

MONROE PLAZA

475 Route 17M | Monroe, New York



1,500 – 5,000 SF AVAILABLE | 15' - 40' OF FRONTAGE
5,000 SF PROPOSED PAD SITE WITH DRIVE THRU | DIVISIBLE



POPULATION

1 mi	7,278
3 mi	60,534
5 mi	80,186



AVG. HH INCOME

1 mi	\$153,520
3 mi	\$120,983
5 mi	\$134,196



HOUSEHOLDS

1 mi	2,594
3 mi	14,685
5 mi	20,750



TOTAL EMPLOYEES

1 mi	1,745
3 mi	14,765
5 mi	16,581



ROYAL
PROPERTIES

MONROE PLAZA

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5,000 SF PROPOSED PAD SITE WITH DRIVE THRU AVAILABLE | DIVISIBLE
1,500 – 5,000 SF AVAILABLE | 15' - 40' OF FRONTAGE



AVAILABLE:

- 1,500 SF Can be Made Available
- 4,324 SF Available 09/25 (Currently Garnet Health)
- 5,000 SF Proposed Pad Site with Drive Thru (Divisible)
- 5,000 SF (40' of Frontage)

JOIN CO-TENANTS:

Stop & Shop, Planet Fitness, Walgreens, AutoZone, CardSmart, Blend Smoothie & Salad Bar, Chase Bank, Orange County Orthodontics, McDonald's, Benjamin Moore Paints, Subway, Nail Salon, Pizzeria and more

NEIGHBORING RETAILERS:

CVS Pharmacy, ShopRite, Walmart, Kohl's, Michael's, ULTA, Staples, TJ Maxx, Chili's, Verizon, Dunkin' Donuts, United States Postal Service, Domino's, Dollar Tree, Rite Aid, Great Clips, Wayback Burgers, Burger King, AT&T, Dollar General, Advance Auto Parts and many more

ADDITIONAL INFORMATION:

- 133,819 SF Shopping Center
- Ample Parking
- Signalized Entrance
- Great Visibility from Route 17M
- Prime Demographics

TRAFFIC COUNTS:

17,078 Cars per Day Along Route 17M

RENT:

Call For Details

CAM/TAXES:

\$6.77/SF



BROKER CONTACT

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ROYAL
PROPERTIES

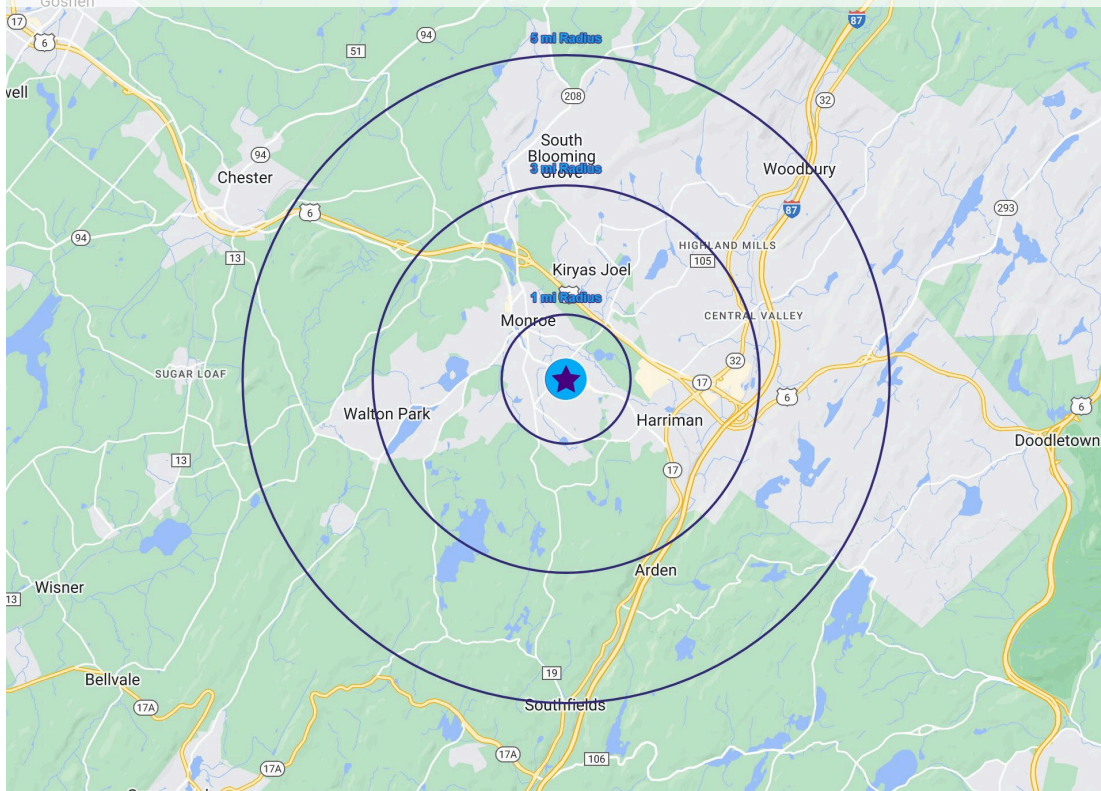
MONROE PLAZA

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TRADE AREA DEMOGRAPHIC OVERVIEW

5,000 SF PROPOSED PAD SITE WITH DRIVE THRU AVAILABLE | DIVISIBLE

1,500 – 5,000 SF AVAILABLE | 15' - 40' OF FRONTAGE



1 Mile Radius

2023 Est. Population	7,278
2023 Est. Avg. HH Income	\$153,520
Households	2,594
Total Employees	1,745

3 Mile Radius

2023 Est. Population	60,534
2023 Est. Avg. HH Income	\$120,983
Households	14,685
Total Employees	14,765

5 Mile Radius

2023 Est. Population	80,186
2023 Est. Avg. HH Income	\$134,196
Households	20,750
Total Employees	16,851



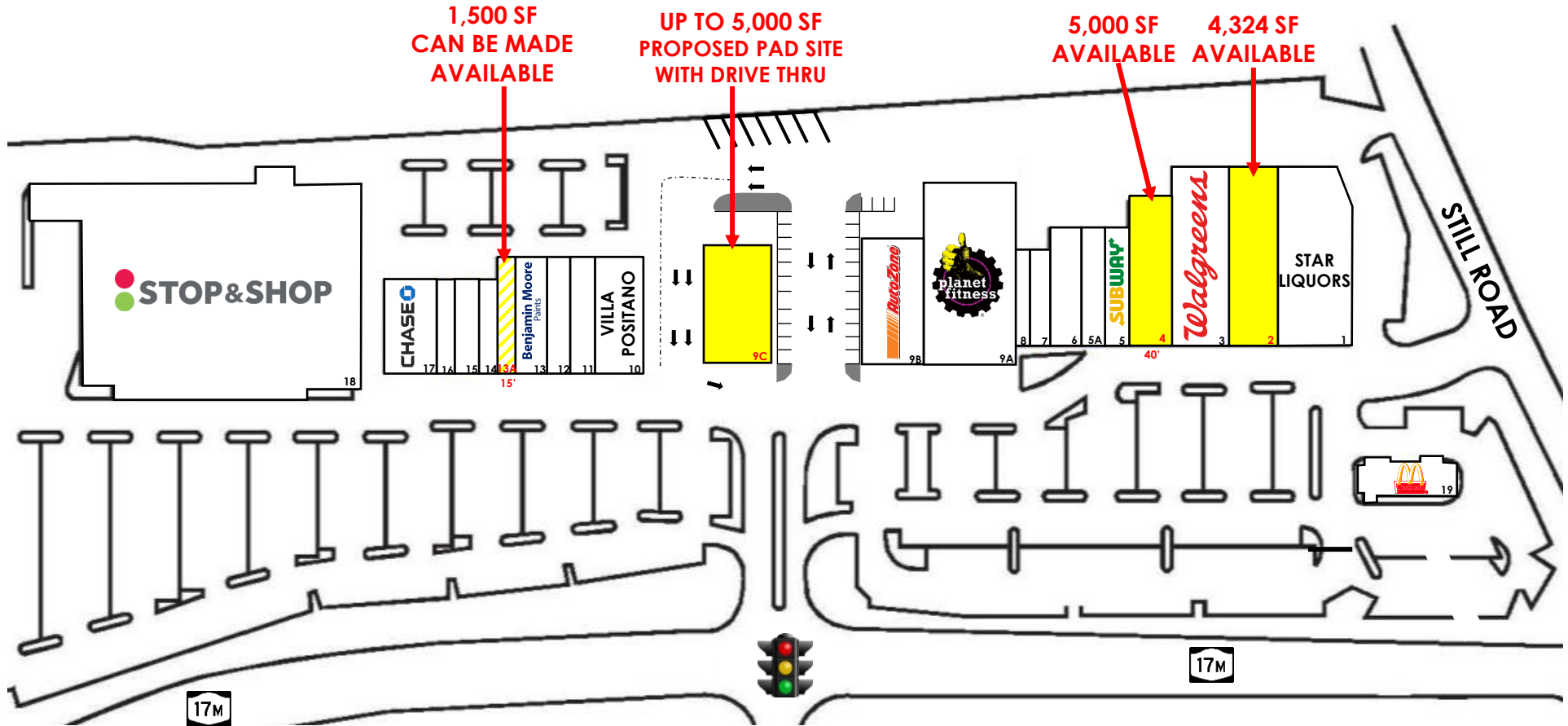
ROYAL
PROPERTIES

MONROE PLAZA

SITE PLAN

475 Route 17M | Monroe, New York

5,000 SF PROPOSED PAD SITE WITH DRIVE THRU AVAILABLE | DIVISIBLE
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#	TENANT	SF	TENANT	SF	#	TENANT	SF
1	Star Liquors	9,600	8	Blend Smoothie	1,600	13A	AVAILABLE 1,500
2	AVAILABLE 09/2025	4,324	9A	Planet Fitness	20,000	14	Tin Tin II 1,200
3	Walgreens	10,240	9B	AutoZone	7,100	15	Card\$mart 2,000
4	AVAILABLE	5,000	9C	AVAILABLE	5,000	16	Monroe Cleaners 1,600
5	Subway	1,500	10	Villa Positano	4,060	17	Chase Bank 3,200
5A	Chocolate Nail Spa	3,000	11	Cyrus Jewelers	2,000	18	Super Stop & Shop 46,926
6	United Martial Arts Centers	2,500	12	Benjamin Moore	2,000	19	McDonald's Pad
7	Bagel World	1,600	13	Orange County Orthodontics	2,500		

ROYAL
PROPERTIES

MONROE PLAZA

475 Route 17M | Monroe, New York

TRADE AREA
AERIAL

5,000 SF PROPOSED PAD SITE WITH DRIVE THRU AVAILABLE | DIVISIBLE

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