

# Newburgh, NY

# FULLY LEASED

## 1217 Route 300

## The Shoppes at Union Square



**AVAILABLE:**  
100% LEASED

**CO-TENANTS:**  
Cosimo's Brick Oven Restaurant and Bar, T-Mobile, Vitamin Shoppe, Sweet Frog Frozen Yogurt, Smoothie King, Spectrum, Jersey Mike's, European Wax Center, Sterling Optical, Kay Jewelers, Orangetheory Fitness and Kido Ramen Noodle Restaurant (coming soon)

**NEIGHBORING RETAILERS:**  
Walmart, Home Depot, Michael's, Kohl's, Target, PetSmart, Adam's Fairacre Farms, Lowe's, Jennifer Furniture, Office Depot, Stop & Shop, Marshalls and many more

**TRAFFIC COUNTS:**  
26,794 Cars per Day Along Route 300

**ADDITIONAL INFORMATION:**

- New Development
- Excellent Frontage on Route 300
- Busy Retail Corridor
- Close Proximity to I-84/87
- Signalized Access

**RENT:**  
Call For Details

**CAM/TAXES:**  
\$9.50/SF

AREA DEMOGRAPHICS			
	3 Miles	5 Miles	10 Miles
Population	46,870	96,376	208,645
Avg. HH Income	\$99,737	\$104,039	\$112,623

**For More Information,  
Please Contact:**

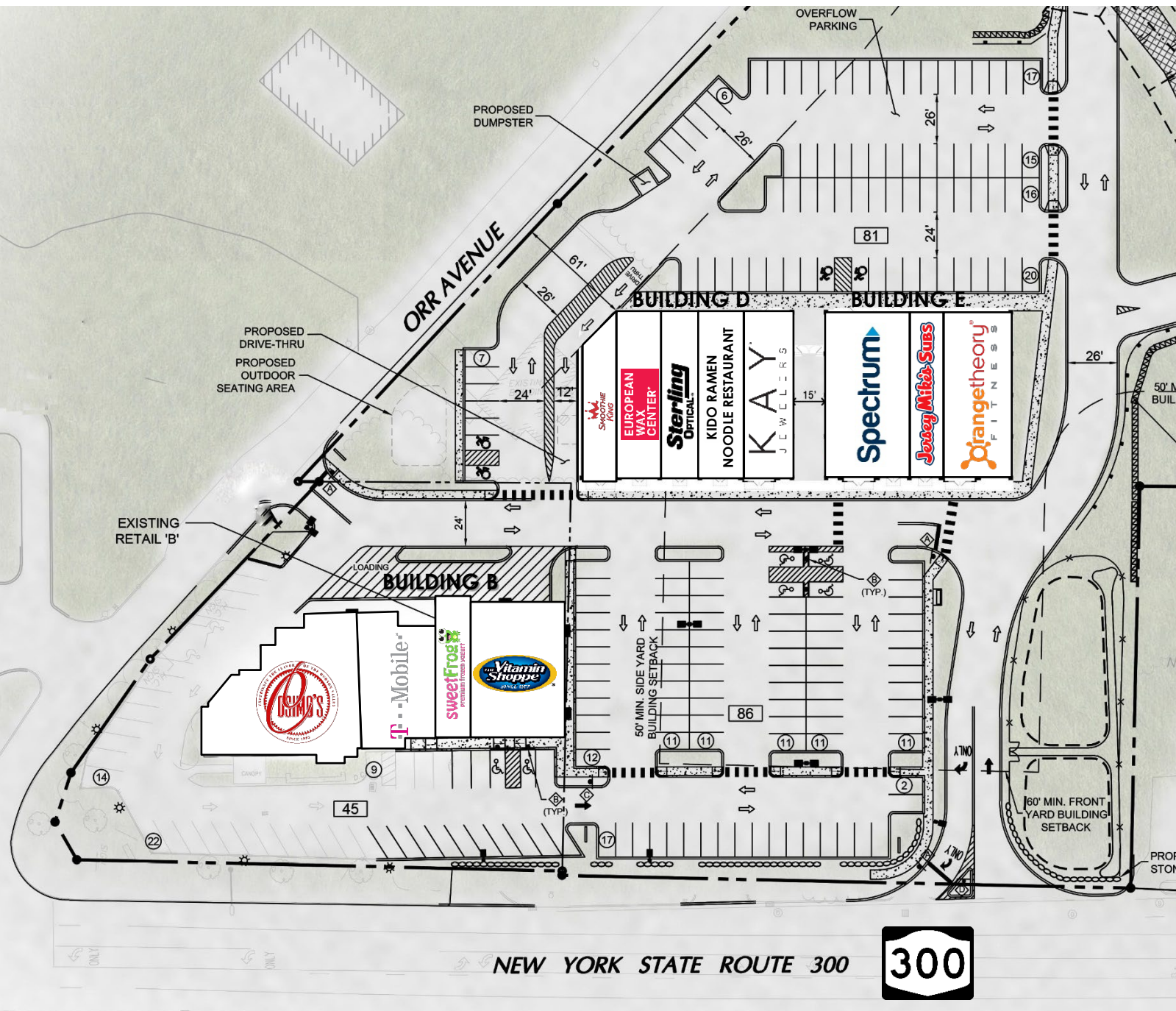
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BUILDING E



BUILDING D



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**NEWBURGH TOWNE CENTER**

STOP & SHOP  
Marshalls  
HomeGoods  
at&t

**NEWBURGH MALL**

Renata World  
McDonald's

**NEWBURGH CROSSING**

Lowe's  
Michaels  
BARNES & NOBLE

**THE SHOPPES AT UNION SQUARE**

Orangetheory Fitness  
Jersey Mike's Subs  
T-Mobile  
KAY Jewelers  
Spectrum  
Smoothie King  
The Vitamin Shoppe  
EUROPEAN WAX CENTER

Walmart  
Applebee's

Crystal Run Healthcare  
DUNKIN'

**NEWBURGH PLAZA**

THE HOME DEPOT  
KOHLS  
PETSMART

ROYAL PROPERTIES

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