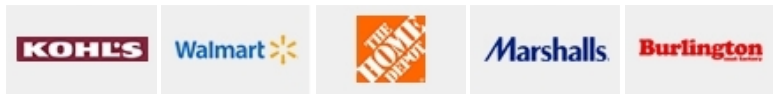
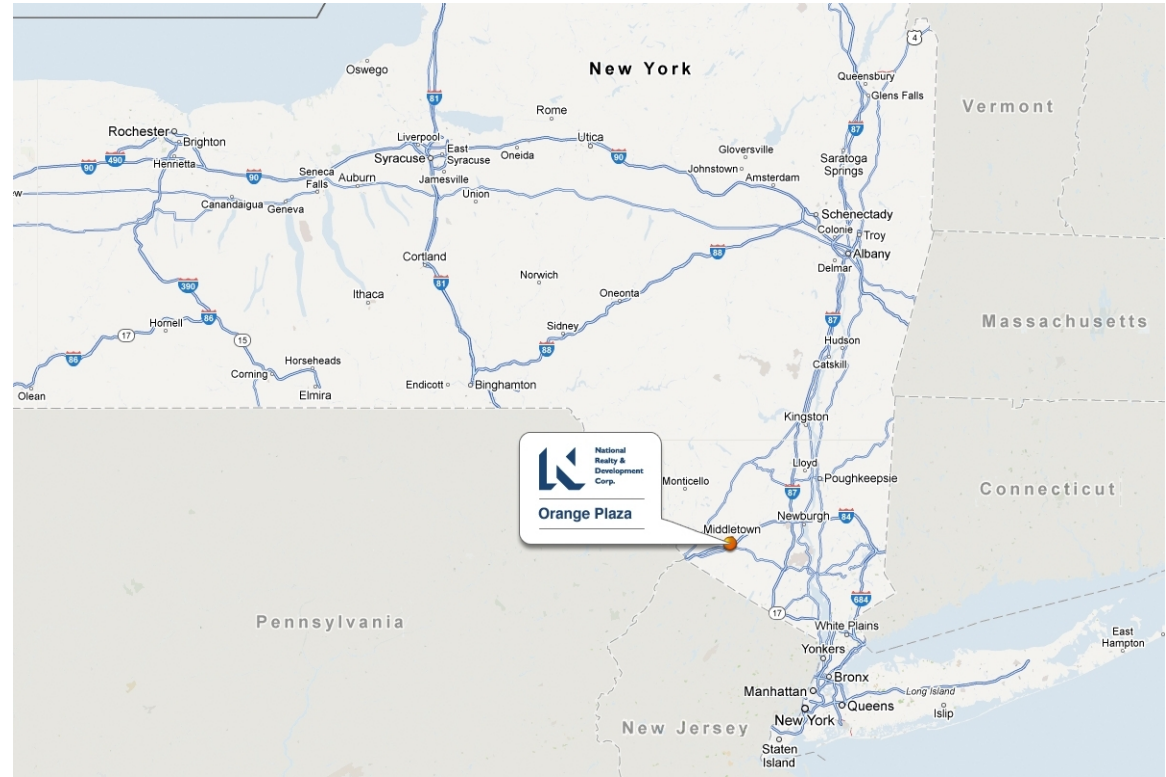


# Orange Plaza

444 Route 211 East  
Middletown, NY 10940



GROSS LEASABLE AREA	PARKING	PARKING RATIO
808,495 sf	4,500	5.6/1,000

Demographics	5 miles			10 miles			12 miles			
	Daytime Population	Population	Households	Avg HH Income	Med HH Income	Daytime Population	Population	Households	Avg HH Income	Med HH Income
	38,706	63,581	24,276	\$85,517	\$66,957	60,693	127,087	47,157	\$94,040	\$76,380
	68,410	159,459	59,043	\$96,594	\$78,612					

## Details

- Pad sites available - former restaurant pad with drive-thru and (build-to-suit) up to 45,000sf.
- Power center draws from a **25-mile** regional trade area inclusive of the Hudson Valley, Pennsylvania, and New Jersey.
- Four points of signalized access into the center.
- Stacked layout that incorporates an innovative design for tenant loading.
- Light show façade facing Route 17 designed by artist James Turrell.
- Traffic counts of **60,370 vehicles per day** on Route 17 & Route 211.
- Traffic counts of **30,940 vehicles per day** on Route 211 & Dunning Rd.
- Traffic counts of **12,000 vehicles per day** on the connector road between Orange Plaza & the Galleria at Crystal Run.
- **131,133 residents** earning an average household income of **\$91,177** live within a **20 minute drive**

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## Space Available

- 20 5,400 sf
- 23 18,080 sf
- 30 10,012 sf
- 32 45,000 sf
- G Pad G
- J Pad J

## Current Tenants

- 2 Panera Bread
- 3 H&R Block
- 4 America's Best Contacts & Eyeglasses
- 5 ULTA Beauty
- 6 DXL
- 7 Chipotle
- 8 Burlington
- 9 Kohl's
- 10 Walmart Supercenter
- 11 Aspen Dental
- 12 Verizon Wireless
- 13 Bed Bath & Beyond
- 14 Party City
- 15 Marshalls
- 16 Goldland Jewelers
- 17 Hoopla Frozen Yogurt
- 18 Joyce Leslie
- 19 Bath & Body Works
- 21 Famous Footwear
- 22 Old Navy
- 24 Gap Outlet
- 25 Frank's Trattoria
- 26 Chinese Buffet
- 27 GNC
- 28 OC Nail & Spa
- 29 Dollar Power
- 31 Staples
- A Chase
- B Red Lobster
- C TD Bank
- D Taco Bell
- E KFC
- F Starbucks
- I Applebee's
- K The Home Depot



# Orange Plaza

444 Route 211 East  
Middletown, NY 10940

## Leasing Contacts



**Harrison P. Lyss**

914-272-8043

[harrison.lyss@nrdc.com](mailto:harrison.lyss@nrdc.com)