



PRIME RETAIL SPACE

PRIME RETAIL SPACE: 4,300 SQ. FT.

LEASE PRICE: \$16.00 NNN

Property Highlights

- .25 mile from NYS I-87 Exit 20
- 43,610 AADT
- Big Lot, CVS, Family Dollar, Quest Diagnostics, and Auto Zone are anchors.
- A Gateway to the Hudson Valley and Catskill Regions with 2.1+ million annual visitors.
- Demand generators: HITS Equestrian Events with 48,000 attendees, Woodstock Film Festival, Garlic Festival, Hunter Ski Center, leisure, recreation, resort destinations, and a strong residential and 2nd home market from the NY Metro area.
- Serves consumers from a 15-mile radius with potential for banking, fast food, healthcare, professional services.

Demographic	3 Mile	10 Miles	15 Miles
Population	11,453	61,447	134,124
Households	4,944	25,412	56,751
Average Income	\$79,213	\$85,540	\$82,197

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

For more information, please contact:

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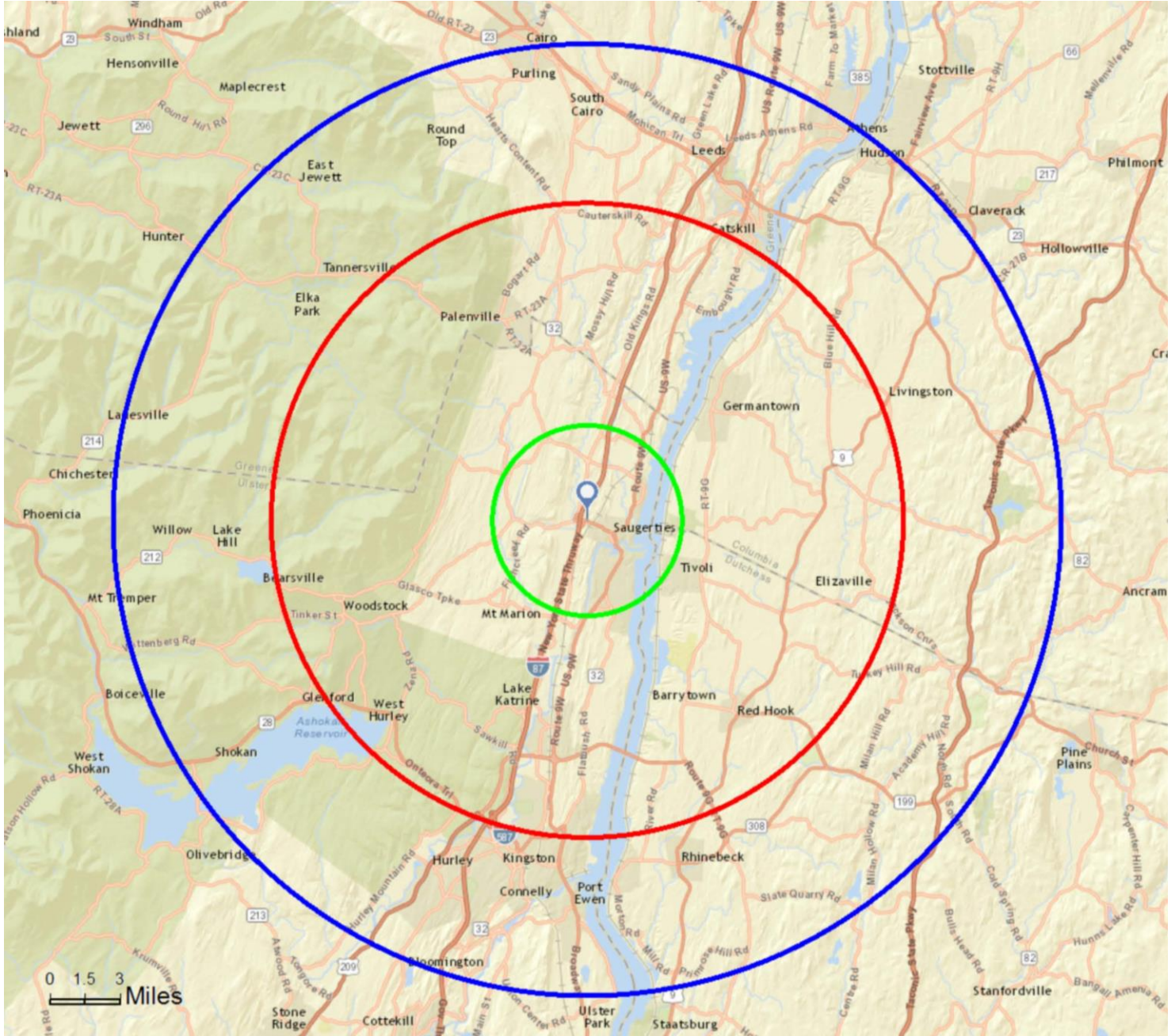
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RETAIL SPACE FOR LEASE

330 Route 212

Saugerties (Ulster County), NY 12477



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