

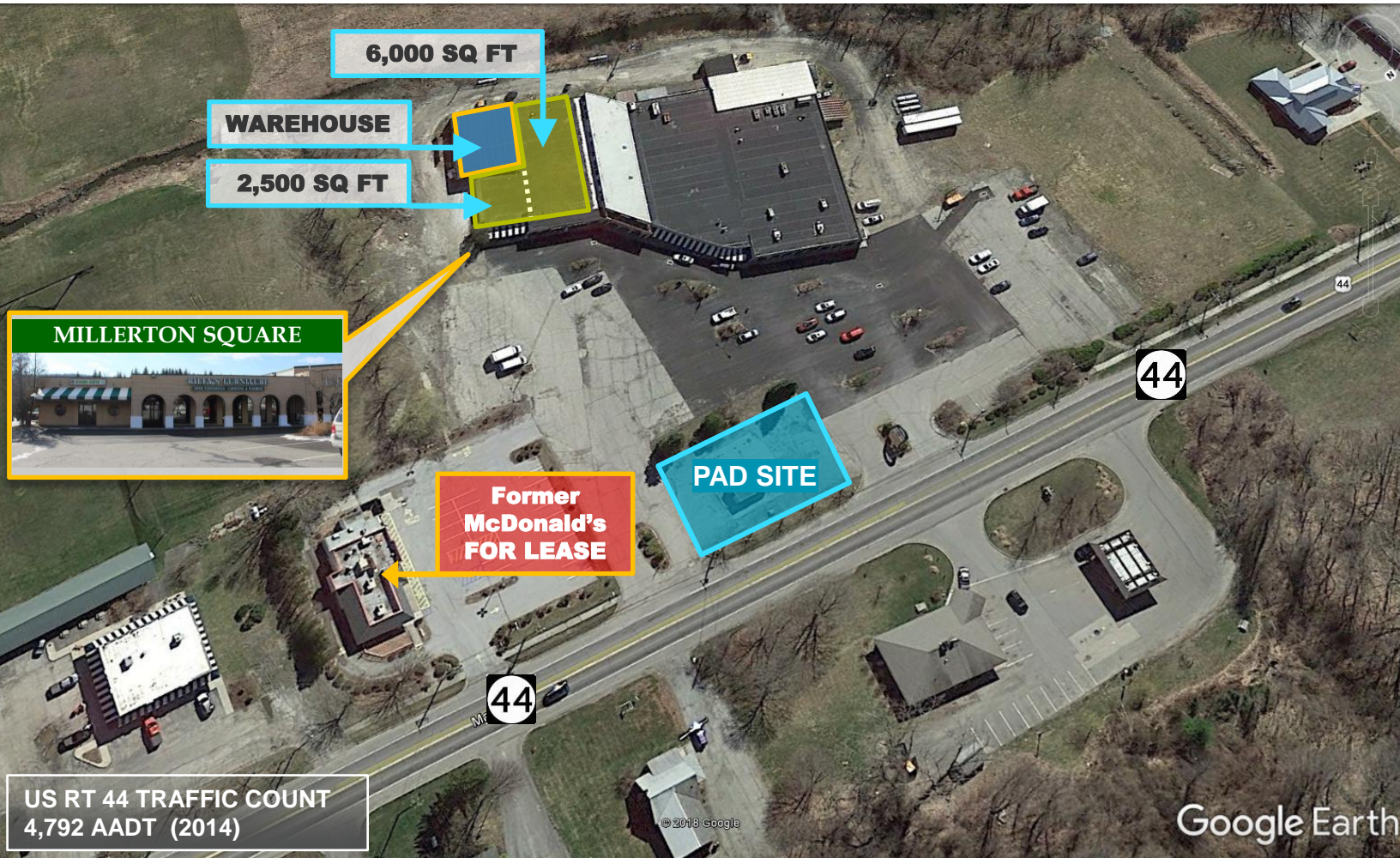
122-130 Route 44

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:

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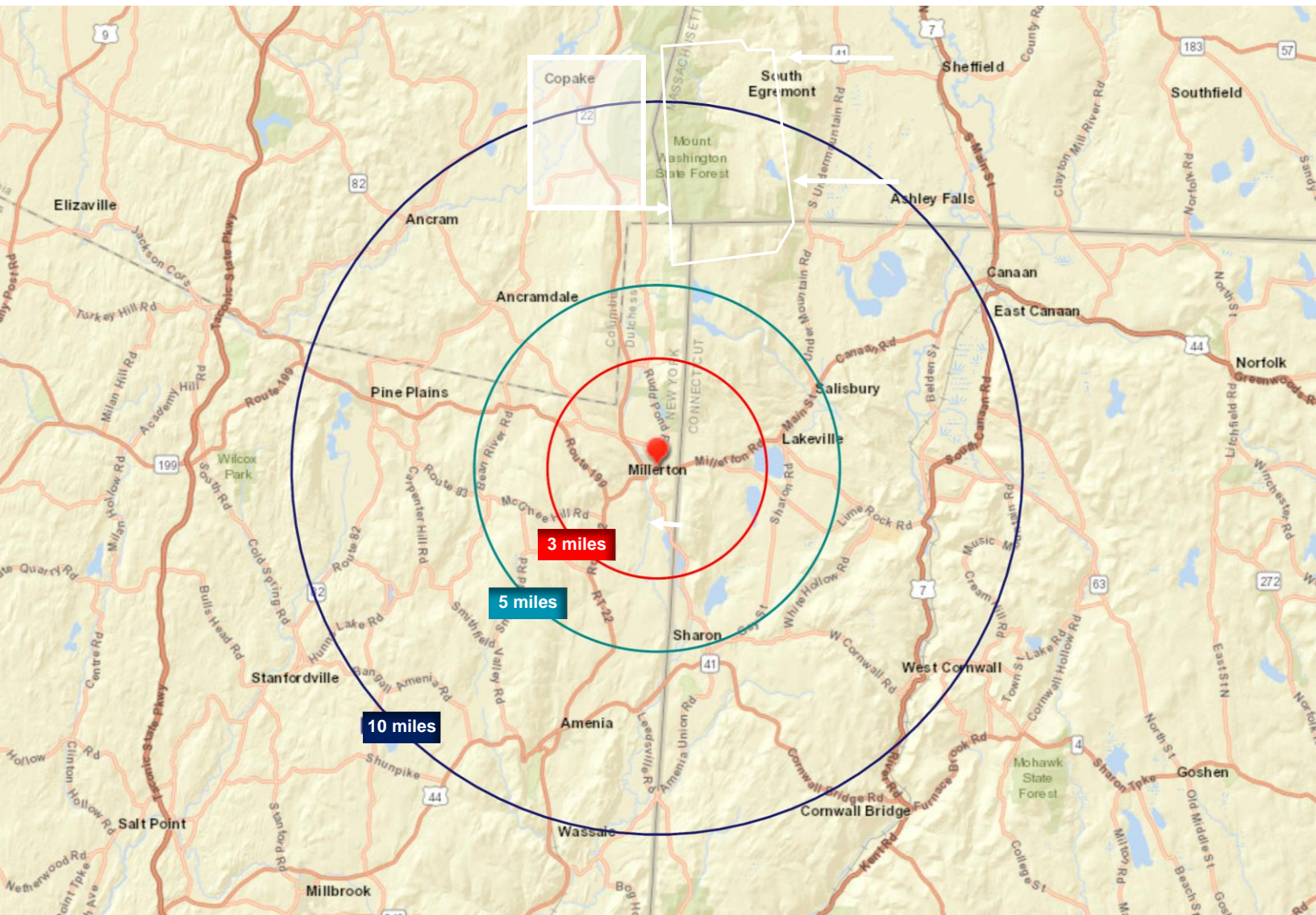
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122-130 Route 44
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3,5,10 MILE RADIUS

MAP & DEMOGRAPHICS



DEMOGRAPIC 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

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