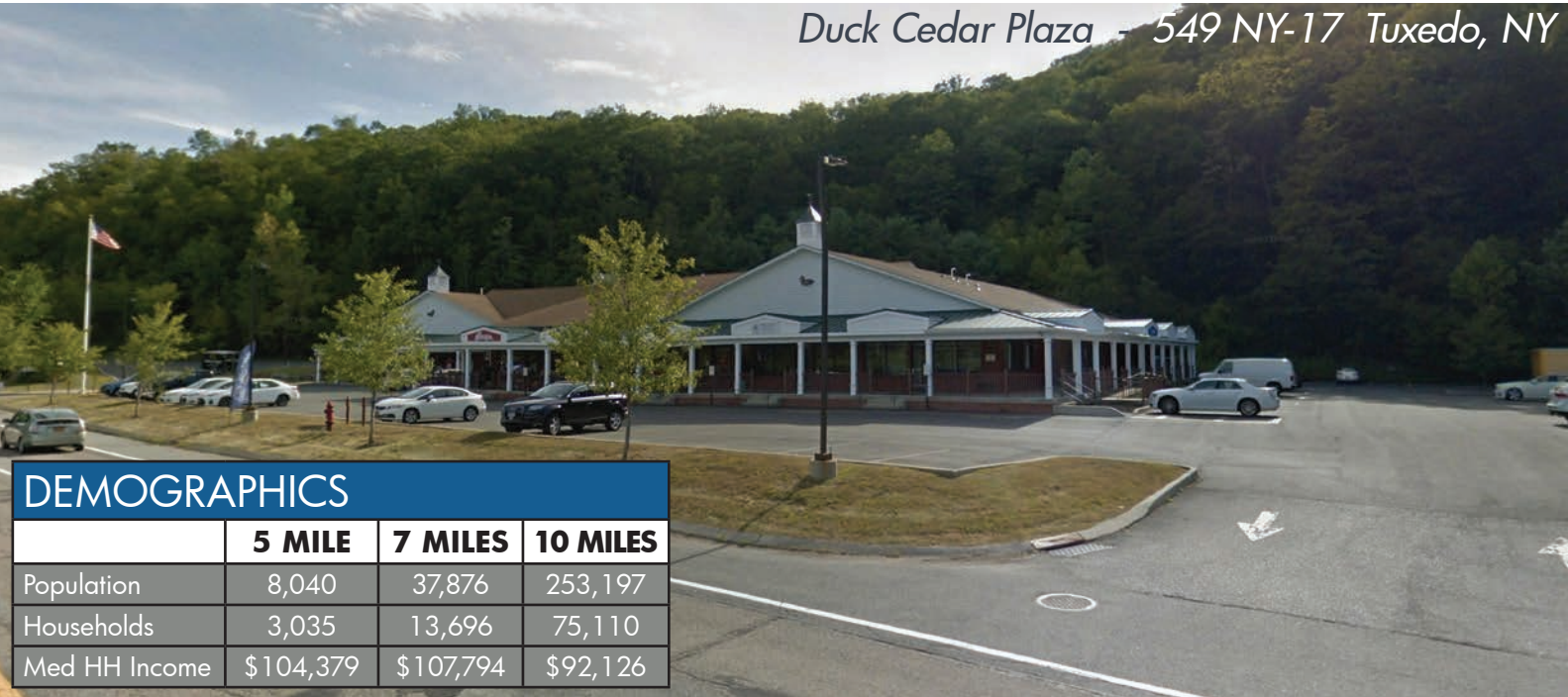


DUCK CEDAR PLAZA

Duck Cedar Plaza - 549 NY-17 Tuxedo, NY



DEMOGRAPHICS

	5 MILE	7 MILES	10 MILES
Population	8,040	37,876	253,197
Households	3,035	13,696	75,110
Med HH Income	\$104,379	\$107,794	\$92,126

SITE HIGHLIGHTS

- Only 2,534 SF available; will subdivide into 1,267 SF
- Newly constructed 26,000 SF that accommodates a unique blend of users such as retail, dining, specialty shops, office and showroom.
- Prominently located on the heavily traveled Route 17 with fantastic frontage and visibility. Within close proximity to the Metro North Station & the NYS Thruway entrance at exit 15A.
- Adjacent Pad Site available for development
- Daily traffic is over 25,000 cars per day.

AREA HIGHLIGHTS

- This section of route 17 is heavily traveled by locals, commuters, tourists, vacationers & shoppers. It is a major artery connecting many Rockland, Orange & Bergen County roadways.
- Located nearby, the new World Headquarters of Jehovah Witness. It's expected to draw over 200,000 visitors to the area a year.
- Related Companies 2,374 acre mix use development, Tuxedo Reserve is underway.
- Home of the New York Renaissance Fair. The fair draws thousands of visitors each summer.
- The area is major thoroughfare to the nearby great Hudson Valley destinations & attractions such as:
 - Greenwood Lake
 - 7 Lakes
 - Bear Mountain State Park
 - Ringwood State Park
 - Upstate Ski Resorts
 - Hudson Valley Wineries
 - Woodbury Commons Outlets

CONTACT US



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