

Newburgh, NY

RETAIL/RESTAURANT SPACE FOR LEASE

1245 - 1255 Route 300

Newburgh Crossings



AVAILABLE:

9,000 SF Outparcel (Lease Pending)
 5,549 SF Restaurant Outparcel (Former TGI Fridays)

CO-TENANTS:

Lowe's, Michaels, and Barnes & Noble

NEIGHBORING RETAILERS:

Walmart Supercenter, Home Depot, Kohl's, Target, PetSmart, BJ's Wholesale Club, Market Fresh, Stop & Shop, Marshalls, HomeGoods, ALDI, Starbucks, Panera, Vitamin Shoppe, Burger King, Smoothie King, European Wax Center, T-Mobile, Kay Jewelers, Orangetheory Fitness, Dunkin; Stop & Shop, Marshalls, KeyBank, AutoZone, Bank of America, Taco Bell, Five Guys and many more

TRAFFIC COUNTS:

31,168 Cars per Day Along Route 300
 20,120 Cars per Day Along Route 17K

ADDITIONAL INFORMATION:

- 62,983 SF GLA Shopping Center
- 680 Parking Spaces
- Excellent Frontage at the Intersection of Route 300 & Route 17K
- Busy Retail Corridor
- Close Proximity to I-84/87

RENT:

Call For Details

CAM/TAXES:

\$7.25/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	51,155	95,916	210,968
Avg. HH Income	\$110,888	\$120,046	\$131,478

For More Information,
Please Contact:

914-237-3400

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 Scott@RoyalPropertiesInc.com

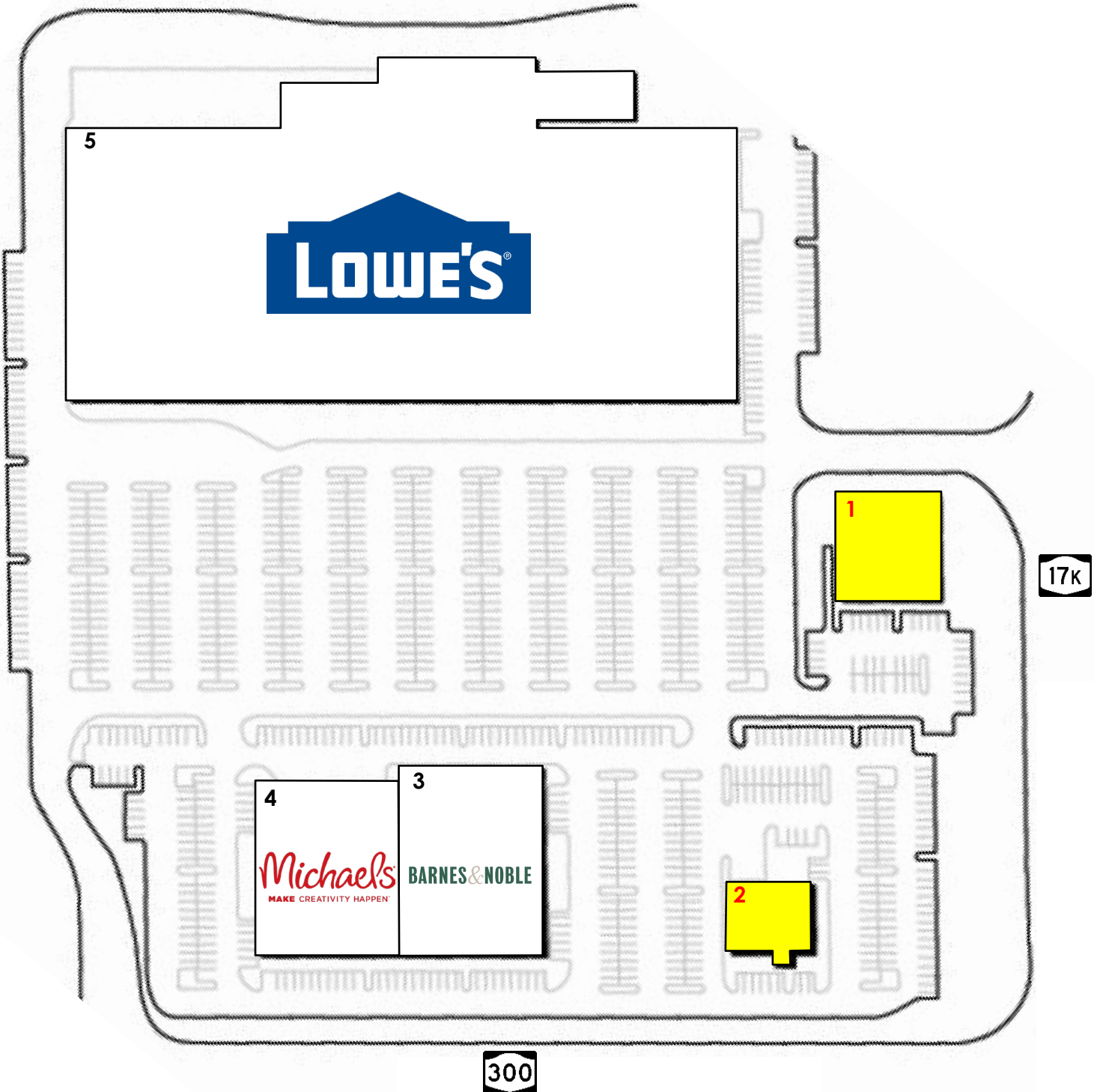


ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

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#	TENANT	SF
1	AVAILABLE (LEASE PENDING)	9,000
2	AVAILABLE (FORMER TGI FRIDAYS)	5,549
3	BARNES & NOBLE	24,911
4	MICHAELS	23,433
5	LOWE'S HOME IMPROVEMENT	145,000



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NEWBURGH TOWNE CENTER

STOP & SHOP
Marshalls

HomeGoods at&t

Citizens Bank

BANK OF AMERICA

NEWBURGH MALL

Wendy's

Renata World HUDSON VALLEY
McDonald's

TACO BELL

AutoZone
DUNKIN' SHERWIN WILLIAMS

NEWBURGH CROSSING

LOWE'S SITE Michaels
BARNES & NOBLE

MAKE CREATIVITY HAPPEN

BURGER KING

LONGHORN STEAKHOUSE
Starbucks
chili's
Panera BREAD
FIVE GUYS BURGERS and FRIES

CROSSROADS PLAZA

MARKET fresh
SUBWAY
IHOP
TARGET

DOLLAR GENERAL

SWF NEW YORK STEWART INTERNATIONAL AIRPORT

THE SHOPPES AT UNION SQUARE

Orangetheory FITNESS
Jersey Mike's SUBS
T Mobile KAY JEWELERS
Spectrum SMOOTHIE KING
THE VITAMIN SHOPPE
EUROPEAN WAX CENTER

ADAMS FAIRACRE FARMS

BJ's

KeyBank

Walmart
Applebee's

Crystal Run Healthcare
DUNKIN'

NEWBURGH PLAZA

THE HOME DEPOT
KOHL'S
PET SMART

ALDI sub

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