drive-thru potential.

PROPERTY HIGHLIGHTS

- Call for Base Rent Pricing
- Former Famous Footwear space totaling +/-6,500 SF (sub-dividable)
- Former Party City space totaling +/-12,234 SF (sub-dividable). Can be expanded to up to +/-32,234 SF.
- Build-to-suit or pad site options available - up to +/-20,000 SF can be constructed
- Pylon sign placement available along both US-9W and Miron Lane
- Tremendous traffic counts of +/-35,000 cars/day in front of the property
- Shared traffic light with a high-volume ShopRite

Site Plans



LEGEND

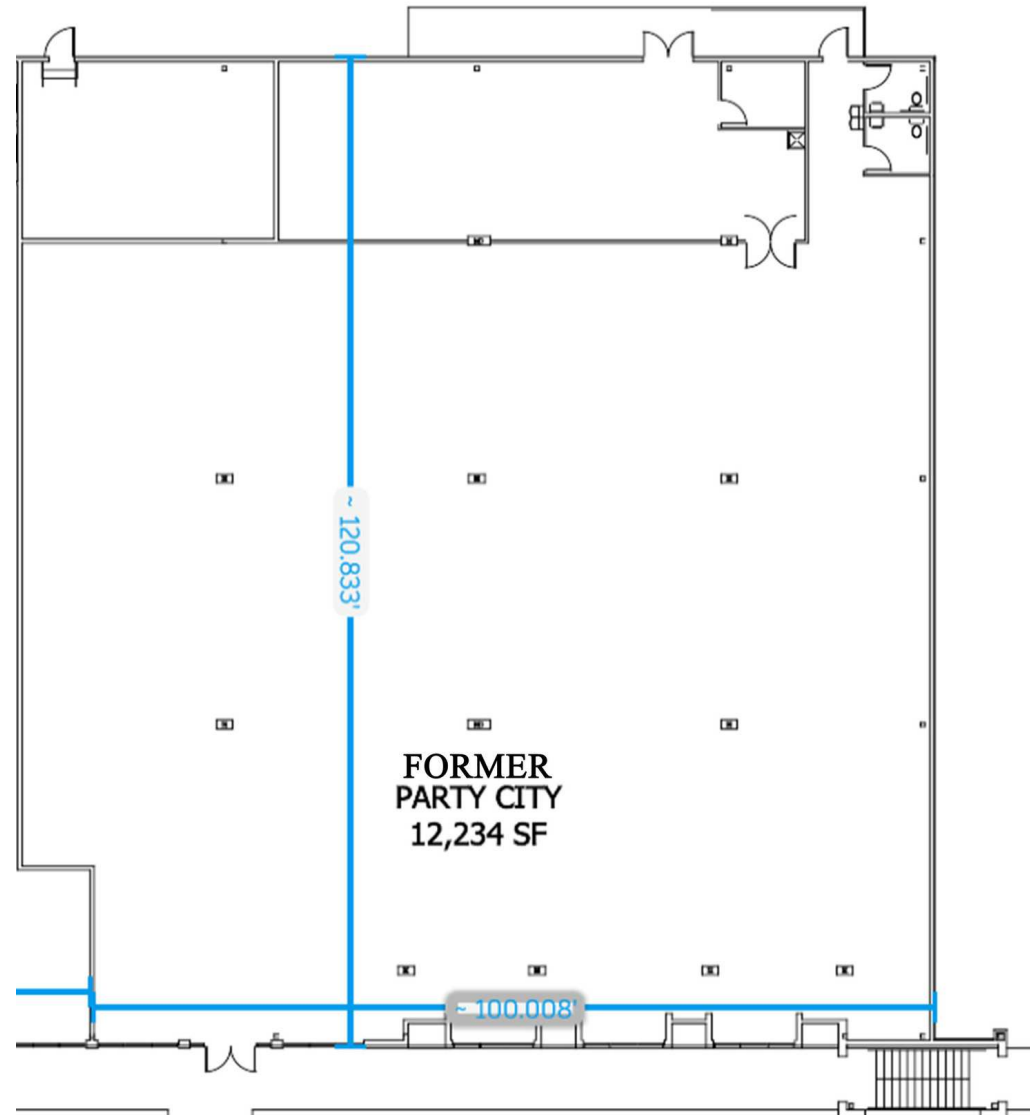
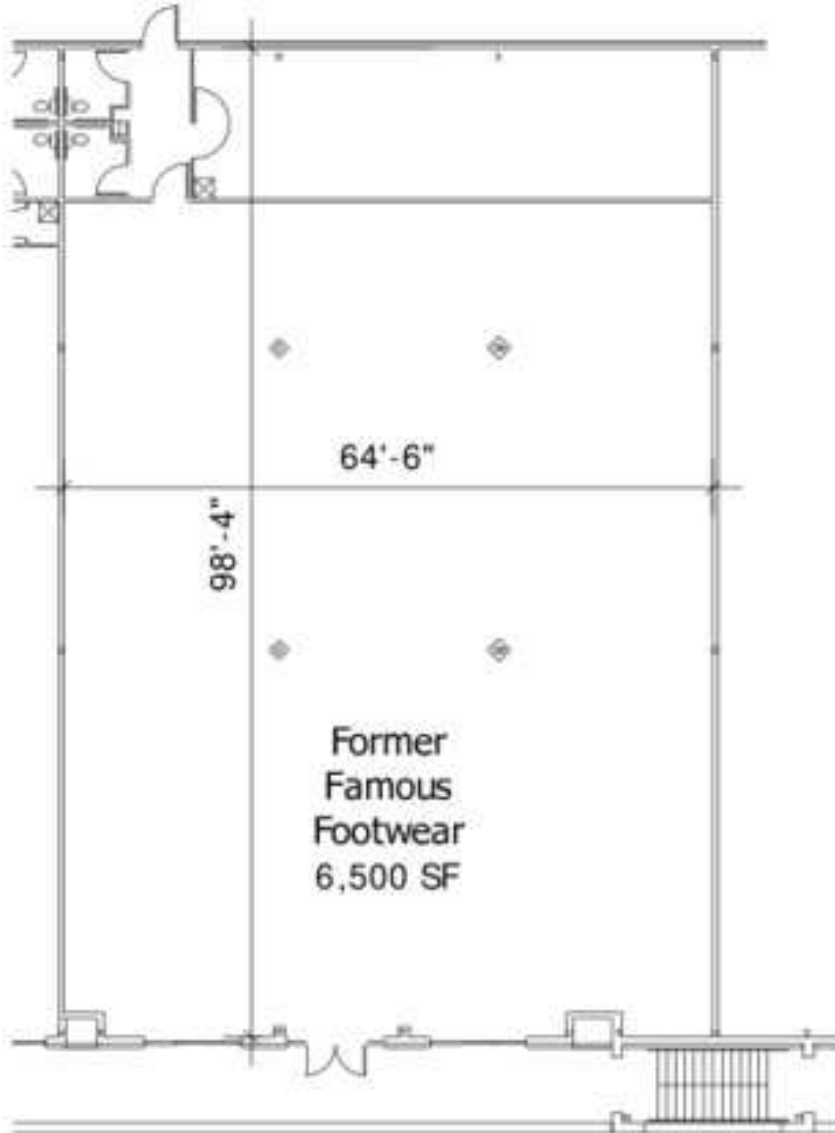
Available
Potential Availability
Unavailable

Dena Marie Plaza
TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

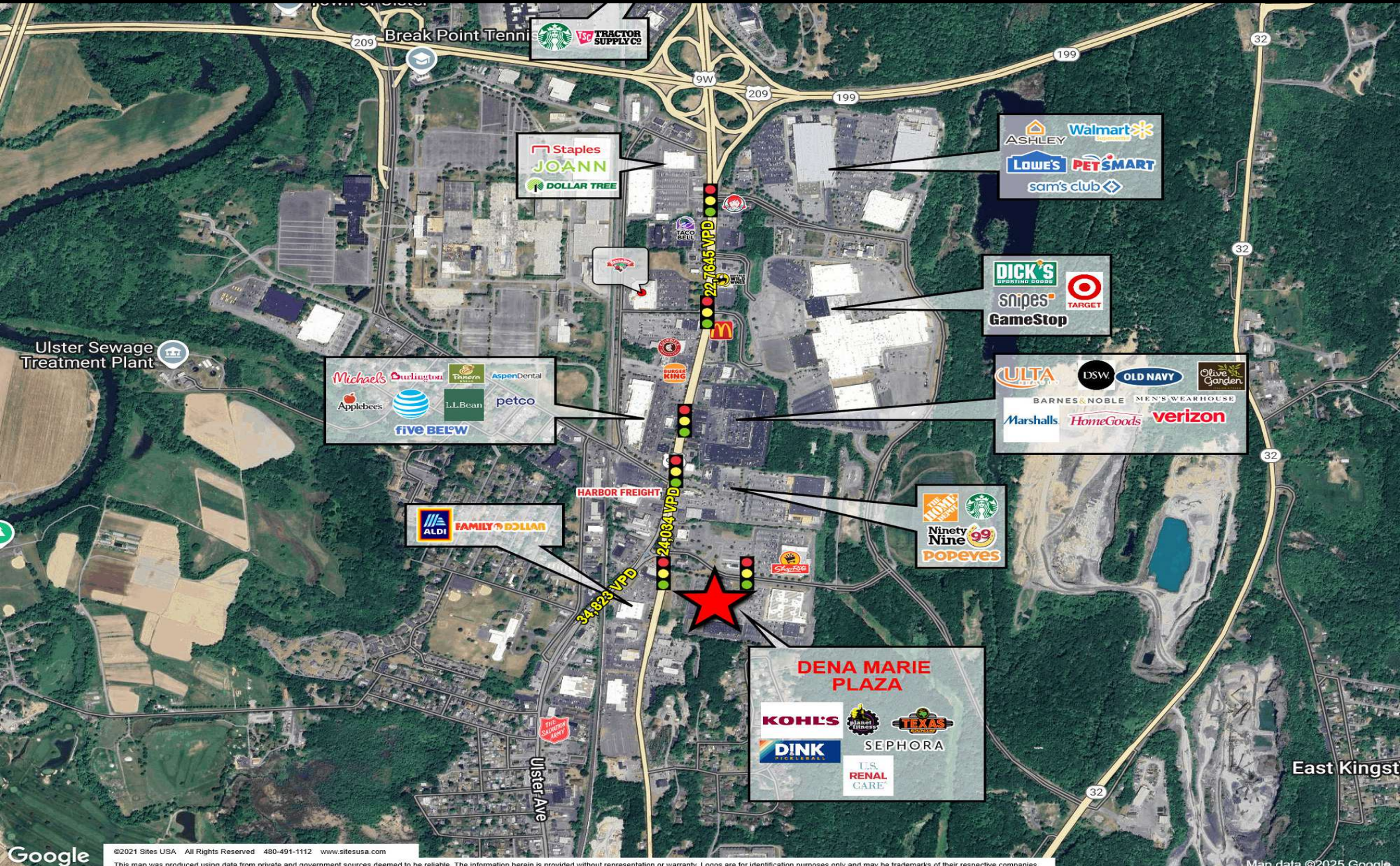
GPI

GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
80 WOLF ROAD, SUITE 300
ALBANY, NY 12205
TEL: (518) 453-9431
WWW.GPINET.COM

Floor Plans



Kingston Retail Aerial



Additional Photos



Party City



Planet Fitness



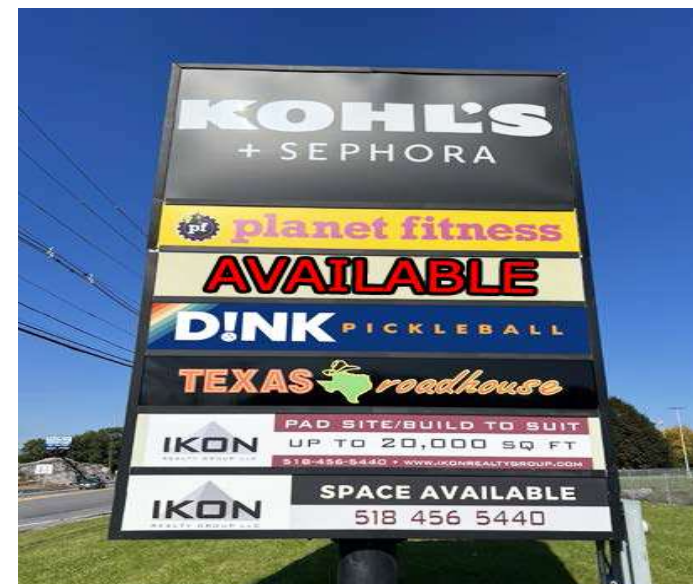
Texas Roadhouse



Dink Pickleball



US Renal - Ulster Dialysis



Pylon Signage

Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,182	55,978	117,295
Average age	37.8	40.3	41.5
Average age (Male)	36.1	38.4	40.0
Average age (Female)	39.6	42.3	43.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	13,309	23,152	47,234
# of persons per HH	2.3	2.4	2.5
Average HH income	\$55,017	\$62,763	\$71,734
Average house value	\$208,993	\$228,893	\$265,570

* Demographic data derived from 2020 ACS - US Census

