

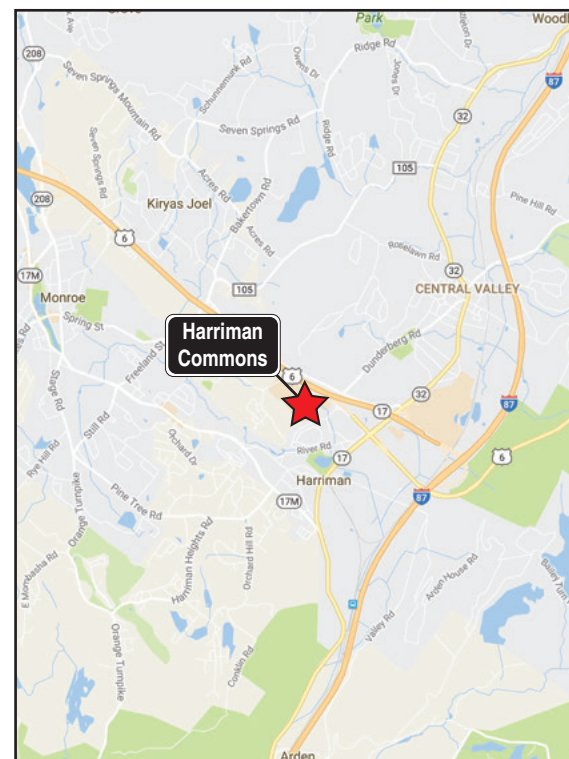
# Harriman Commons Monroe & Woodbury, New York 10950



**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:**

706,230 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**

**Richard Feldman**

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New York, NY 10019

# Harriman Commons

Route 17/6 & Route 32

The Towns of Monroe &

Woodbury, New York 10950



03/20



|                     |                     |                   |            |
|---------------------|---------------------|-------------------|------------|
| A.                  | Walmart             |                   | 203,990 sf |
| B.                  | Home Depot          |                   | 110,000 sf |
| C.                  | BJ's Wholesale Club |                   | 108,532 sf |
| <u>TARGET PHASE</u> |                     |                   |            |
| 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          |                   | 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.                                | Available            | (76' x 145')                   | 11,012 sf |
| 9a.                               | America's Best       |                                | 4,320 sf  |
| 9b.                               | Available            | (13.5' frontage)               | 1,923 sf  |
| 10.                               | GNC                  |                                | 1,650 sf  |
| 11.                               | Sally Beauty         |                                | 1,650 sf  |
| 12.                               | Famous Footwear      |                                | 6,800 sf  |
| E.                                | Future Retail/Office | (divisible) (128' x 100' irr.) | 12,600 sf |
| <b>63 Proposed Parking Spaces</b> |                      |                                |           |

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



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