RETAIL SPACE

NEWBURGH, NY

88 NORTH PLANK ROAD

JOIN OCEAN STATE JOB LOT!

SIZE
1,500 SF

ASKING RENT
Upon Request

CO-TENANTS
Ocean State Job Lot, Green Garden, Domino's, VN Nails, Gallery Billiards (coming soon)

NEIGHBORS
Ethan Allen, Pizza Hut, Walgreens, Party Beverages, Orange Bank & Trust Company, McDonald's, Empire State Bank, Papa John's Pizza, Big Lots, Advance Auto Parts, Brett's True Value Hardware, Wells Fargo Bank, Firestone Complete, Price Chopper, Planet Fitness, Dollar Tree, KFC

COMMENTS
Reasonable divisions and all uses considered

CONTACT EXCLUSIVE AGENT

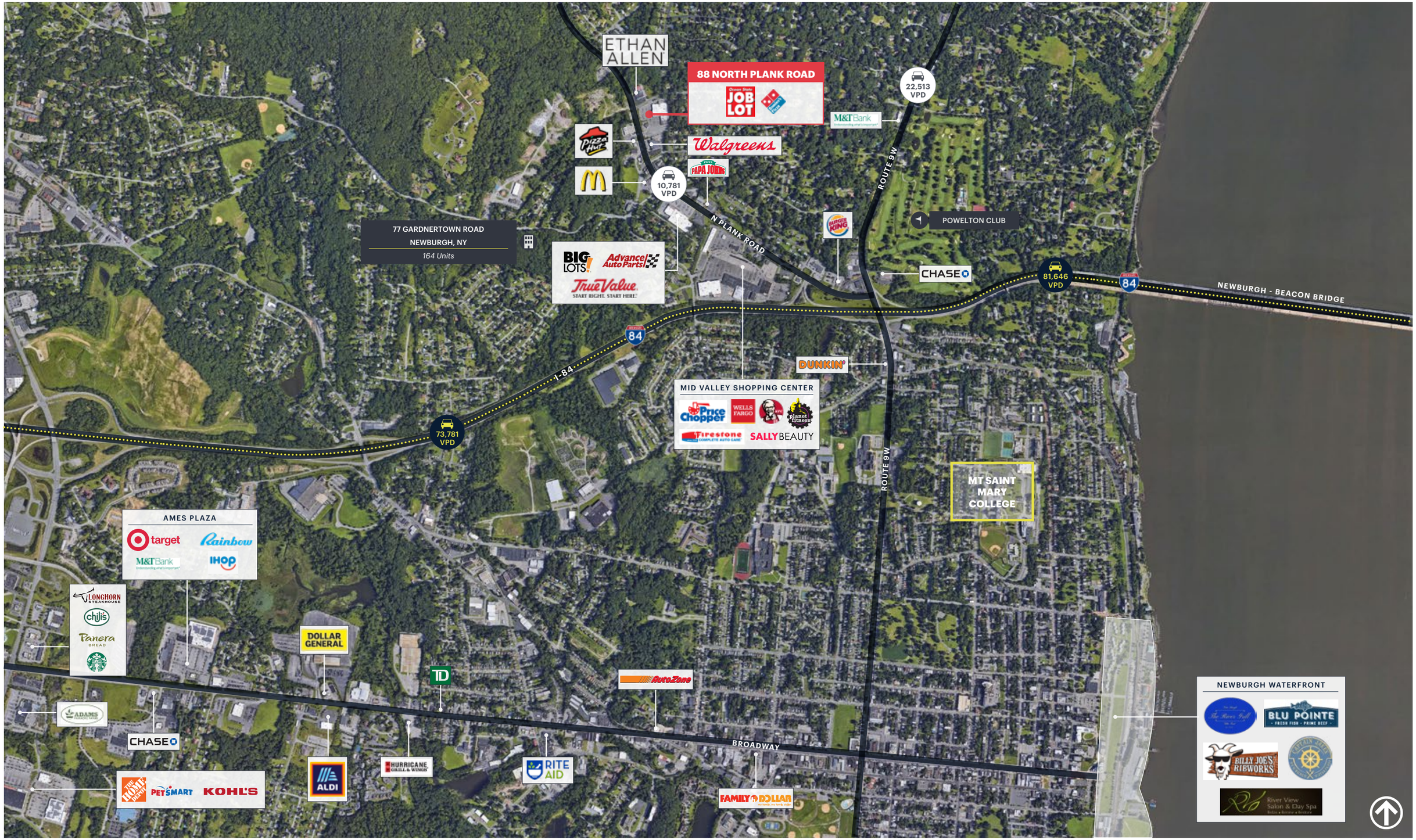
JEFFREY L. NABLE
jnable@ripcony.com
203.302.1701

RIPCO REAL ESTATE
777 West Putnam Avenue
Suite 300
Greenwich, CT 06830
203.302.1701

Please visit us at ripcony.com for more information

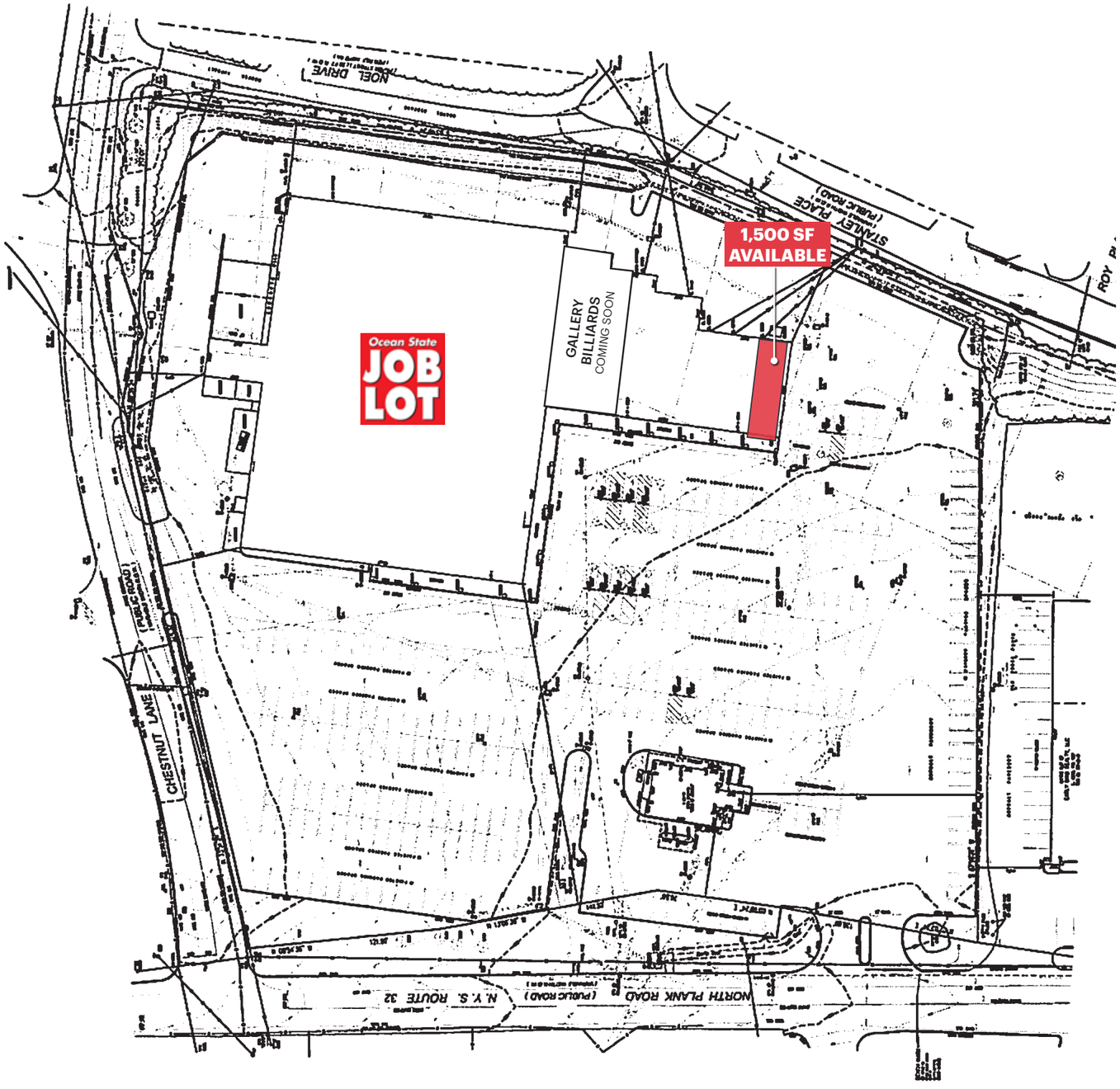
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

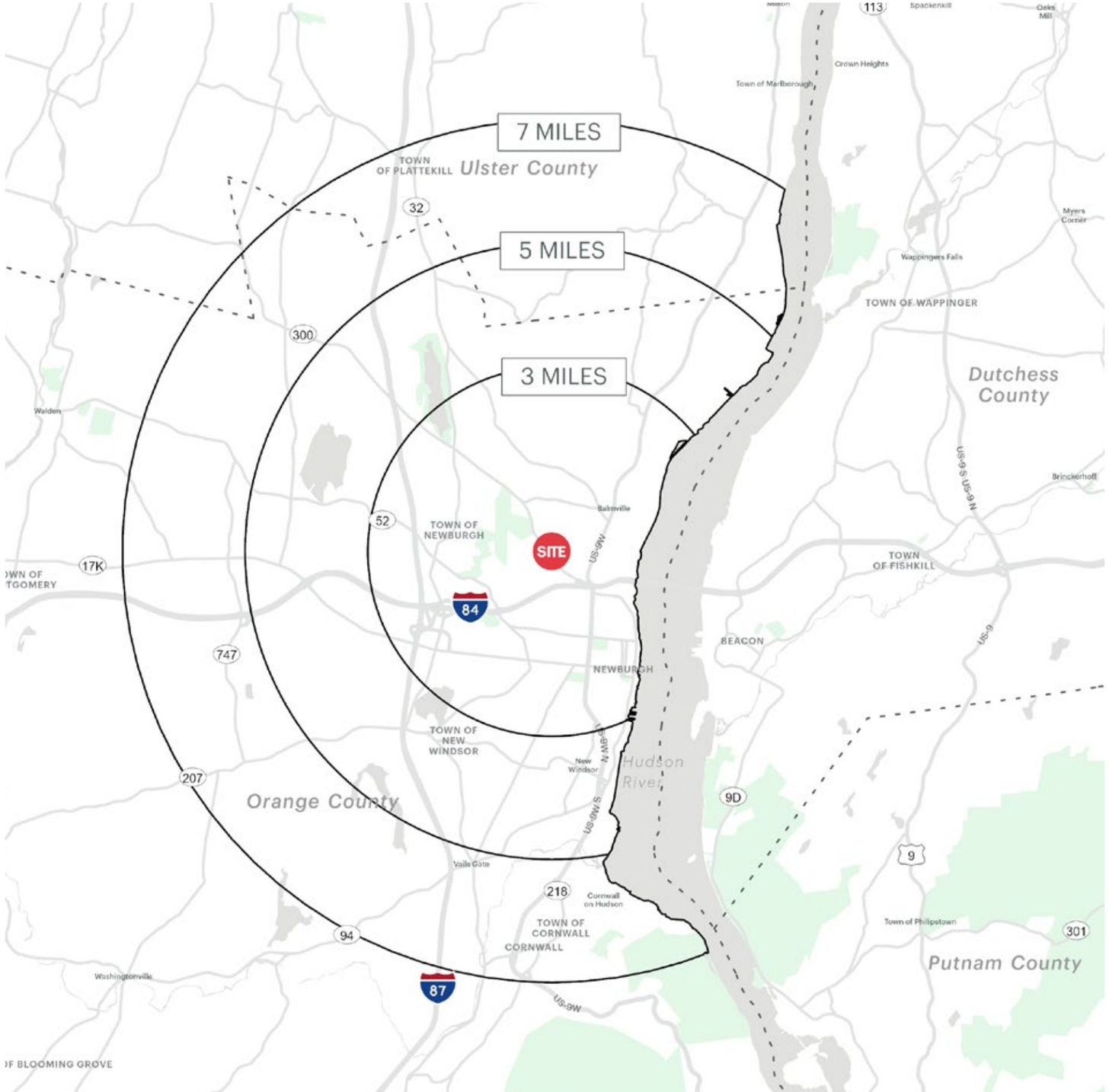


CLOSE UP AERIAL

SITE PLAN


1,500 SF
AVAILABLE
GALLERY
BILLIARDS
COMING SOON
Ocean State
JOB
LOT
NOEL DRIVE
STANLEY PLACE
(PUBLIC ROAD)
CHESTNUT LANE
(PUBLIC ROAD)
NORTH PLANK ROAD
(PUBLIC ROAD)
N.Y.S. ROUTE 32

AREA DEMOGRAPHICS



3 MILE RADIUS

POPULATION
50,293

HOUSEHOLDS
17,875

AVERAGE HOUSEHOLD INCOME
$91,012

MEDIAN HOUSEHOLD INCOME
$65,293

COLLEGE GRADUATES (BACHELOR'S +)
8,510- 26.0%

TOTAL BUSINESSES
2,215

TOTAL EMPLOYEES
20,701

DAYTIME POPULATION (W/ 16 YR +)
48,322

5 MILE RADIUS

POPULATION
77,131

HOUSEHOLDS
28,176

AVERAGE HOUSEHOLD INCOME
$102,919

MEDIAN HOUSEHOLD INCOME
$78,008

COLLEGE GRADUATES (BACHELOR'S +)
14,900 - 28.0%

TOTAL BUSINESSES
3,217

TOTAL EMPLOYEES
33,022

DAYTIME POPULATION (W/ 16 YR +)
73,227

7 MILE RADIUS

POPULATION
104,391

HOUSEHOLDS
38,530

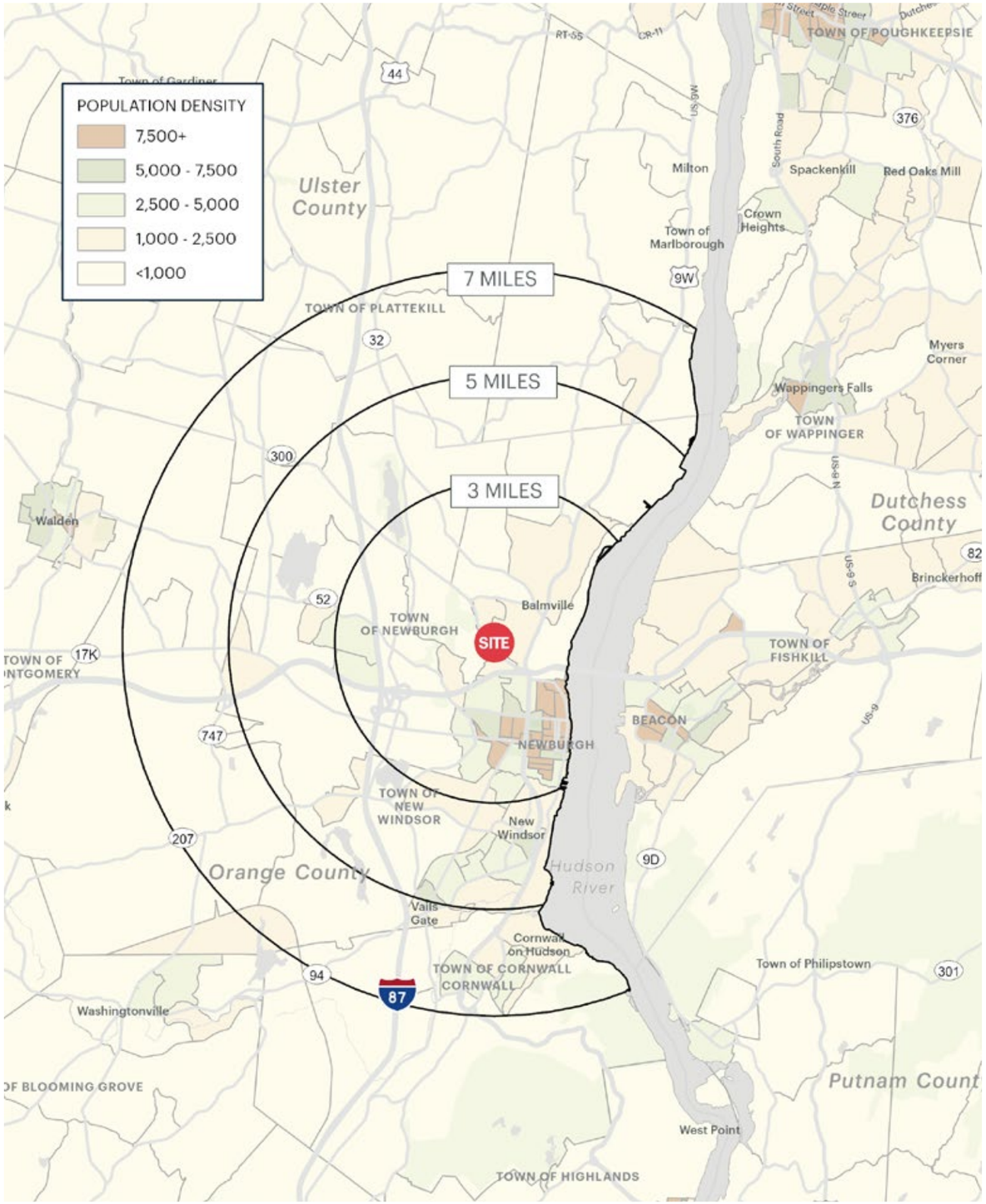
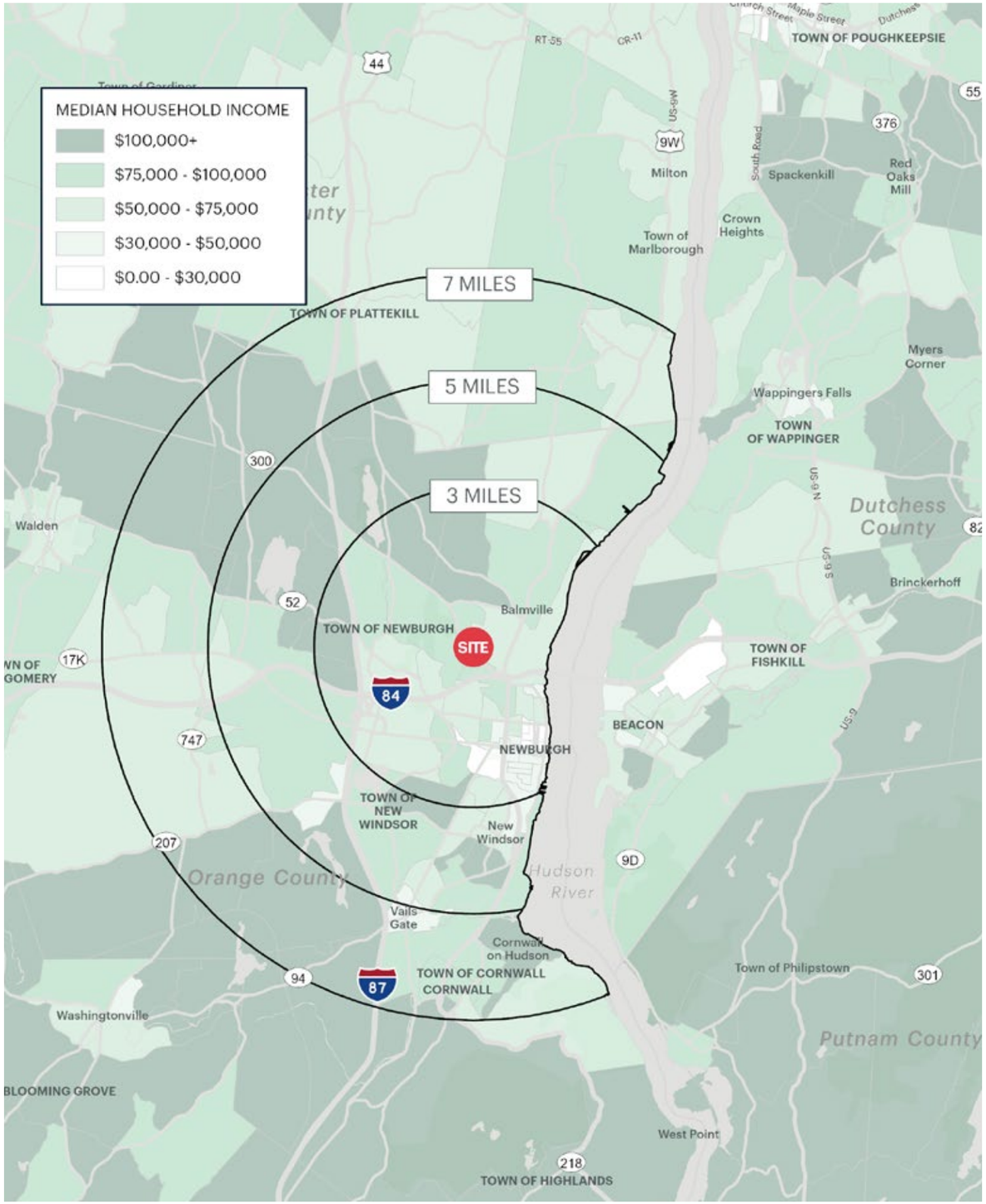
AVERAGE HOUSEHOLD INCOME
$110,726

MEDIAN HOUSEHOLD INCOME
$82,901

COLLEGE GRADUATES (BACHELOR'S +)
22,626 - 32.0%

TOTAL BUSINESSES
3,996

TOTAL EMPLOYEES
40,881

DAYTIME POPULATION (W/ 16 YR +)
94,531

AREA DEMOGRAPHICS