

MIDDLETOWN, NY - MIXED USE (WAREHOUSE/RETAIL)

102-128 DOLSON AVE, MIDDLETOWN, NY 10940



OFFERING SUMMARY

Available SF: 5,889 - 46,234 SF
Lease Rate: Call for Details
Building Size: 164,119 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Available Immediately with Substantial Rental Rate Reduction: Retail and Warehouse space with Convenient Access to Route 17 and Interstate 87 in Middletown NY.

PROPERTY HIGHLIGHTS

- Retail Availability:
 - -19,821 SF
 - -30,882 SF
 - -33,528 SF
 - -33,654 SF
 - -46,234 SF
- Warehouse Availability:
 - -5,889 SF
 - -10,680 SF
 - -24,456 SF
- Substantial Rental Rate Reduction
- Minimum Divisible 5,000 SF
- 880' Frontage on Dolson Avenue

FOR MORE INFORMATION CONTACT:

SCOTT MILICH

201.703.9700 x139
smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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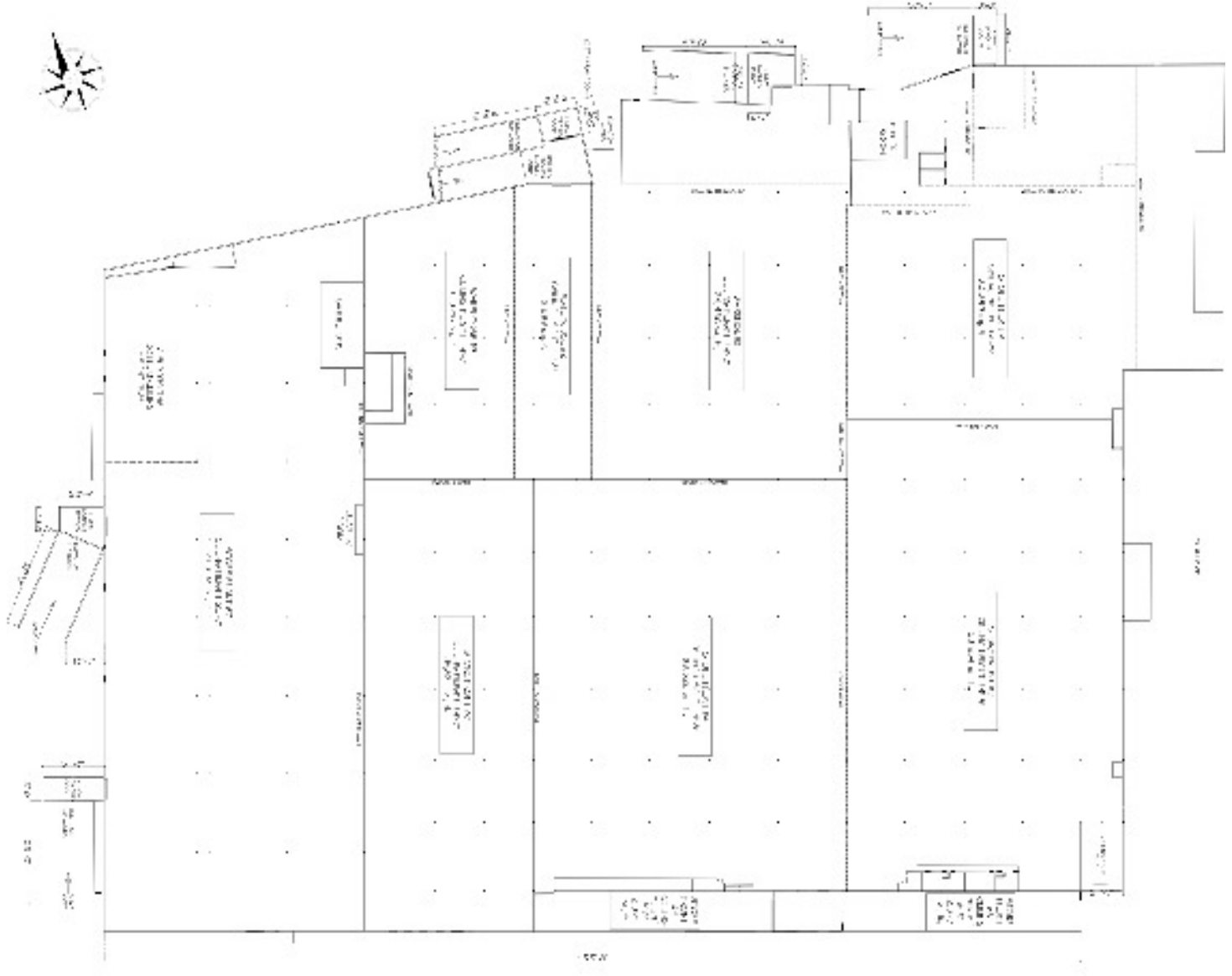
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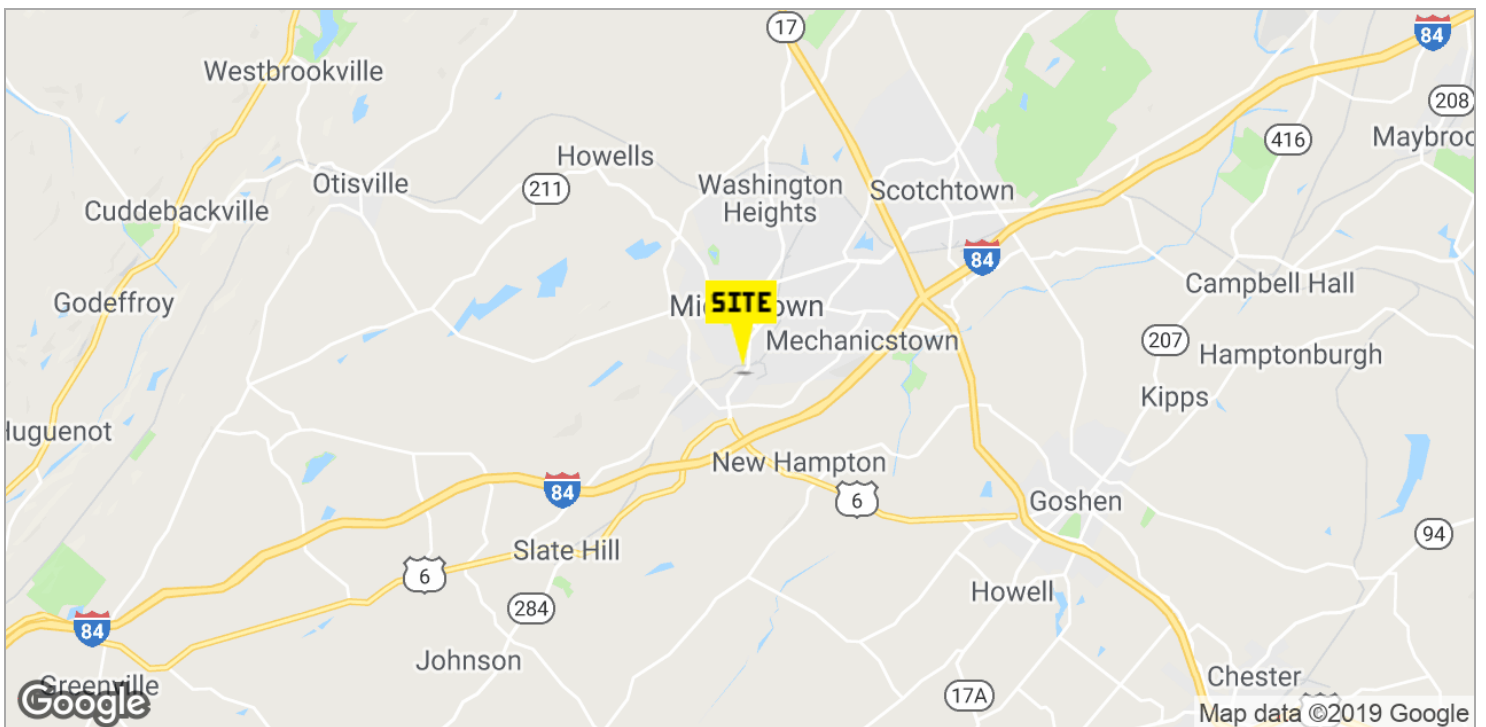
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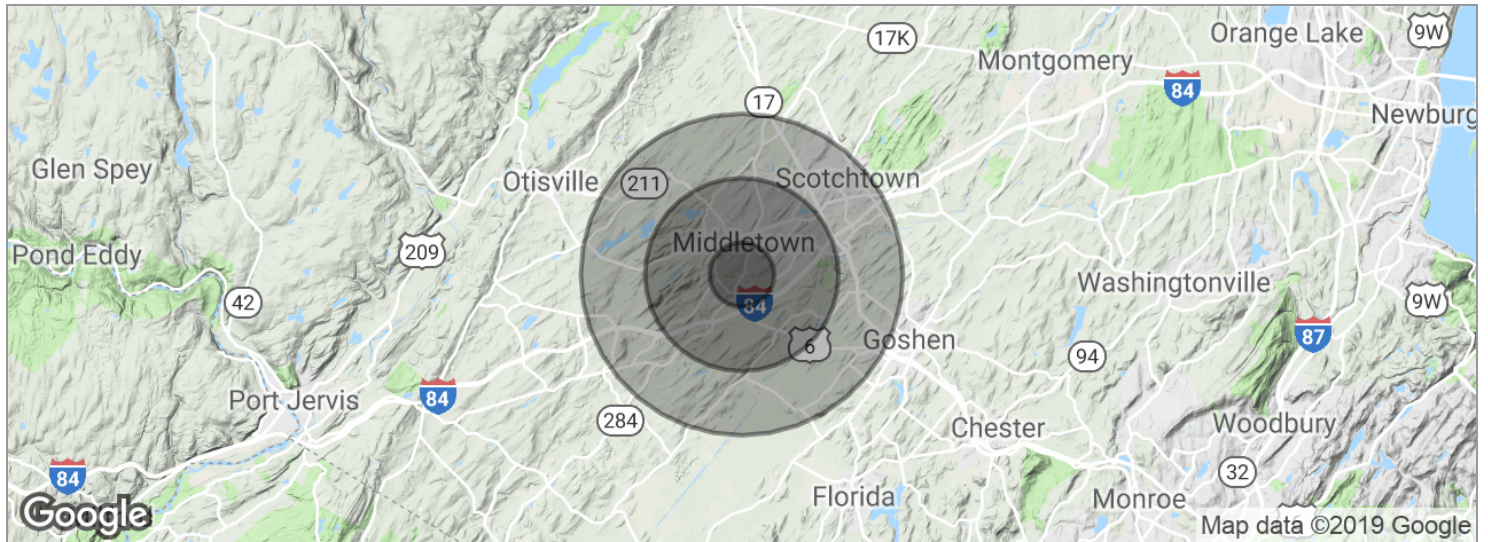
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,816	48,212	67,987
Median age	34.6	34.6	36.1
Median age (Male)	34.3	34.0	35.2
Median age (Female)	34.6	35.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,512	16,682	23,700
# of persons per HH	2.8	2.9	2.9
Average HH income	\$62,738	\$66,153	\$70,023
Average house value	\$243,045	\$269,483	\$274,599

* Demographic data derived from 2010 US Census

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