

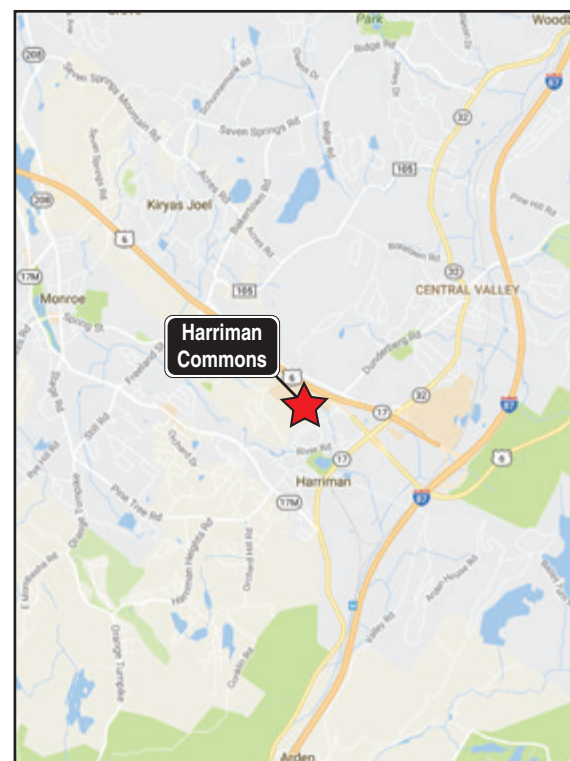
# Harriman Commons Monroe & Woodbury, New York 10950



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



Demographics	3 mile	5 mile	10 mile
<b>Population</b>			
2024 (projection)	41,946	61,604	152,785
2019 (estimate)	40,804	59,966	148,253
2010 (census)	35,902	54,142	141,743
<b>Number of HH</b>			
2024 (projection)	11,003	17,643	49,566
2019 (estimate)	10,674	17,107	47,908
2010 (census)	9,120	15,042	44,009
<b>Average HH Income</b>			
2024 (projection)	\$104,284	\$113,195	\$131,560
2019 (estimate)	\$90,258	\$97,963	\$112,365
2010 (census)	\$80,947	\$87,446	\$94,527
<b>Median Age</b>			
2019 (estimate)	26.1	29.6	35.2
<b>Daytime Population</b>			
2019 (estimate)	22,491	33,699	83,634



# 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.

**RD Management LLC**

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New York, NY 10019

# 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 (76' x 145') 11,012 sf
- 9. Available (44'-4" x 144') 6,237 sf
- 10. GNC 1,650 sf
- 11. Sally Beauty 1,650 sf
- 12. Famous Footwear 6,800 sf

- E. Future Retail (divisible) (128' x 100' irr.) 12,600 sf
- 63 Proposed Parking Spaces

**PHASE III Expansion**  
**Future Office/Retail 3.52 acres**



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**WOODBURY COMMON PREMIUM OUTLETS**