

# Kingston, NY

# FREESTANDING BUILDING FOR LEASE

## 351 Flatbush Avenue (Route 32)



### AVAILABLE:

11,180 SF Freestanding Building on a 1.47 Acre Lot

### NEIGHBORING RETAILERS:

Hannaford, Aldi, Home Depot, Planet Fitness, Target, CVS, Marshalls, Barnes & Noble, Big Lots, ShopRite, Dick's Sporting Goods, Starbucks, Kohl's, Staples, Walgreens, Burger King, JoAnn Fabrics, Ashley Store, Advance Auto Parts, KFC, Dunkin', Buffalo Wild Wings, Stewart's Shop, McDonald's, Family Dollar, and many more

### TRAFFIC COUNTS:

15,535 Cars Per Day Along Flatbush Avenue (Route 32)  
12,464 Cars Per Day Along Route 9W

### ADDITIONAL INFORMATION:

- Former Rite Aid Pharmacy
- Existing Drive-Thru
- Situated on Busy Intersection of Route 9W and Route 32
- Highly Visible Signage Located at Intersection
- 200' of Frontage on Flatbush Avenue (Route 32)
- 259' of Frontage on East Chester Street
- 41 Parking Spaces

### RENT:

Call For Details

### CAM/Taxes:

Call For Details

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	35,681	50,330	65,384
Avg. HH Income	\$99,676	\$109,647	\$118,915

For More Information,  
Please Contact:

914-237-3400

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# ROYAL PROPERTIES

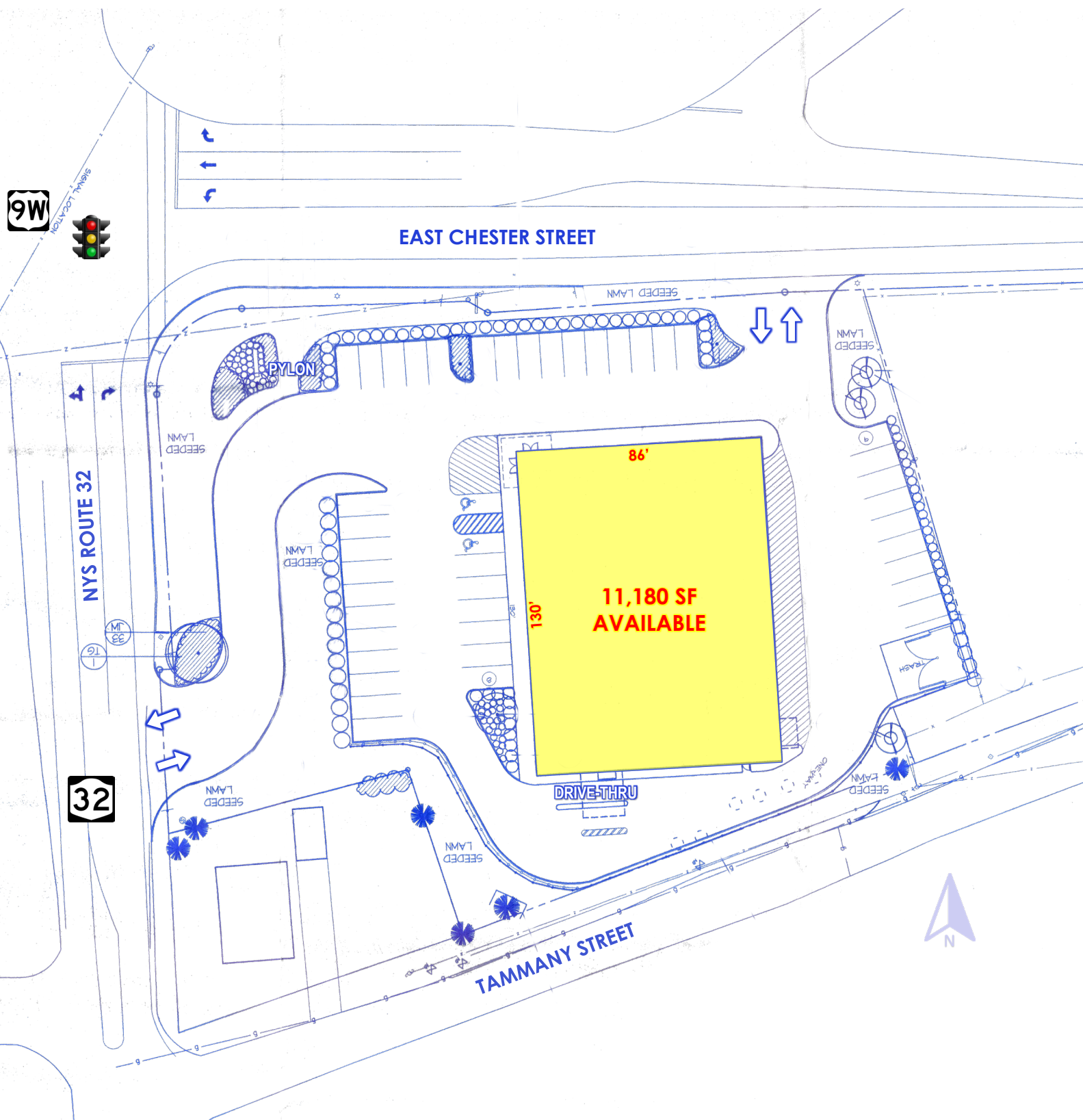
www.RoyalPropertiesInc.com

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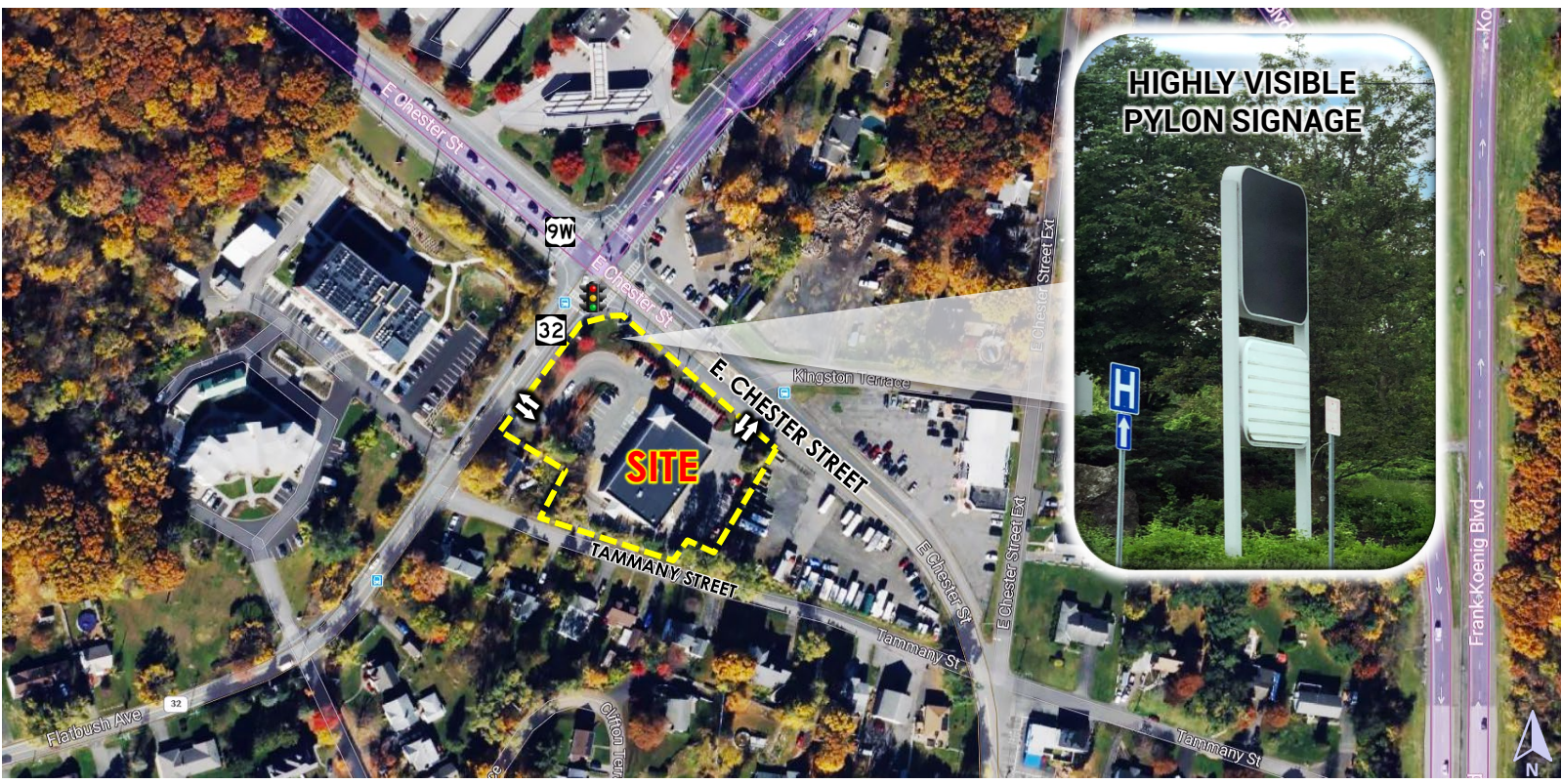
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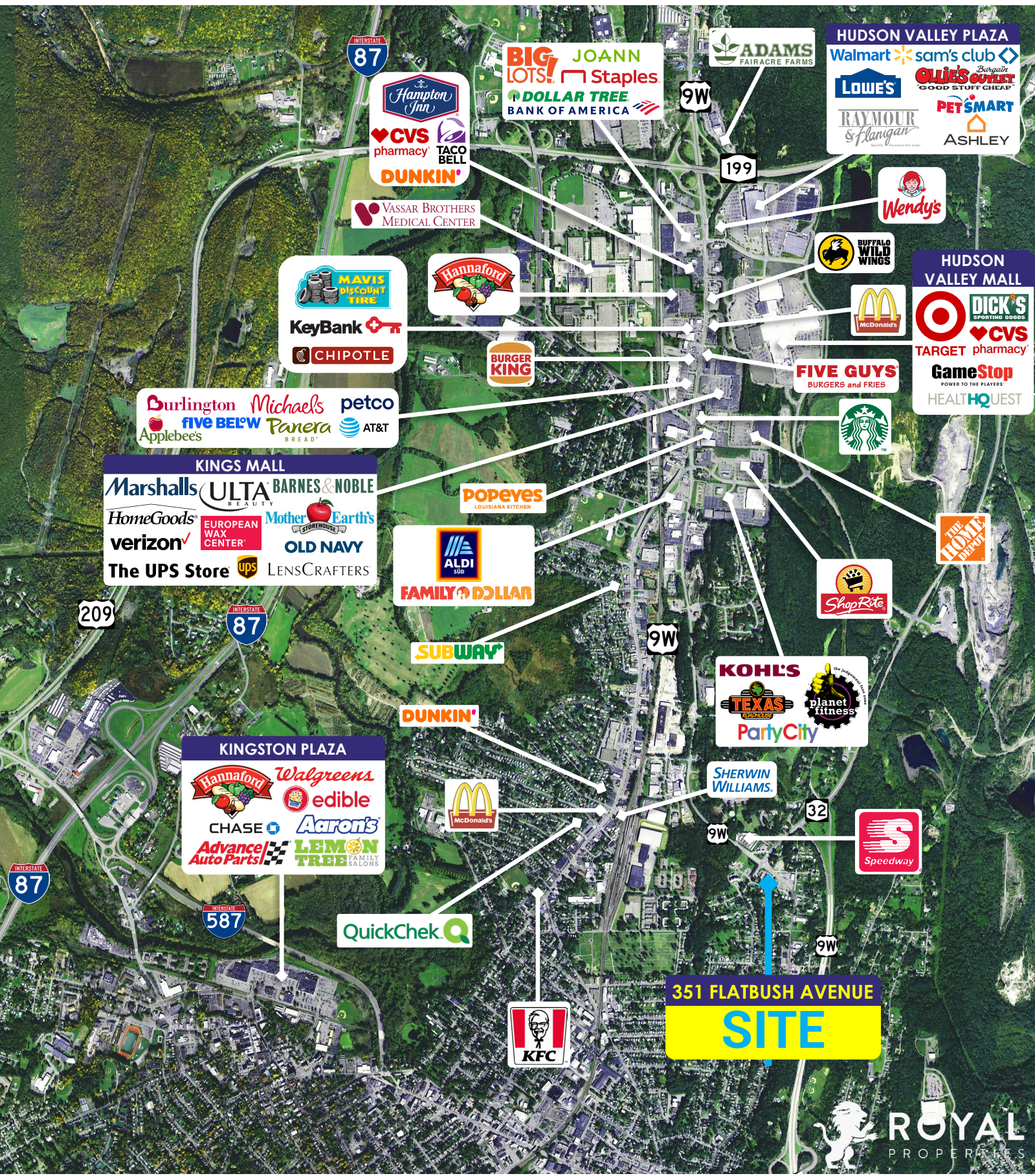
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