

1418 Route 300 (Union Avenue)  
NEWBURGH, NY | ORANGE COUNTY



RETAIL SPACE FOR LEASE

HIGH TRAFFIC STRIP CENTER



FRONT VIEW



SIDE VIEW

**7,057 Sq. Ft. AVAILABLE FOR LEASE**  
**LEASE RATE: \$14/SF Modified Gross**

### Property Highlights

- High traffic, high visibility, one-story strip center in great location
- Close to NYS Thruway (I-87), I-84, Newburgh-Beacon Bridge, Stewart International Airport, Newburgh Mall and across from Stop & Shop Plaza
- Traffic Count: 37,630 AADT
- 3 contiguous spaces available: 1,912 SF, 1,945 SF and 3,200 SF End Cap, which can be combined in various configurations
- 65 Parking Spaces
- Also suitable for light industrial uses

For more information, please contact:

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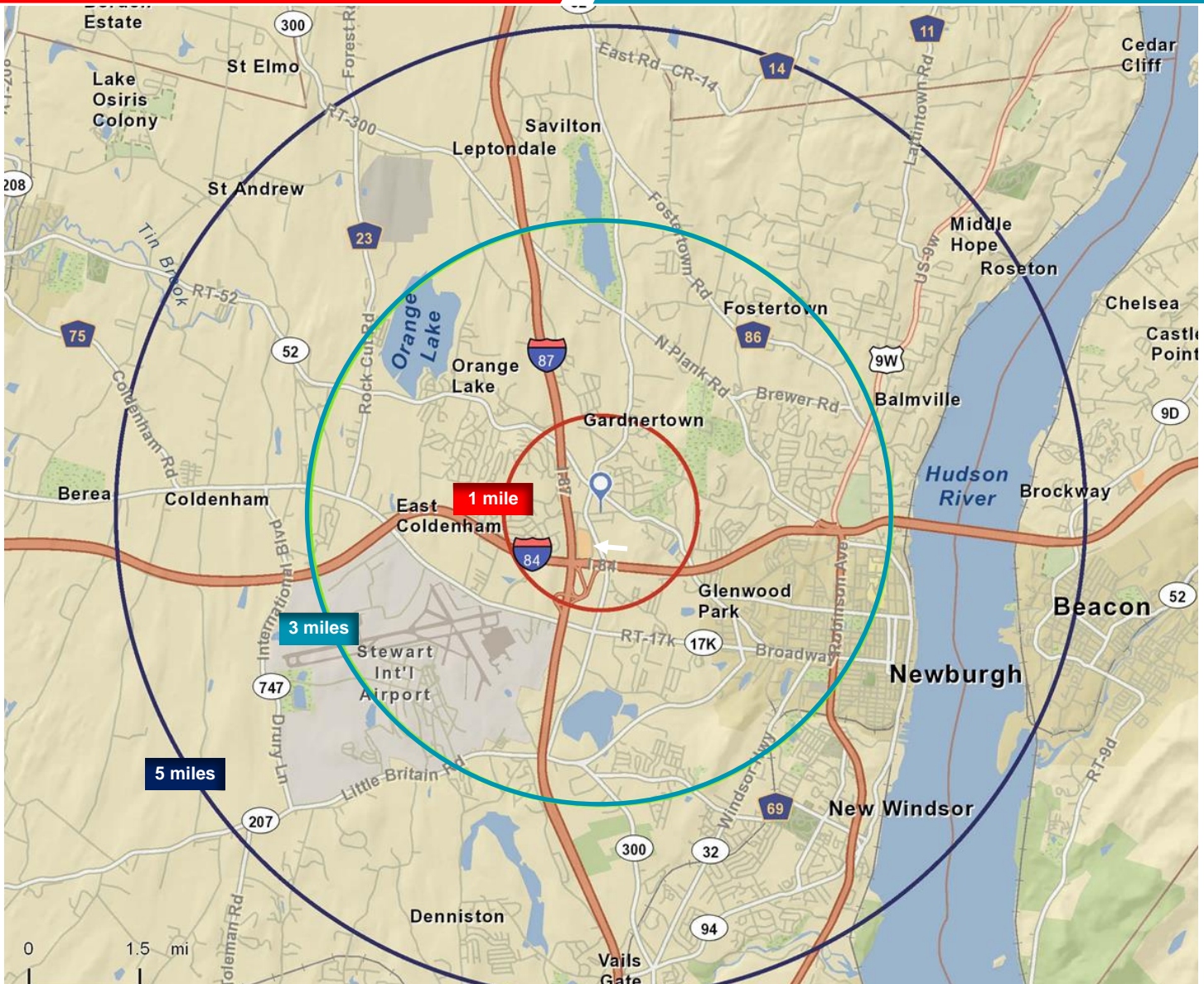
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1, 3, 5 MILE RADIUS

MAP & DEMOGRAPHICS



DEMOGRAPIC SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,746	33,317	87,170
Households	1,744	12,820	30,859
Average Income	\$89,688	\$88,521	\$86,089

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

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