

Vails Gate, NY (New Windsor)

ANCHOR/RETAIL & PAD SITES FOR LEASE

374 Windsor Highway (Rte. 32)

Big V Town Centre



AVAILABLE:

2,400 SF Freestanding Building w/Drive-Thru
 2,616 SF
 62,062 SF (Divisible, Plus 24,042 SF Lower Level) Anchor/Jr. Anchor

CO-TENANTS:

ShopRite, Planet Fitness, AT&T, Mattress Firm, Goodwill, Burger King, Miracle Ear, Taco Bell, Mavis Discount Tire, El Jalapeno Mexican Restaurant, Chocolate Spa & Nails, Miracle Bagels, People Ready, Hamaspik and more

NEIGHBORING RETAILERS:

Price Chopper, Hannaford, Dollar Tree, Walgreens, Verizon, Starbucks, Pet Supplies Plus, Rite Aid, AutoZone, Subway, KFC, True Value, Bubbakoo's Burritos, McDonald's, Tractor Supply Co., Popeyes, Dunkin' Donuts, Advance Auto Parts and more

TRAFFIC COUNT:

18,232 Cars per Day Along Route 32

ADDITIONAL INFORMATION:

- 237,586 SF Prime Shopping Center
- Located on Route 32, a High-Volume Retail Corridor
- ¼ Mile from 5-Corners Intersection
- 1,045 Parking Spaces

RENT:

Call For Details

CAM/TAXES:

\$6.68/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	35,198	81,218	134,828
Avg. HH Income	\$133,153	\$119,310	\$126,024

For More Information,
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ROYAL

PROPERTIES

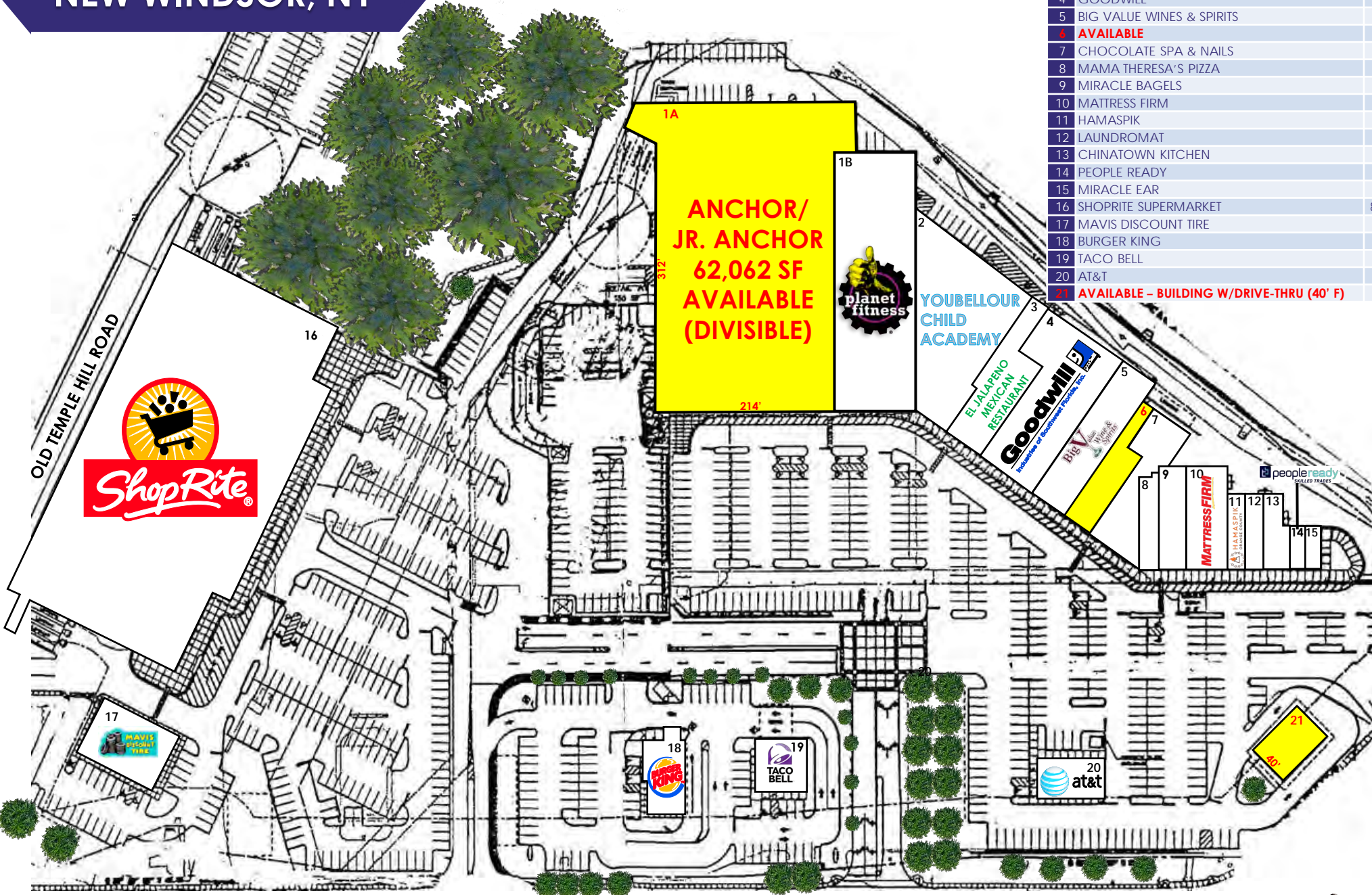
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VAILS GATE NEW WINDSOR, NY

BIG V TOWN CENTRE

TENANT LIST		SF
1A	AVAILABLE - DIVISIBLE (214' F) PLUS 24,042 SF LL	62,062
1B	PLANET FITNESS	20,769
2	YOUBELLOUR CHILD ACADEMY	11,085
3	EL JALAPENO MEXICAN RESTAURANT	5,224
4	GOODWILL	12,753
5	BIG VALUE WINES & SPIRITS	6,821
6	AVAILABLE	2,616
7	CHOCOLATE SPA & NAILS	3,790
8	MAMA THERESA'S PIZZA	2,000
9	MIRACLE BAGELS	2,000
10	MATTRESS FIRM	5,000
11	HAMASPIK	1,500
12	LAUNDROMAT	1,500
13	CHINATOWN KITCHEN	1,672
14	PEOPLE READY	670
15	MIRACLE EAR	730
16	SHOPRITE SUPERMARKET	82,401
17	MAVIS DISCOUNT TIRE	4,980
18	BURGER KING	3,110
19	TACO BELL	2,500
20	AT&T	2,503
21	AVAILABLE - BUILDING W/DRIVE-THRU (40' F)	2,400



WINDSOR HIGHWAY



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BIG V TOWN CENTRE SITE

- ShopRite
- Goodwill Industries of Southwest Florida, Inc.
- planet fitness
- MAVIS DISCOUNT TIRE
- HAMASPIK ORANGE COUNTY
- at&t
- MATTRESS FIRM
- peopleready SKILLED TRADES
- Miracle-Ear
- BURGER KING
- TACO BELL

POPEYES
LOUISIANA KITCHEN

KFC
LONG JOHN SILVERS

SUBWAY

CHASE

NEW WINDSOR COMMONS
verizon
The UPS Store

CITIZENS BANK

TSC TRACTOR SUPPLY CO.

Wendy's

RITE AID

Domino's

Bank of America

PRICE CHOPPER PLAZA

- Price Chopper
- True Value. Help is Just Around The Corner.
- Advance Auto Parts
- PLAY IT AGAIN SPORTS
- KeyBank
- DOLLAR TREE
- PET SUPPLIES PLUS
- STARBUCKS COFFEE

Walgreens

UNITED STATES POSTAL SERVICE

MONROE & Service

verizon

Hannaford
FRESH MEAT. HIGH QUALITY. GUARANTEED.

DUNKIN'

McDonald's

AutoZone



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