

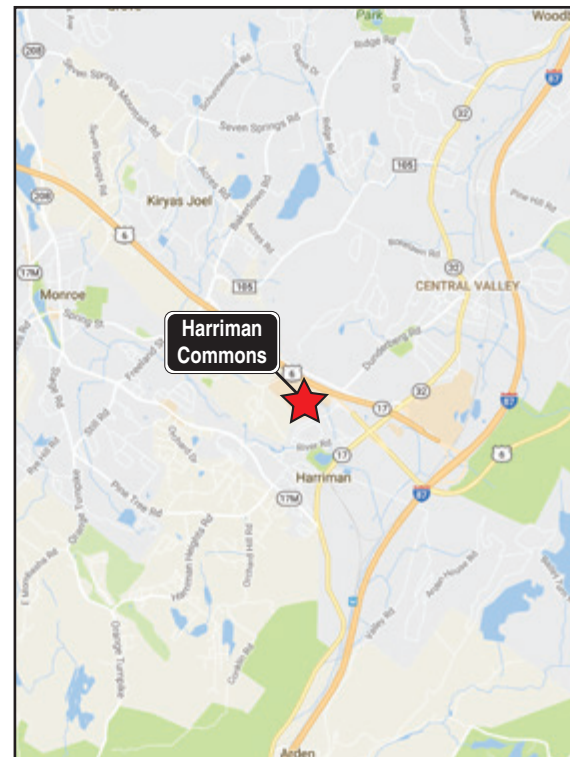
Harriman Commons Monroe & Woodbury, New York 10950



**Orange County is the
Fastest Growing County in
New York State!**



Demographics	3 mile	5 mile	10 mile
Population			
2023 (projection)	51,256	66,397	128,727
2018 (estimate)	49,898	64,623	125,386
2010 (census)	44,588	59,058	119,174
Number of HH			
2023 (projection)	14,047	19,238	41,607
2018 (estimate)	13,552	18,537	40,079
2010 (census)	11,866	16,593	37,292
Average HH Income			
2023 (projection)	\$110,236	\$118,002	\$135,943
2018 (estimate)	\$92,706	\$99,190	\$113,413
2010 (census)	\$83,585	\$90,542	\$96,893
Median Age			
2018 (estimate)	27.2	29.9	35.3
Daytime Population			
2018 (estimate)	30,166	35,699	69,304



RD MANAGEMENT LLC

The Towns of Monroe, & Woodbury, New York Harriman Commons



Location:

Harriman Commons is located in Orange County at Route 17/6 and Route 32 in the towns of Monroe & Woodbury, New York 10950. Route 17/6 will be converting to Federal Hwy I-86.

Type:

Regional Power Center near Woodbury Common Premium Outlets.

GLA:

711,816 sf plus future expansion

Parking:

In excess of 3,800 cars

Traffic:

Two way average daily traffic 36,300 cars per day

Vital Statistics:

The Population within a ten-mile radius is in excess of 125,000 people, with an Average Household Income of \$113,413.

Major Tenants:

Walmart	203,990 sf	Target	124,717 sf
Home Depot	110,000 sf	BJ's Wholesale	108,532 sf
Best Buy	30,247 sf	HomeGoods	23,986 sf
Petsmart	20,087 sf		

Availability:

Up to 18,000 sf – Plus Satellite Building across from Target
Phase III Expansion: Future Retail or Office Space Available for Build-To-Suit



RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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Harriman Commons

Route 17/6 & Route 32

The Towns of Monroe and Woodbury, New York 10950

- A. Walmart 203,990 sf
- B. Home Depot 110,000 sf
- C. BJ's Wholesale Club 108,532 sf

TARGET PHASE

- D. Target 124,717 sf
- 1a. Available (50' x 107' irr.) 5,827 sf
- 1b. Available (50' x 119' irr.) 6,125 sf
- 1c. Storage 5,317 sf
- 2. Old Navy 15,277 sf
- 3. Party City (93' x 152') 14,136 sf
- 4. Dollar Tree 10,640 sf
- 5. HomeGoods 23,986 sf
- 6. Best Buy 30,247 sf
- 7. Petsmart 20,087 sf
- 8. Ulta 11,012 sf
- 9. Available (44'-4" x 144') 6,424 sf
- 10. GNC 1,650 sf
- 11. Sally Beauty 1,650 sf
- 12. Famous Footwear 6,800 sf

- E. Available Retail (128' x 100' irr.) 12,600 sf
- 63 Proposed Parking Spaces**
- 1. Available (15' x 90') 1,350 sf
 - 2. Available (19' x 100') 1,900 sf
 - 3. Available (20' x 100') 2,000 sf
 - 4. Available (20' x 100') 2,000 sf
 - 5. Available (20' x 100') 2,000 sf
 - 6. Available (19' x 100') 1,900 sf
 - 7. Available (15' x 90') 1,350 sf

PHASE III Expansion
Future Office/Retail

3.52 acres



Building E – Proposed Elevation



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