

500-990 Miron Lane, Kingston, NY 12401

DENA MARIE PLAZA

PRIME LOCATION - LAST SPACE REMAINING



+/-6,500 SF former Famous Footwear available (subdividable)

- Expansion area available for up to +/-20,000 SF of to-be-built space
- Impeccably maintained property with dedicated ownership
- Extremely competitive pricing - many uses can be accommodated

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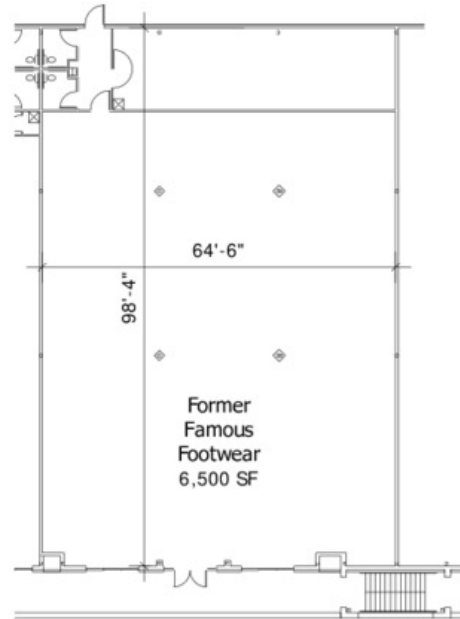
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Executive Summary



OFFERING SUMMARY

| | |
|----------------|--------------|
| Lease Rate: | Negotiable |
| Building Size: | 100,000 SF |
| Available SF: | 0 - 6,500 SF |
| Market: | Kingston |
| Submarket: | Kingston |

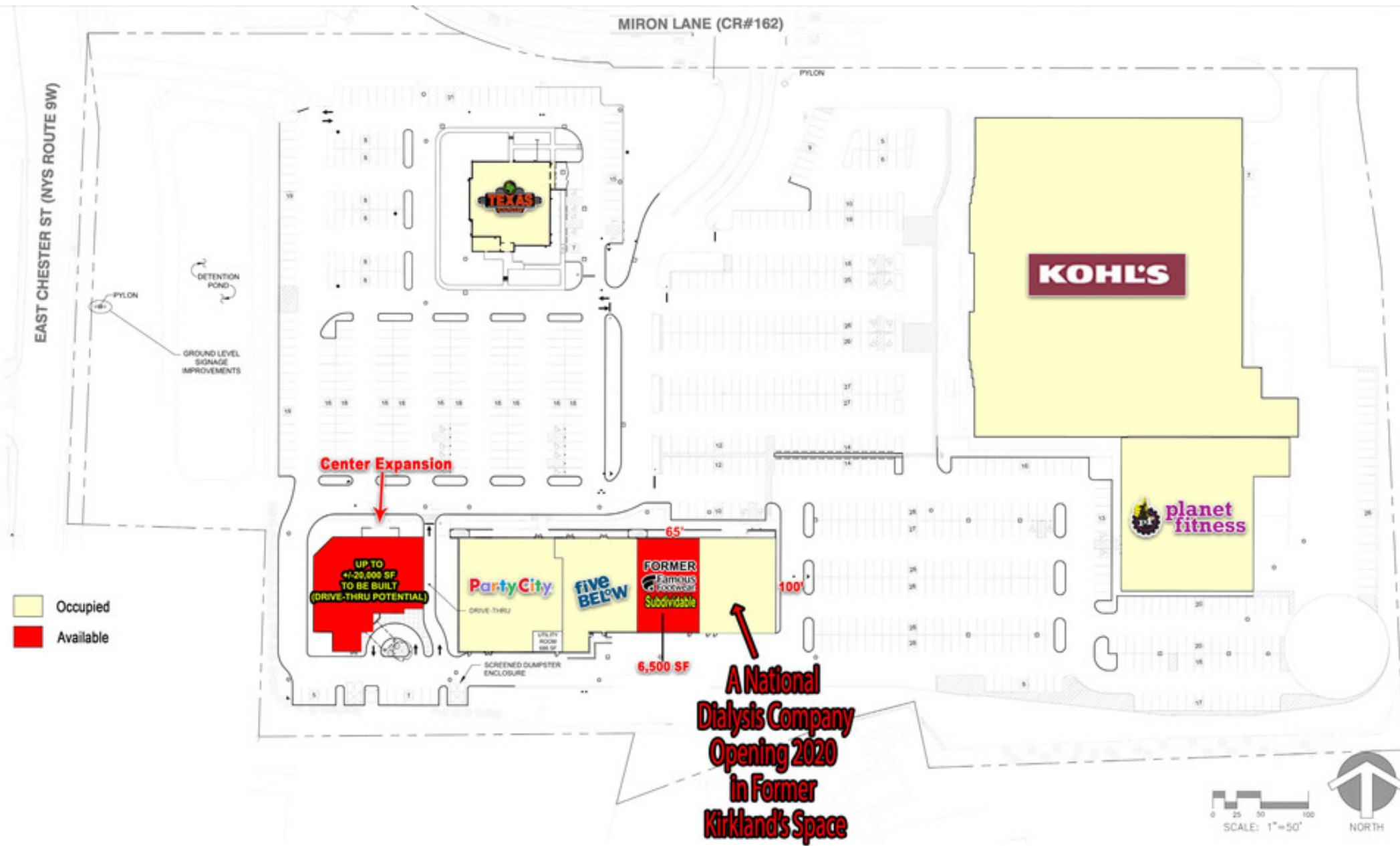
PROPERTY OVERVIEW

Only one lease space remains at Dena Marie Plaza. This +/-6,500 SF space, formerly occupied by Famous Footwear, is available immediately. Landlord is willing to subdivide based on tenant needs. Landlord also has the ability to build to suit or ground lease up to 20,000 SF of retail and/or office space with drive-thru potential.

PROPERTY HIGHLIGHTS

- Call for Base Rent Pricing
- NNNs estimated at \$6.00/SF
- +/-6,500 SF inline space available (former Famous Footwear). Owner willing to subdivide
- Landlord able to expand, build-to-suit, or deliver a pad to site to accommodate up to +/-20,000 SF with potential drive-thru.
- Landlord could also make a +/-12,243 SF space available with notice
- Pylon sign placement available along both US-9W and Miron Lane
- Tremendous traffic counts of +/-35,000 cars/day in front of the property
- Shared traffic light with a high-volume ShopRite

Site Plan



Kingston Retail Aerial



HUDSON VALLEY MALL

A NATIONAL DIALYSIS TENANT OPENING IN 2020 IN FORMER KIRKLAND'S SPACE

SITE

Additional Photos



Kohl's Building



Planet Fitness Space



Party City and Five Below

Demographics Map & Report

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 31,182 | 55,978 | 117,295 |
| Average age | 37.8 | 40.3 | 41.5 |
| Average age (Male) | 36.1 | 38.4 | 40.0 |
| Average age (Female) | 39.6 | 42.3 | 43.2 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 13,309 | 23,152 | 47,234 |
| # of persons per HH | 2.3 | 2.4 | 2.5 |
| Average HH income | \$55,017 | \$62,763 | \$71,734 |
| Average house value | \$208,993 | \$228,893 | \$265,570 |

* Demographic data derived from 2010 US Census

