

FOR LEASE

2,300 SF Former Dunkin' Donuts

140-142 Dolson Avenue, Middletown, NY



FORMER DUNKIN' DONUTS SPACE AVAILABLE

Prime opportunity to lease space at this free-standing former Dunkin' Donuts location with drive-thru in Middletown, NY.

Highlights

- 2,300 SF free-standing building
- Drive-thru
- 30 Parking spaces
- Prominent location on busy Dolson Avenue
- Ideal for a variety of businesses
- Heavy retail and business area
- Traffic count: 13,132 AADT (Source: NYS DOT, 2019)

Lease Rate: Contact Agent

Contact

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Prime location available for lease. Free-standing 2,300 SF with drive-thru and ingress/egress from Dolson Avenue (aka Route 17M).

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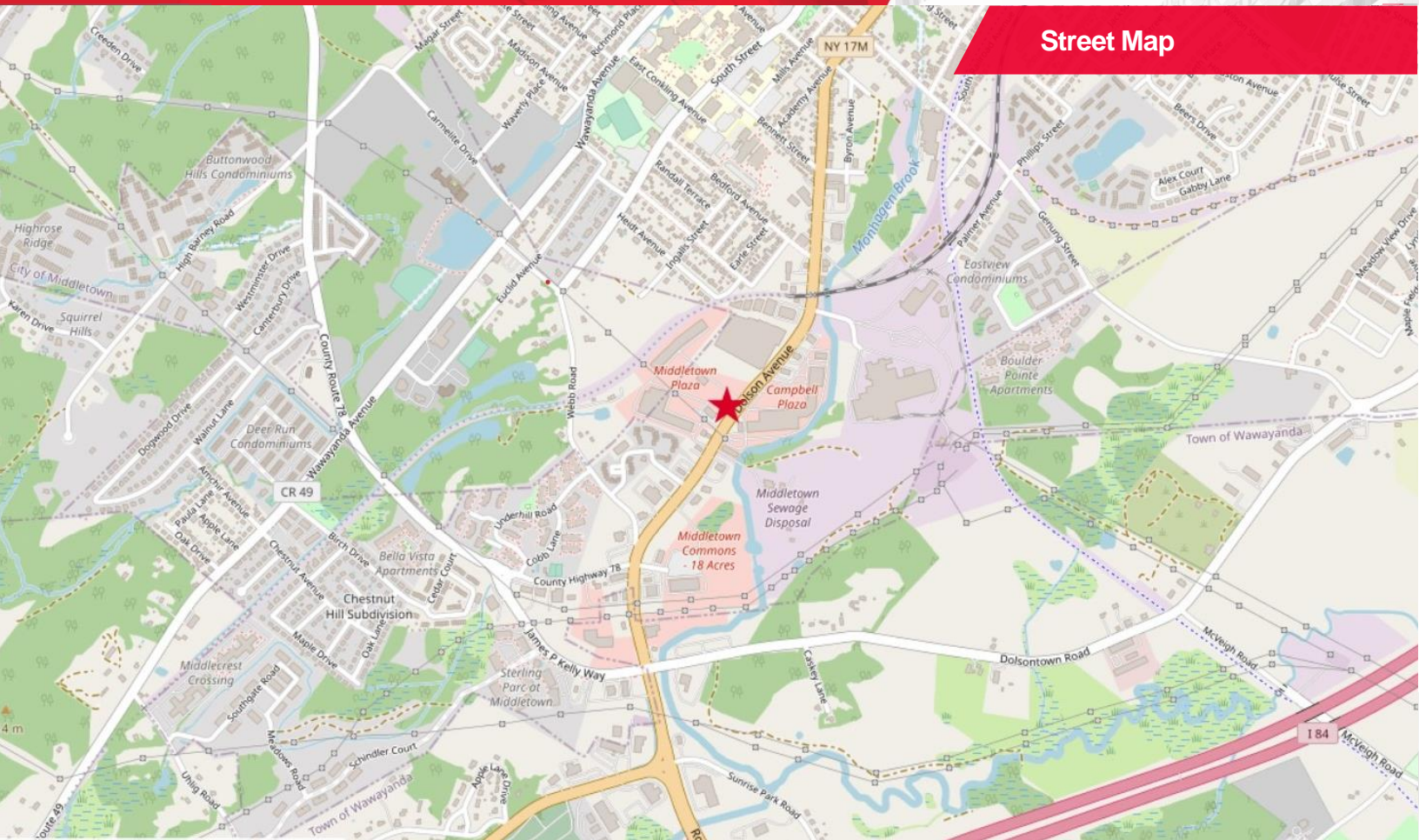
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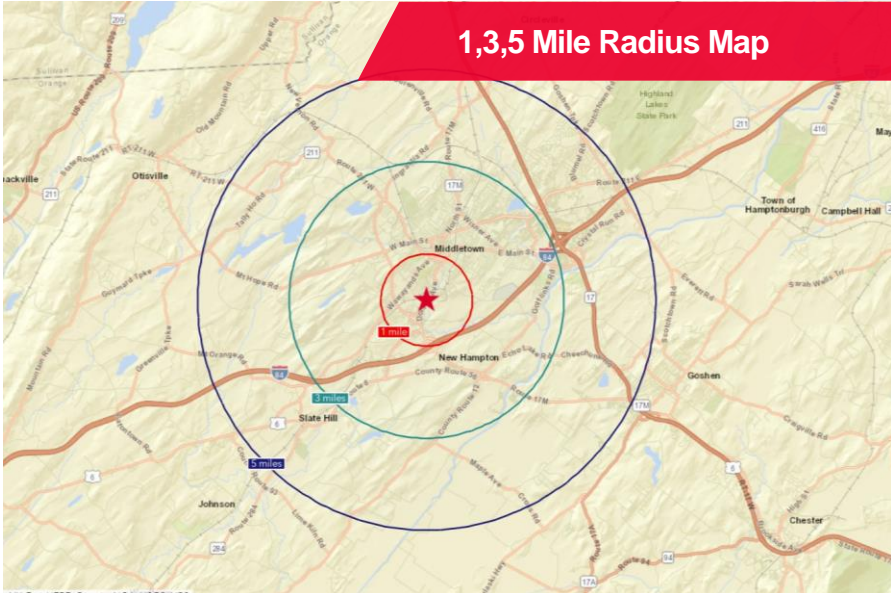
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Street Map

Demographic	1 Mile	3 Miles	5 Miles
Population	10,048	44,724	66,830
Households	4,139	16,881	24,430
Average H.H. Income	\$87,178	\$96,738	\$105,416

Source: ESRI forecasts for 2023. US Census bureau 2000 & 2010 decennial census data converted by Esri into 2020 geography.



1,3,5 Mile Radius Map

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