

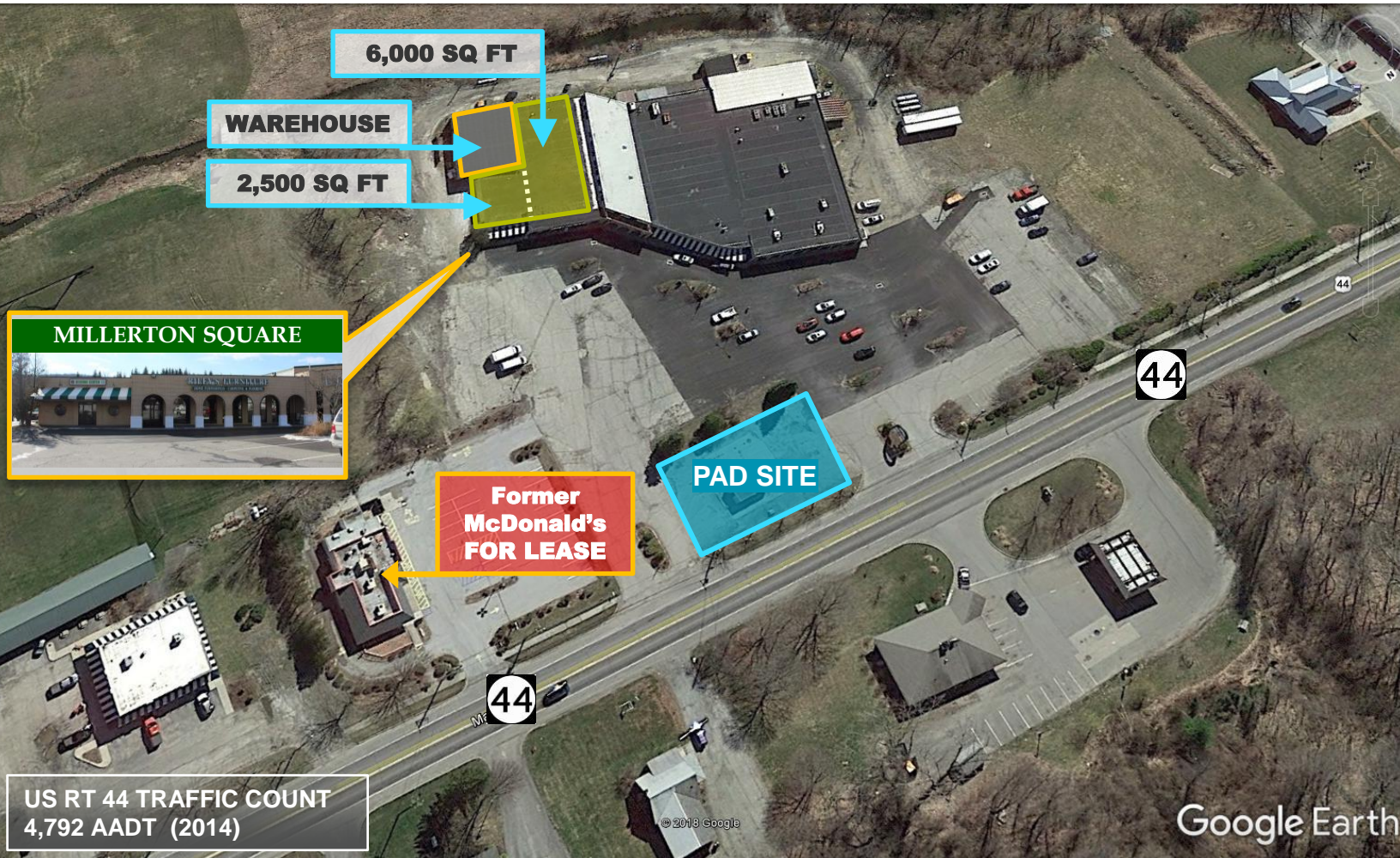
122-130 Route 44

MILLERTON, NY | DUTCHESS COUNTY



RETAIL SPACE FOR LEASE

MILLERTON SQUARE



### Property Highlights

- Total 11,500 SF Available For Lease within 82,000 SF Strip Mall
- Space consists of 8,500 SF Retail, sub-dividable to 2,500 SF & 6,000 SF, plus 3,000 SF Warehouse area
- 12 ft. ceilings in Retail space, 20 ft. ceiling in Warehouse & 1 Overhead door
- Anchor/co-tenants include Millerton Fresh Supermarket and a liquor store
- Also Available: Pad Site in front of the Square along US RT 44
- Former free-standing McDonald's Available For Lease @ \$4,500/mo NNN



LEASE RATE: \$11.00/SF NNN

For more information, please contact:

**RANALD M. MEAGHER**  
Real Estate Salesperson  
+1 845 702 0761  
rmeagher@pyramidbrokerage.com

**DENNIS LAUNER**  
Real Estate Salesperson  
+1 718 809 8412  
dlauner@pyramidbrokerage.com

**PYRAMID BROKERAGE COMPANY**  
356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, NY 12550  
845 522 5900 • Fax: 845 522 5970  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

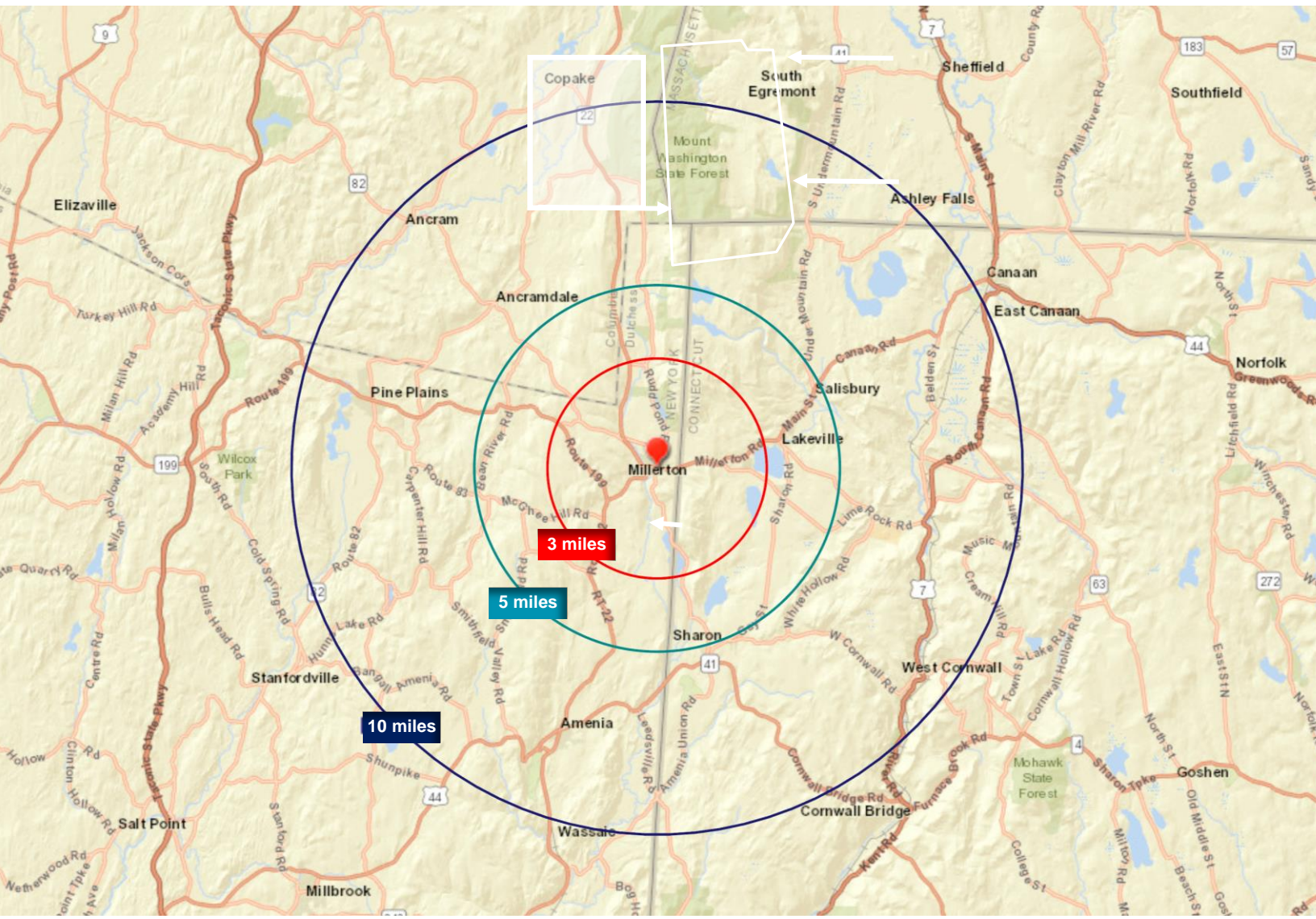
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

122-130 Route 44  
MILLERTON, NY | DUTCHESS COUNTY



3,5,10 MILE RADIUS

MAP & DEMOGRAPHICS



DEMOGRAPHIC SUMMARY	3 MILES	5 MILES	10 MILES
Population	3,212	6,359	19,811
Households	1,346	2,781	8,395
Average HH Income	\$104,332	\$107,913	\$103,777

Source: US Census Bureau, Census 2010 Summary File 1; Esri forecasts for 2018

For more information, please contact:

**RANALD M. MEAGHER**  
Real Estate Salesperson  
+1 845 702 0761  
rmeagher@pyramidbrokerage.com

**DENNIS LAUNER**  
Real Estate Salesperson  
+1 718 809 8412  
dlauner@pyramidbrokerage.com

**PYRAMID BROKERAGE COMPANY**  
356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, NY 12550  
845 522 5900 • Fax: 845 522 5970  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.