

WOODBURY CENTRE

3-45 Centre Drive | Harriman, NY | Orange County

RETAIL SPACE
FOR LEASE

259,540 SF SHOPPING CENTER



BROKER CONTACT

SCOTT MESHIL
914-237-3400, Ext. 106
Scott@RoyalPropertiesInc.com

DAVID LANDES
914-237-3400, Ext. 104
David@RoyalPropertiesInc.com



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RETAIL SPACE
FOR LEASE

6,802 SF RESTAURANT & 16,406 SF AVAILABLE



AVAILABLE:

6,802 SF Freestanding Restaurant (Former TGI Fridays)
16,406 SF

JOIN CO-TENANTS:

ALDI, Kohl's, ULTA Beauty, Dunkin', Talbots, Scrubs & Beyond, Eileen Fisher, Harbor Freight, Chico's, Popeyes, Michaels and Sky Zone (Opening Summer/Fall 2025)

NEIGHBORING RETAILERS:

Target, Stop & Shop, Planet Fitness, McDonald's, AutoZone, Mattress Firm, PetSmart, Dollar Tree, Walmart, TJ Maxx, IHOP, Taco Bell, BJ's, Home Depot, Chili's, and many more

ADDITIONAL INFORMATION:

- 259,540 SF GLA Shopping Center
- Adjacent to Woodbury Common Premium Outlets
- Excellent Frontage at the Intersection of Route 6 & Route 17
- 1,224 Parking Spaces
- Busy Retail Corridor
- Close Proximity to I-87

TRAFFIC COUNTS:

40,180 Cars per Day Along Route 17
27,561 Cars per Day Along Route 6
19,616 Cars per Day Along Route 32

RENT:

Call For Details

CAM/TAXES:

\$7.80/SF

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ROYAL
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TENANT ROSTER

		SQ. FT.
1	Talbots	4,387
2-3	ULTA Beauty	9,648
4	Scrubs & Beyond	3,396
5	Eileen Fisher	6,972
6	Chico's	2,946
7A	AVAILABLE	2,349
7B	Harbor Freight	17,101
8	Michaels	24,008
9	Sky Zone	38,702
10	AVAILABLE	16,406
11	Kohl's	86,584
12	ALDI	7,500
13	Popeyes	5,638
14	Dunkin'	3,000
15	AVAILABLE	6,802



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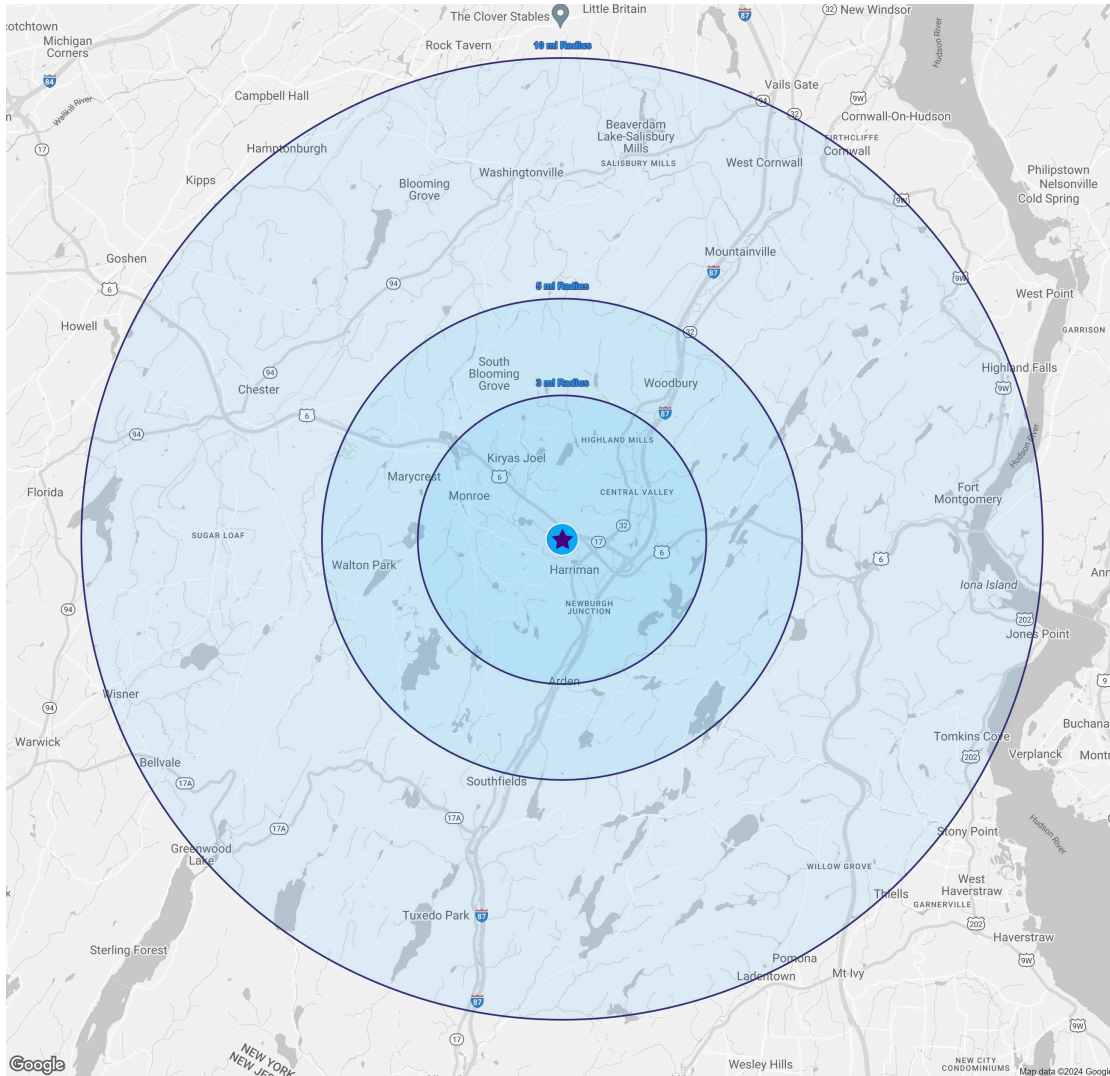
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3 Mile Radius

2024 Est. Population	45,399
2024 Est. Avg. HH Income	\$104,716
Households	11,315
Total Employees	15,584

5 Mile Radius

2024 Est. Population	74,196
2024 Est. Avg. HH Income	\$114,185
Households	18,609
Total Employees	21,408

10 Mile Radius

2024 Est. Population	160,182
2024 Est. Avg. HH Income	\$126,232
Households	48,310
Total Employees	53,397

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WOODBURY CENTRE PLAZA

- TJ-maxx
- verizon
- Panera BREAD
- OUTBACK STEAKHOUSE
- SHERWIN WILLIAMS
- chili's
- IHOP
- Weichert REACTIONS
- KFC
- Wendy's
- GameStop
- Great Expressions DENTAL CENTERS
- TACO BELL
- EUROPEAN WAY CENTER
- MATTRESS FIRM

WOODBURY COMMON A SIMON PREMIUM OUTLET

- for all mankind
- new balance FACTORY STORE
- ARMANI OUTLET
- DYLAN'S CANDY BAR
- Columbia FACTORY STORE
- bare+BEAUTY bareMinerals
- Ermenegildo Zegna OUTLET STORE
- EXPRESS FACTORY OUTLET
- umi UMIYAKI & SUSHI
- HANES Brands OUTLET
- MICHAEL KORS OUTLET
- adidas
- BOSS HUGO BOSS
- BALLY
- vineyard vines
- GUESS FACTORY STORE
- FOSSIL
- VANS OUTLET
- THE CHILDREN'S PLACE OUTLET
- aerie
- BARNEYS NEW YORK WAREHOUSE
- BANANA REPUBLIC FACTORY
- Dior
- GAP FACTORY
- OLD NAVY OUTLET
- KAY JEWELERS -OUTLET-
- J.CREW FACTORY

WOODBURY CENTRE

- KOHL'S SITE
- Michael's
- HARBOR FREIGHT
- TALBOTS
- SKY ZONE
- ALDI
- EILEEN FISHER
- scrubs beyond
- DUNKIN'
- chico's
- POPEYES
- ULTA BEAUTY

WOODBURY COMMON

- ROYAL PROPERTIES

WOODBURY CENTRE SHOPPING CENTER

- STOP & SHOP
- Walgreens
- Garnet Health MEDICAL CENTER
- Benjamin Moore Paints
- CARDSMART
- AutoZone
- McDonald's
- planet fitness
- SUBWAY

HARRIMAN COMMONS

- TARGET
- Walmart
- PartyCity
- FAMOUS footwear
- Bj's
- OLD NAVY
- Burlington
- DOLLAR TREE
- PET SMART
- THE HOME DEPOT

SHOPPING AT 79

- verizon
- DUNKIN'
- Dominos
- DOLLAR TREE

MONROE PLAZA

- ShopRite
- ACCESSPT.
- UNITED STATES POSTAL SERVICE

WOODBURY COMMON

- Wendy's
- GameStop
- Great Expressions DENTAL CENTERS
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