

FOR LEASE

Crystal Run Crossing

RETAIL

PAD SITES AVAILABLE



CONTACT US

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CRYSTAL RUN ROAD, MIDDLETOWN NY 10941

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PROPERTY HIGHLIGHTS

- + Pre-approved sites for casual or fast food for up to 4,400 sq. ft. with a drive-thru.
- + Outstanding and immediate access from Highway Rt. 17 with clear signage to highway.
- + Local customers feed into this location as they visit the Galleria Mall, hotels and various medical facilities.
- + Within very close proximity to the future Legoland, NY, a 500 acre theme park resort, scheduled to open in Spring 2020.
- + Crystal Run Crossing is a 30 acre mixed use development located off Exit 122 of Route 17 and I-84.
- + The Galleria at Crystal Run, an enclosed regional mall is located in the Norther Quadrant. This is the largest enclosed shopping center in Orange County
- + The Orange Regional Medical Center is in the Western Quadrant. It is the largest medical facility with 50 miles. Orange Regional Medical Center has been recognized as a Best Hospital for 2017-18 in the Hudson Valley region by U.S. News & World Report.

Lot 9:

- 2 acre pad site
- Suitable for limited service hotel to eight stories high or free standing full service restaurant
- Has outstanding visibility from Route 17 (I84)

Lot 10:

- 1 acre pad site (buildable 4,000 sq. ft.), conceptually approved for a drive-through
- Suitable for a freestanding fast food restaurant, fast casual restaurant, drugstore, bank, service or franchise establishment
- Lot 10 has excellent access from the interstate, arterial roads and connector roads leading from nearby office and retail building.

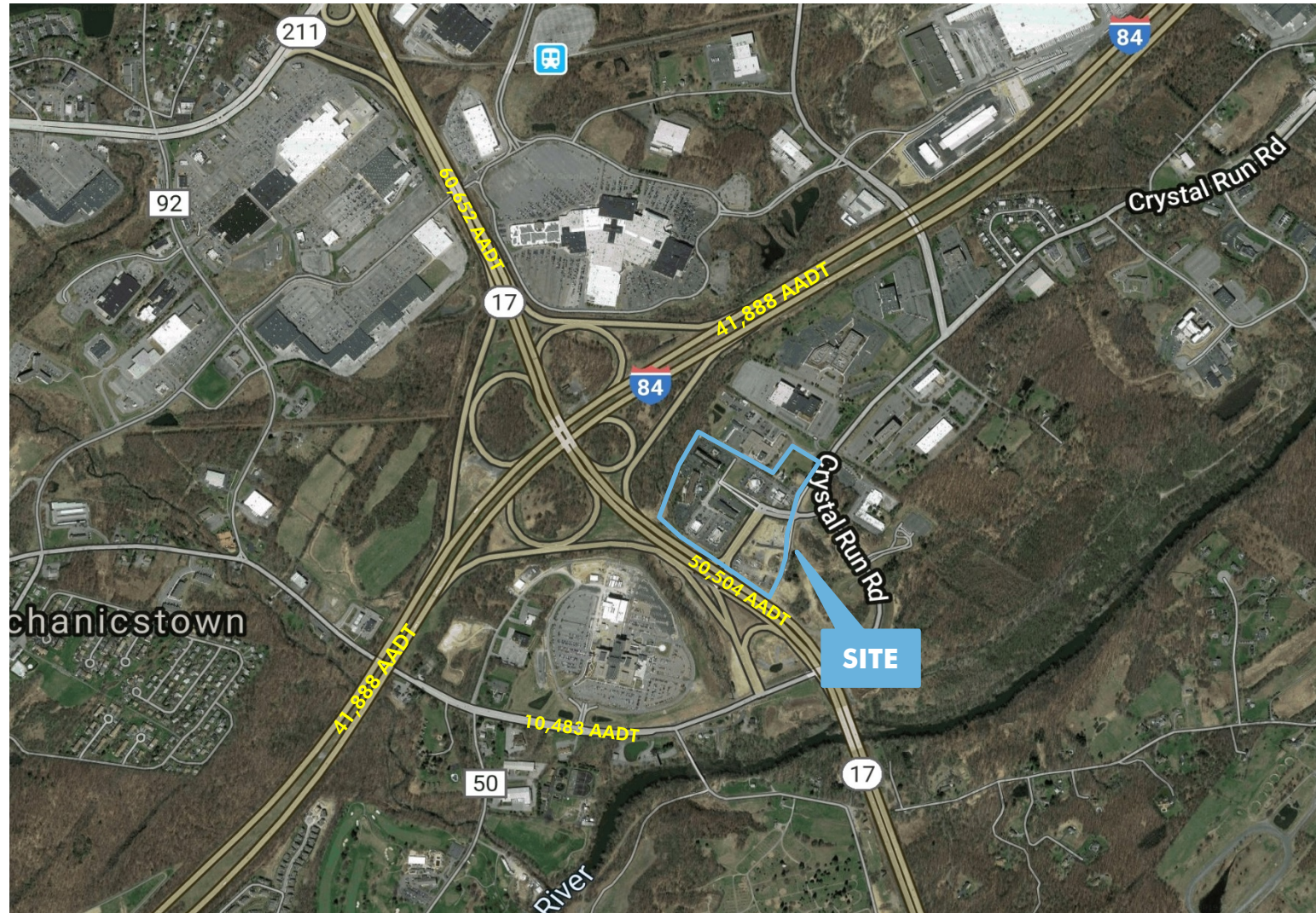
2018 Estimated Demographics

	1 Mile	3 Mile	5 Mile	7 Mile
Population	1,035	40,800	68,312	85,035
Households	352	14,570	24,373	29,851
Median Household Income	\$67,453	\$61,954	\$68,097	\$73,871
Daytime Population	11,279	29,032	44,584	49,954

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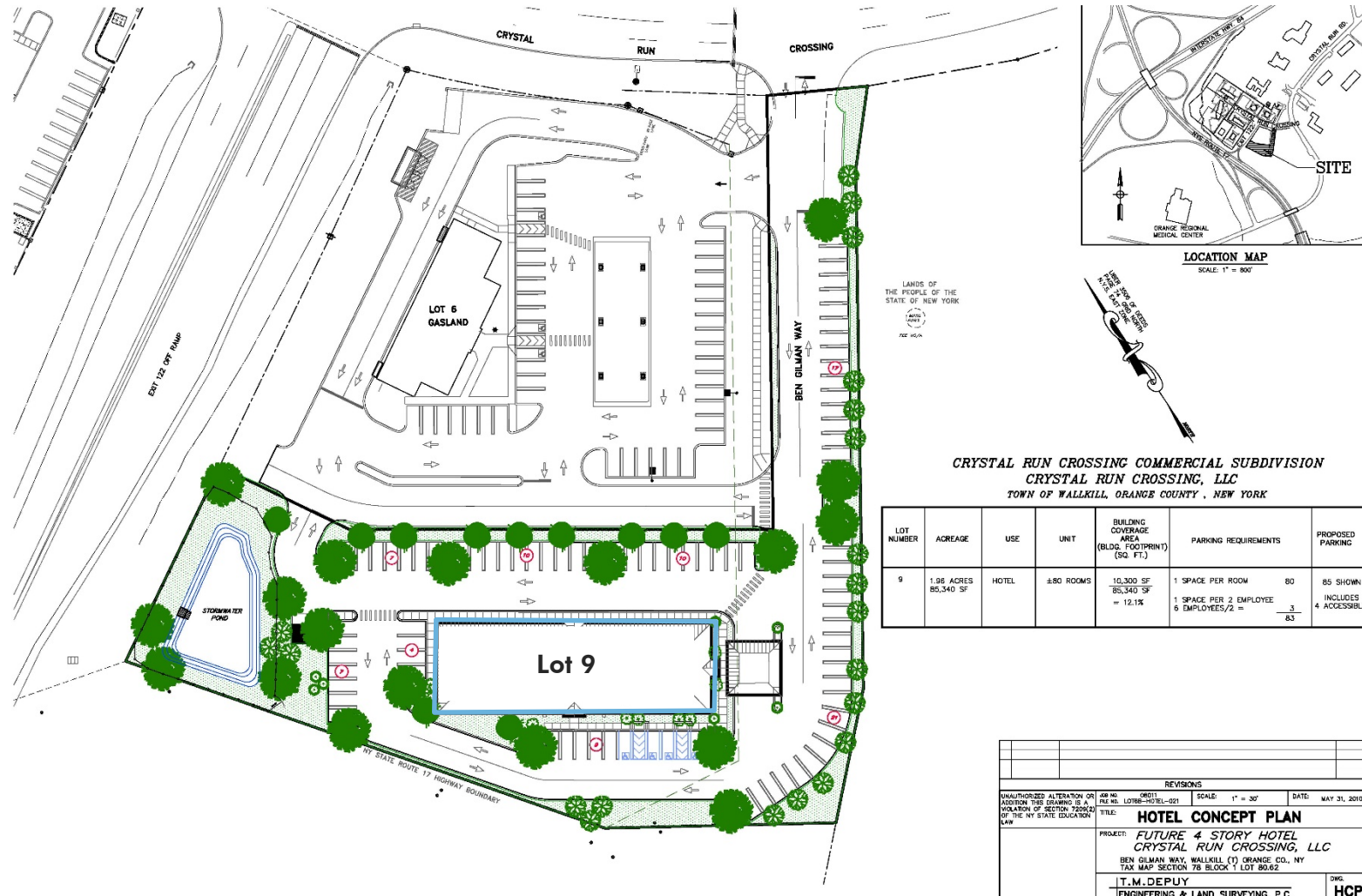


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Lot 9 Concept

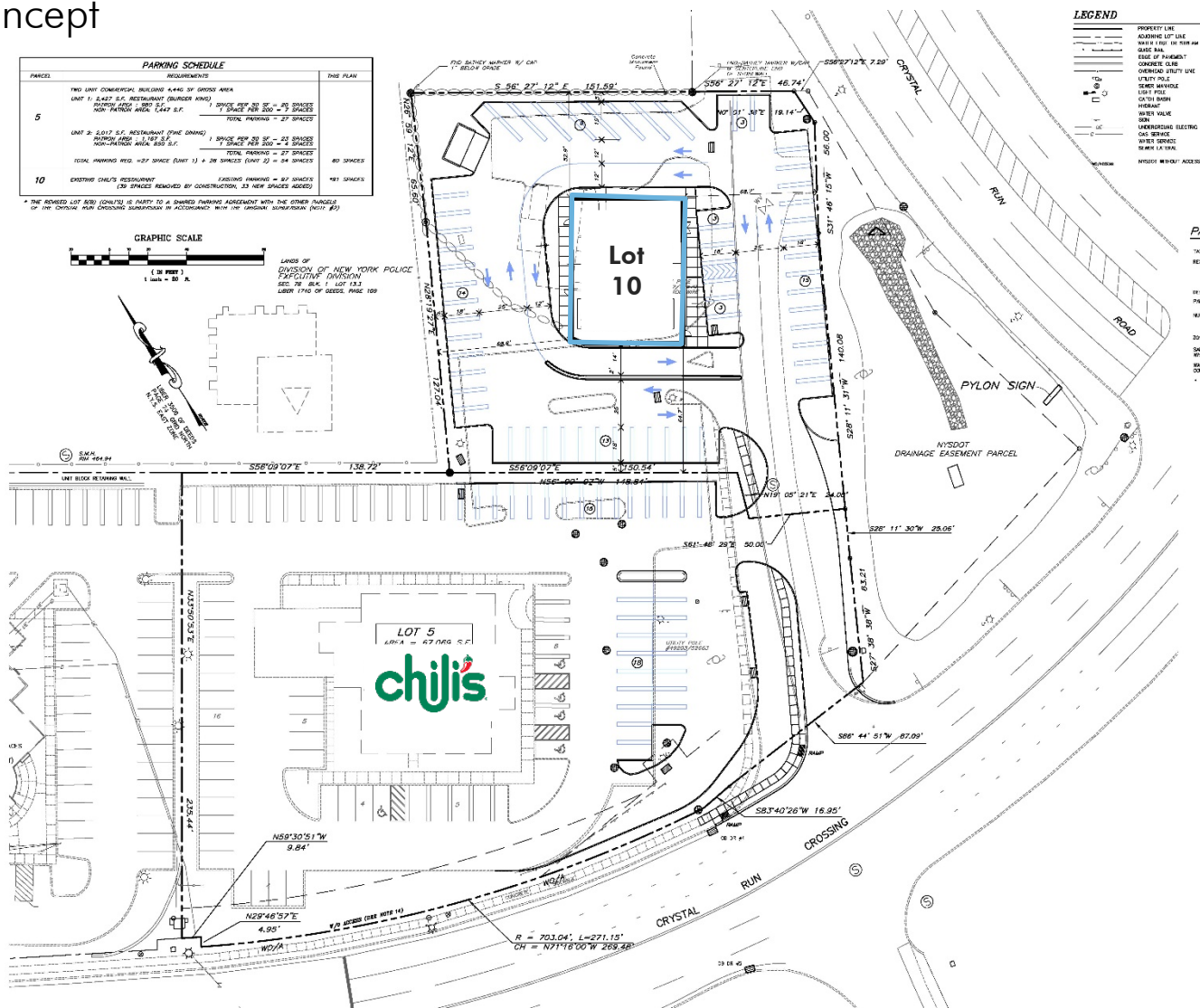


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Lot 10 Concept



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Phase II Conceptual

