

FOR LEASE

**±1,313 - ±10,838 SQUARE FEET
RETAIL PROPERTY**



**NEWBURGH COMMONS
1404 UNION AVENUE, NEWBURGH, NY**

- LOCATION:** 1404 Union Avenue (Route 300), Newburgh Commons, Newburgh, Orange County, New York. Located across from the Newburgh Mall.
- ACCESSIBILITY:** The Newburgh Commons is situated on several heavily traveled routes and is located off of Exit 17 of the NY State Thruway (I-87).
- DESCRIPTION:** 34,610 sq. ft. Retail strip center built in 1995 on ±5.00 acres.
- SPACE AVAILABLE:**
- | | |
|----------|--|
| Space 1: | ±4,114 sq. ft. retail |
| Space 2: | ±4,100 sq. ft. office/retail. Move in condition |
| Space 3: | <u>±1,313 – ±2,624 sq. ft. retail (will divide)</u>
±10,838 sq. ft. |
- FRONTAGE:** 349' on Union Avenue
- TRAFFIC COUNT:** ±46,905 (2018)
- LOADING:** 2 overhead doors
- PARKING:** 200 surface spaces are available; ratio of 5.77/1000 sq. ft.

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Newburgh, NY
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TENANTS: Dunkin'
Auto Zone
Sherwin-Williams Paint

DEMOGRAPHICS:

	3 Mile	5 Mile	10 Mile
Estimated Population	38,787	87,129	206,345
Estimated Households	13,340	30,968	73,569
Median Household Income	\$63,896	\$63,903	\$73,163

Estimated 2019





**PROPERTY
FACT SHEET**

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ZONING: IB – Interchange Business. See Table of Use and Bulk Requirements attached.

AMENITIES: Pylon sign

TAXES & CAM: \$6.89 psf (2018)

RENTAL RATE: \$17.75 psf, NNN

For further information or to arrange a tour, please contact licensed real estate broker:

James Martin, Senior Vice President

EXCLUSIVE BROKER

McBRIDE CORPORATE REAL ESTATE, INC.

5 Corporate Drive, Suite 201

Central Valley, NY 10917

845-928-6500 Fax 845-928-7838

E-mail address: martinj@mcbridecorp.com Web Site: www.McBrideCorpRE.com

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

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