

HARRIMAN  
NEW YORK

# HARRIMAN COMMONS PLAZA ROUTE 17/6 & ROUTE 32

Bailey Farm Rd

**BEST BUY**  
**PETSMART**  
**OLD NAVY**  
**DOLLAR TREE**  
**Burlington**  
**TARGET**

215 LARKIN DRIVE

**Walmart**  
Save money. Live better.  
**THE HOME DEPOT**  
**BJ's**

**OUTBACK STEAKHOUSE**  
**Weichert REAL ESTATE**  
**Great Expressions DENTAL CENTERS**  
**EUROPEAN WAX CENTER**  
**MATTRESS FIRM**  
**GameStop**  
POWER TO THE PLAYERS

300-340 LARKIN DRIVE

**ihop**  
**Orangetheory FITNESS**  
**TJ-maxx**  
**SHERWIN-WILLIAMS**  
**Wendy's**  
**MATHNASIUM**  
The Math Learning Center  
**chili's GRILL & BAR**  
**TACO BELL**  
**KFC**  
**Panera BREAD**  
**MW DENTAL**

55,690 Average Daily Traffic Count  
6 17

1,337 SF  
AVAILABLE

2,700 - 4,600 SF  
AVAILABLE

130A



# HARRIMAN NEW YORK

# HARRIMAN COMMONS PLAZA ROUTE 17/6 & ROUTE 32



## AVAILABLE:

1,337 SF End Cap  
2,700 – 4,600 SF In Line

## CO-TENANTS:

TJ Maxx, Outback Steakhouse, Sherwin Williams, Panera, KFC, Taco Bell, Wendy's, GameStop, IHOP, Great Expressions Dental Center, Orangetheory Fitness, Mathnasium, Verizon, MW Dental, Weichert Realty, Mattress Firm and more

## NEIGHBORING RETAILERS:

Walmart, BJ's, Home Depot, Target, Burlington Coat Factory, Best Buy, PetSmart, Kohl's, Michael's, ALDI, ULTA Beauty, Dunkin', Eileen Fisher, Talbots and Woodbury Commons Outlets

## TRAFFIC COUNTS:

55,690 Cars Per Day Along Route 6/17

## PROPERTY HIGHLIGHTS:

- 109,667+/- SF of Harriman Commons' 700,000 SF GLA with over 3,800 Parking Spaces
- Strategically Located in Orange County at the Intersection of Route 6, 17, 32 and I-87
- Close Proximity to Woodbury Commons Premium Outlets, New York's Luxury Outlet Shopping Center
- Shadow Anchored by Walmart Supercenter, BJ's, Home Depot, and Target

## RENT:

Call For Details

## CAM/TAXES:

Call For Details

## AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	60,277	75,449	88,453
Avg. HH Income	\$91,580	\$100,187	\$105,750

**For More Information,  
Please Contact:**

**914-237-3400**

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Scott@RoyalPropertiesInc.com**



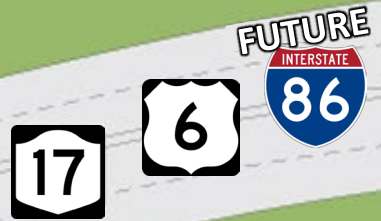
www.RoyalPropertiesInc.com

# HARRIMAN COMMONS PLAZA ROUTE 17/6 & ROUTE 32

## HARRIMAN, NY

215 LARKIN DRIVE	
L-1	WEICHERT REALTY
L-2	LAKAY HAITIAN RESTAURANT
L-3	BEER & CIGAR OUTLET
L-4A	2,700 SF AVAILABLE
L-4B	EUROPEAN WAX CENTER
L-5	3,000 SF AVAILABLE
L-6	FANTASTIC CUTS 1,600 SF - CAN BE MADE AVAIL.
L-7-8	GREAT EXPRESSIONS DENTAL CENTER
L-9	WOODBURY LIQUOR
L-10	OKAEI SUSHI HIBACHI
L-11	GAME STOP
L-12	MATTRESS FIRM
D	OUTBACK STEAKHOUSE

300-400 LARKIN DRIVE	
E1	MW DENTAL
E2	PANERA BREAD
F	KFC/TACO BELL
G	CHILI'S
H	WENDY'S
I-1A	1,337 SF AVAILABLE
I-1B	MATHNASIUM
I-2	ORANGETHEORY
J	TJ MAXX
K-1	SHERWIN WILLIAMS
K-2	MUSIC & ARTS CENTER
K-3	VERIZON
K-4	ANNIE'S NAIL & TANNING SALON
K-5	IHOP



# HARRIMAN COMMONS PLAZA

## ROUTE 17/6 & ROUTE 32

### HARRIMAN, NY



**HARRIMAN COMMONS PLAZA**

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

**WOODBURY COMMON  
A SIMON PREMIUM OUTLET**

for all brands | new balance | adidas | BOSS | aerie  
 ARMANI | AÉROPOSTALE | BARNEYS NEW YORK | BALLY | BANANA REPUBLIC FACTORY  
 DYLAN'S CANDY BAR | Columbia FACTORY STORE | Dior  
 bare+BEAUTY | vineyard vines | GAP FACTORY  
 Ermenegildo Zegna | GUESS  
 EXPRESS | FOSSIL | OLD NAVY  
 Umi | VANS | KAY JEWELERS  
 HANES Brands | rag & bone | J.CREW

**MONROE PLAZA SHOPPING CENTER**

STOP & SHOP | Walgreens  
 Garnet Health MEDICAL CENTER | AutoZone  
 Benjamin Moore Paints | McDonald's | planet fitness  
 CARD\$MART | SUBWAY

**HARRIMAN COMMONS**

Target | BJ's | THE HOME DEPOT  
 Walmart | OLD NAVY | Burlington  
 Party City | DOLLAR TREE  
 FAMOUS footwear | PET SMART

**WOODBURY CENTRE**

Kohl's | ALDI | ULTA BEAUTY  
 Michaels | DUNKIN' | chico's  
 HARBOR FREIGHT | EILEEN FISHER | POPeYES  
 scrubs & beyond | TALBOTS

