

CAMPBELL PLAZA

Middletown, NY

Located at 125 Dolson Avenue / For Lease



David Townes / david.townes@cushwake.com / 917 993 5515

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 lessor 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, entity, 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.

CAMPBELL PLAZA

Middletown, NY











Located at 125 Dolson Avenue / For Lease



CAMPBELL PLAZA

Middletown, NY

Located at 125 Dolson Avenue / For Lease

STORE #	STORE	SF
1	AVAILABLE	6,000
2-6	 FIRST STEPS	5,450
7	 America's MATTRESS	5,675
8-10	 DOLLAR 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	 SUBWAY	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	 ShopRite	65,489
29	AVAILABLE	3,592
30	Smokers Choice	2,700
31	Federoptics, Inc.	1,840
32	 Allstate	1,050
33A	Hair Salon	1,675
33B	Orange Spa	1,360
34-35	AVAILABLE	1,860
36	Gift Shop	1,064
37	Blue Finn Sushi	3,000

DEMOGRAPHICS*

	1 Mile	3 Miles	5 Miles
Population	8,653	40,688	61,809
Households	3,360	15,234	22,788
Average Household Income	\$64,996	\$72,817	\$79,298
Daytime Population	5,038	22,874	34,969

* 2017 Estimates



CAMPBELL PLAZA

Middletown, NY

Located at 125 Dolson Avenue / For Lease

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

