



## RETAIL SPACE

# NEWBURGH, NY

## NEWBURGH TOWNE CENTER

1433 ROUTE 300

### SIZE

Inline	1,275 SF	} Can Be Combined
Inline	1,395 SF	

Proposed Pad ±2,500-3,500 SF with Drive Thru

### ASKING RENT

Upon Request

### CO-TENANTS

Stop & Shop, AT&T, Marshalls, Dollar Tree, HomeGoods, Leo's Italian Pizzeria & Restaurant, Studio 787, Vision City, GameStop, WellNow Urgent Care (Coming Soon)

### NEIGHBORS

Perkins Restaurant & Bakery, Bank of America, Citizens Bank, AutoZone, Sherwin-Williams Paint Store, Mattress Firm, Dairy Queen

Newburgh Mall: Office Depot, Sears, Bed Bath & Beyond, Kay Jewelers, T-Mobile, Verizon, New York & Company, GNC, GameStop

## CONTACT EXCLUSIVE AGENT

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**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# MARKET AERIAL



NEWBURGH TOWNE CENTER NEWBURGH, NEW YORK

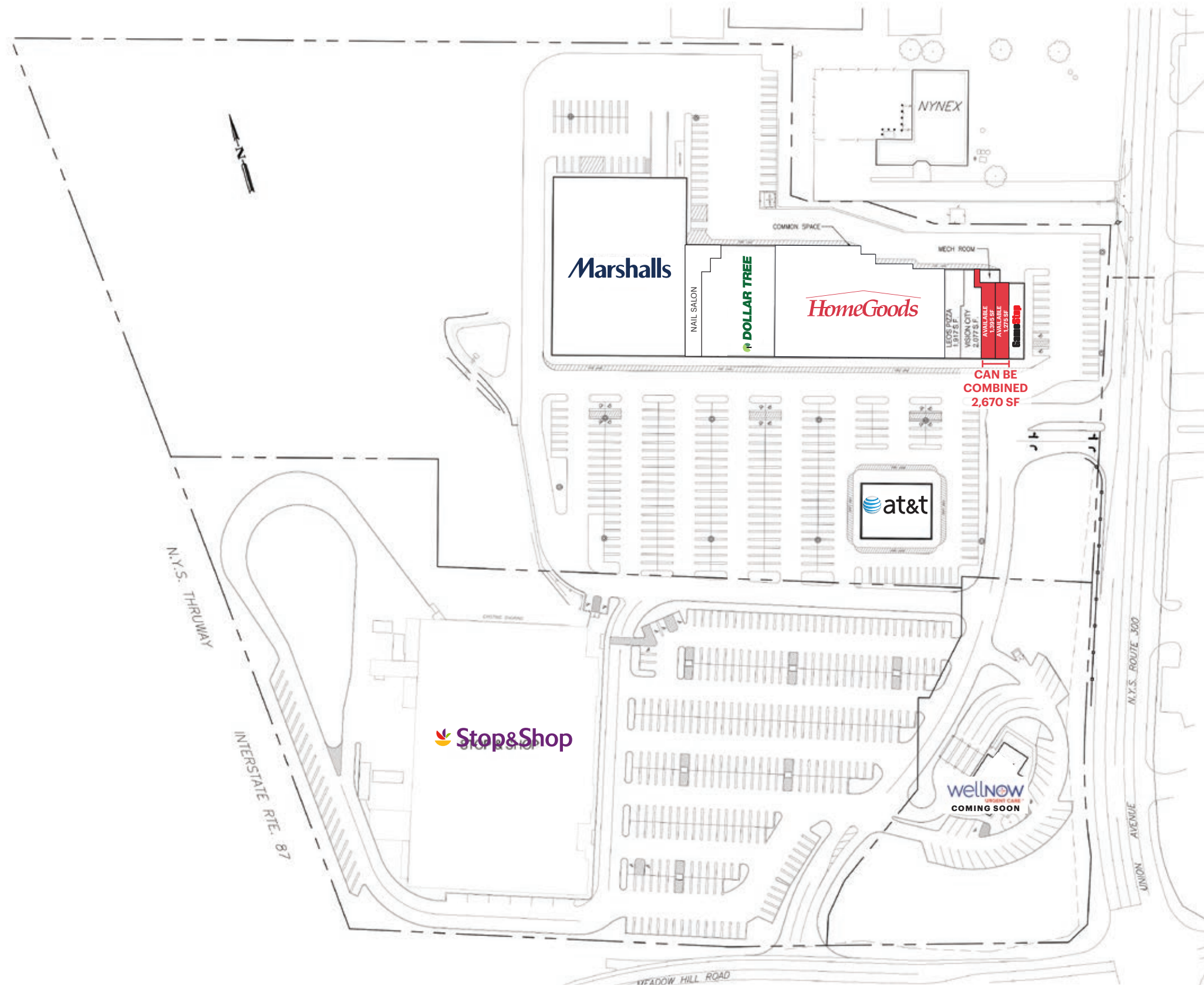
**MID-LEVEL AERIAL**



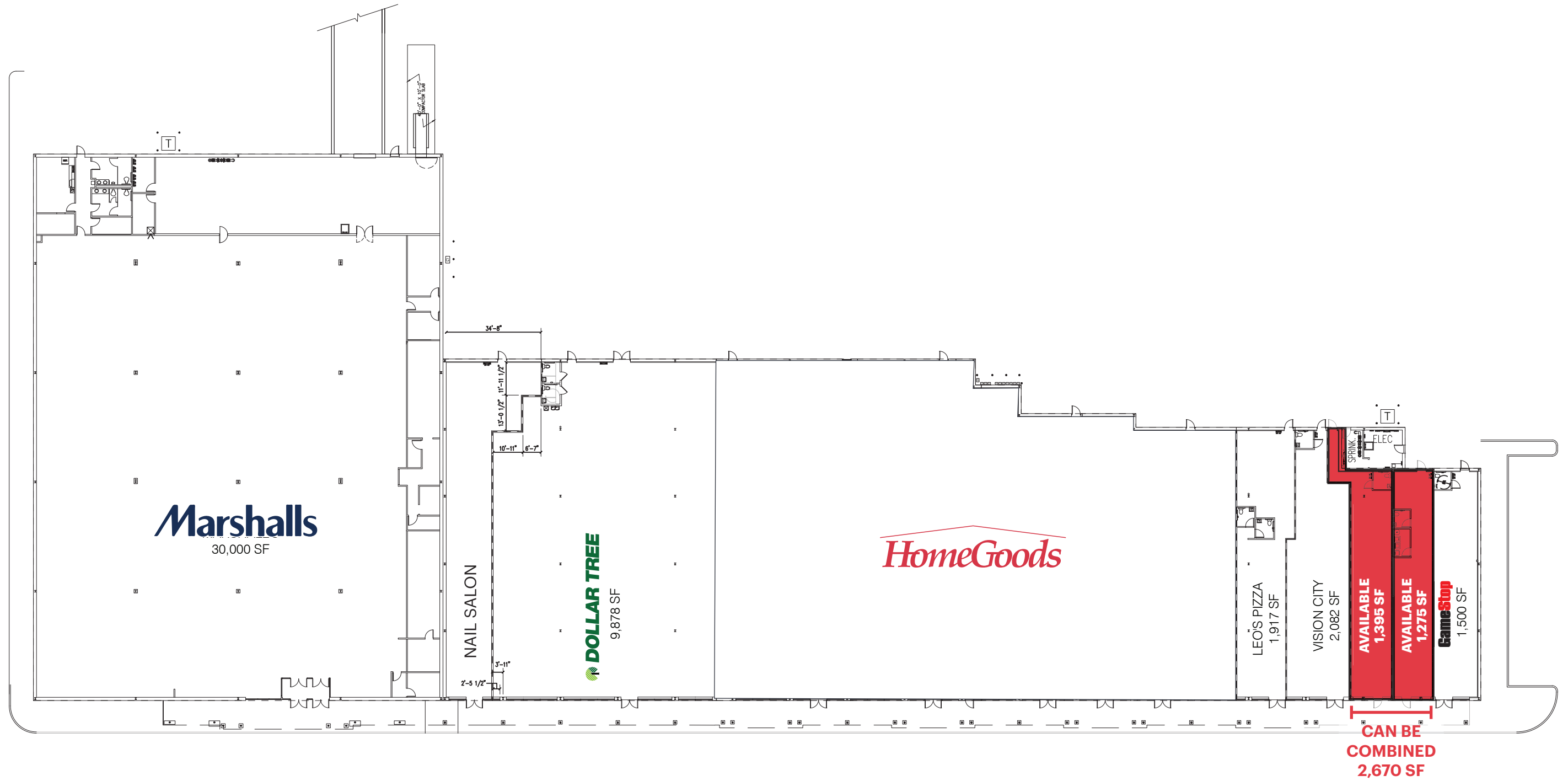
# CLOSE UP AERIAL



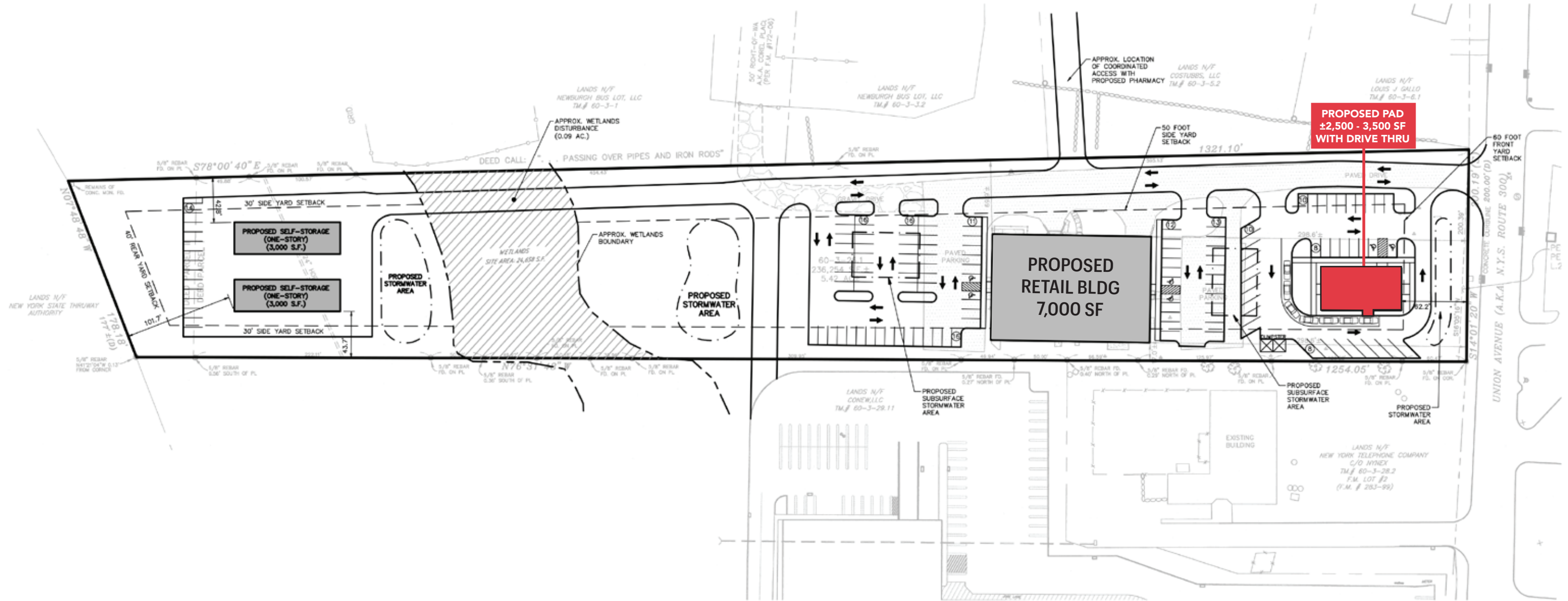
# SITE PLAN



# LEASING PLAN

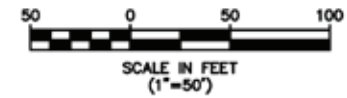


# PROPOSED DEVELOPMENT

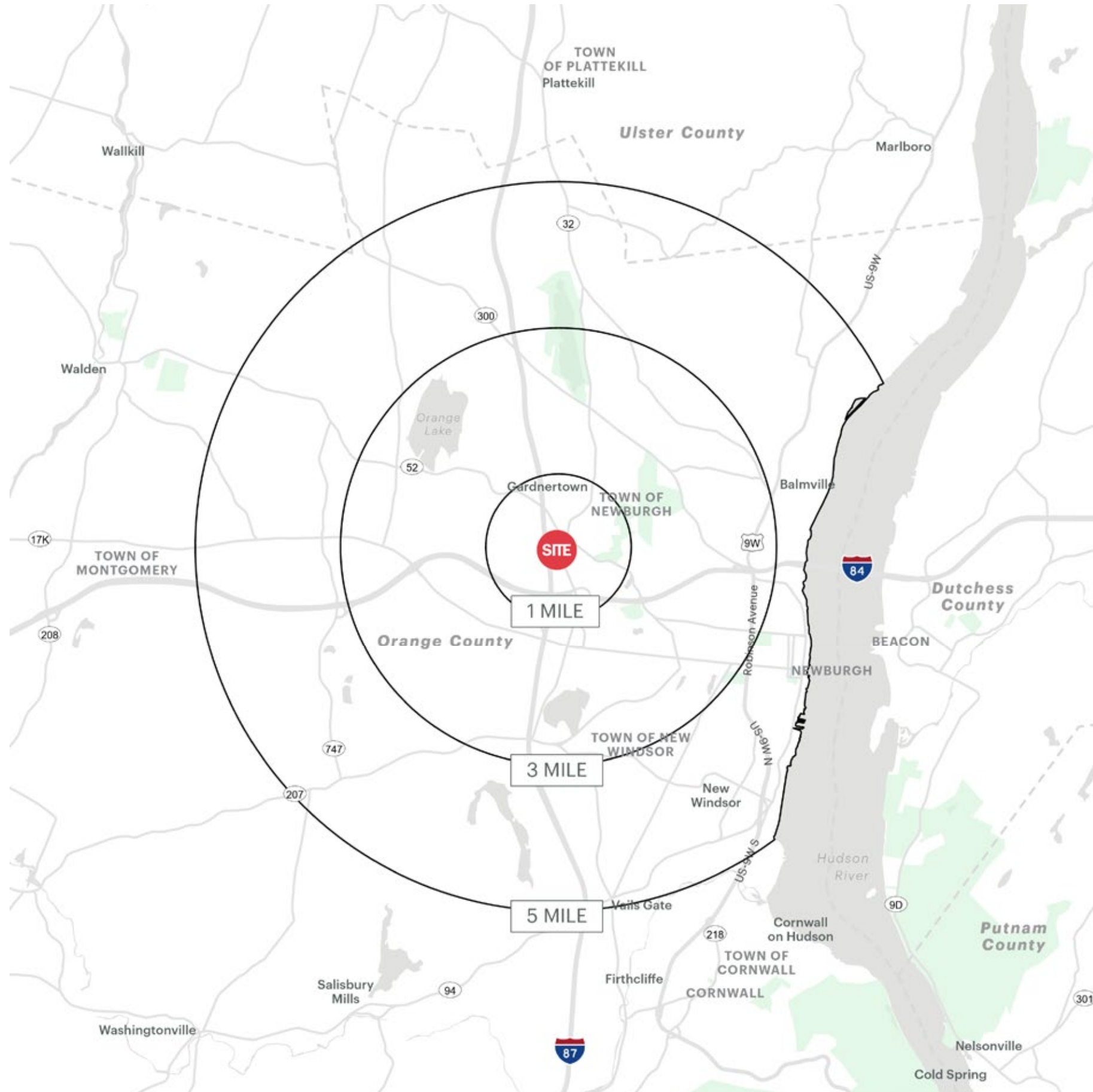


**PROPOSED PAD  
±2,500 - 3,500 SF  
WITH DRIVE THRU**

**PROPOSED  
RETAIL BLDG  
7,000 SF**



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

5,030

### HOUSEHOLDS

1,909

### AVERAGE HOUSEHOLD INCOME

\$125,764

### MEDIAN HOUSEHOLD INCOME

\$98,787

### COLLEGE GRADUATES (Bachelor's +)

1,262 - 33.0%

### TOTAL BUSINESSES

259

### TOTAL EMPLOYEES

2,536

### DAYTIME POPULATION (w/ 16 yr +)

5,015

## 3 MILE RADIUS

### POPULATION

35,296

### HOUSEHOLDS

12,752

### AVERAGE HOUSEHOLD INCOME

\$107,412

### MEDIAN HOUSEHOLD INCOME

\$83,739

### COLLEGE GRADUATES (Bachelor's +)

7,425 - 30.0%

### TOTAL BUSINESSES

1,859

### TOTAL EMPLOYEES

20,040

### DAYTIME POPULATION (w/ 16 yr +)

37,960

## 5 MILE RADIUS

### POPULATION

82,290

### HOUSEHOLDS

29,924

### AVERAGE HOUSEHOLD INCOME

\$104,716

### MEDIAN HOUSEHOLD INCOME

\$78,677

### COLLEGE GRADUATES (Bachelor's +)

16,370 - 30.0%

### TOTAL BUSINESSES

3,359

### TOTAL EMPLOYEES

34,588

### DAYTIME POPULATION (w/ 16 yr +)

77,343



# AREA DEMOGRAPHICS

