Located at 125 Dolson Avenue / For Lease





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WE ARE THE CENTER OF RETAIL

CUSHWAKERETAIL.COM



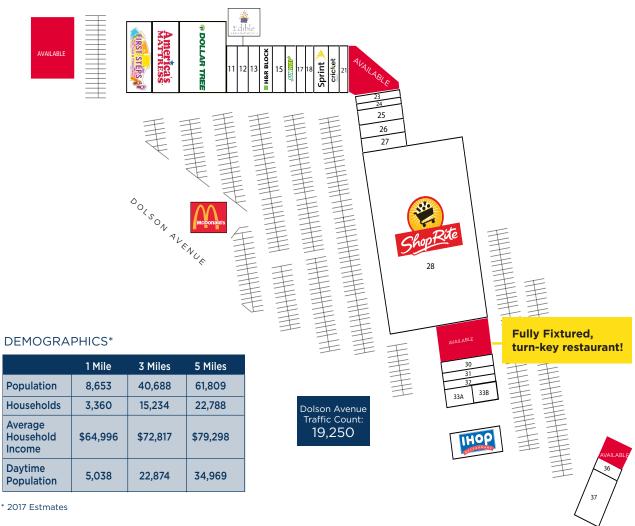
A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lesstor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, etnitity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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STORE #	STORE	SF
	AVAILABLE	6,000
2-6	FIRST STEPS AT Prediction & Chaldren	5,450
7	America's MATTRESS	5,675
8-10	WOOLLAR TREE	10,000
11	Hudson Valley Liquors	2,400
12	Edible	1,350
13	Beauty Supplies	1,850
14	■ H&R BLOCK	2,000
15	Quick Cash	1,200
16		1,840
17	Chinatown Restaurant	1,200
18	LA Nail Salon	1,200
19	Sprint 🈕	2,160
20	cricket	1,600
21	Dutch Girl Dry Cleaners	1,600
22	AVAILABLE	2,500
23	Kung Fu Tea	1,185
24	Manpower, Inc. of NY	1,200
25	Laundry Chek	2,300
26	Downtown Bagels	2,000
27	Brother Bruno's Pizza	2,170
28	Shop Rite	65,489
29	AVAILABLE	3,592
30	Smokers Choice	2,700
31	Federoptics, Inc.	1,840
32	Allstate You're in good hands,	1,050
33A	Hair Salon	1,675
33B	Orange Spa	1,360
34-35	AVAILABLE	1,860
	Gift Shop	1,064
36	Ont Shop	1,004



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HIGH TRAFFIC Grocery Anchored Neighborhood Center

DOMINANT SHOPPING CENTER
In The Market

Situated At Signalized Intersection on Busy Dolson Ave

19,250 Vehicles

Anchored by a **HIGH-VOLUME**Shoprite Supermarket

Shoprite Recently Expanded by 12,000 Sf

NEW Junior Anchor Dollar Tree— Recently Opened!

Excellent Mix Of NATIONAL And REGIONAL Tenants

Adjacent Orange County Community College

6,162 Students

PROMINENT Pylon Road Signage Available

ACCESS VIA ROUTE 6 AND I-84

