



Crystal Run Crossing

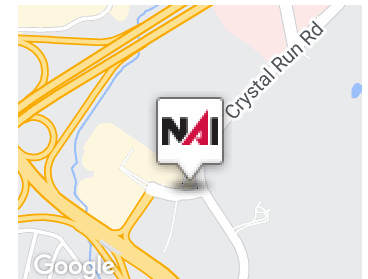
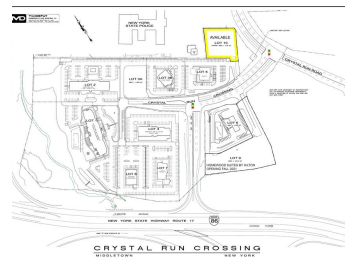
Crystal Run Crossing Lot 10 Middletown

Property Highlights

- Last Available pad at Crystal Run Crossing
- Prime NNN Ground Lease
- Drive-thru approved - Double Stack
- Abundant dedicated & shared on-site parking
- Direct access from Exit 122, NYS RT. 17/I-86
- Shovel-ready with utilities at the site & DOT Approvals
- Approved for 4,000-4,400 SF free-standing building

Amenities On Site:

- 4 National hotels, 4 Restaurants, Gas & Sundries



Offering Summary

Lease Rate:	Negotiable
Available SF:	1.04 Acres

For More Information

Michael Corsello

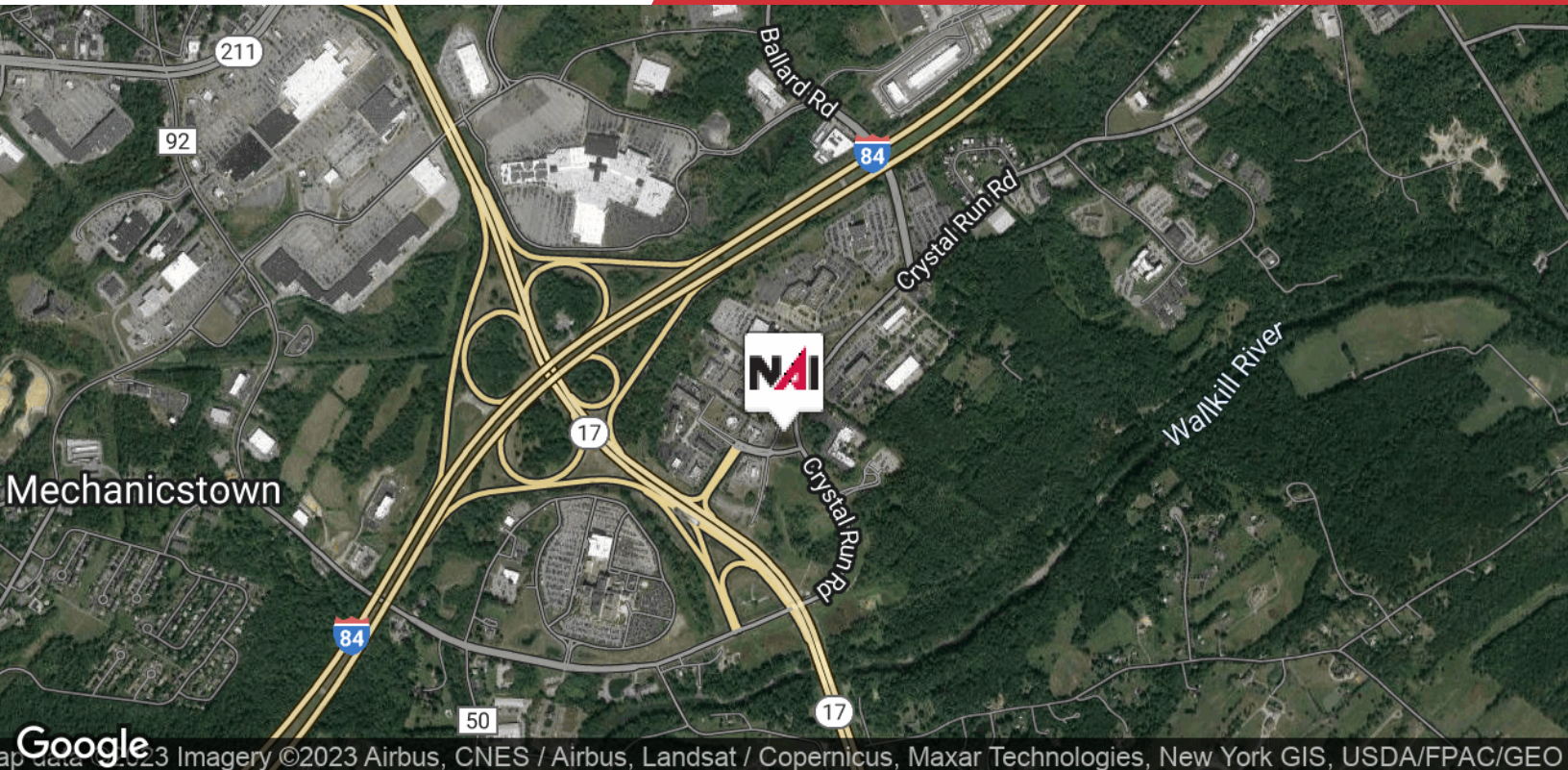
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Location

Intersection of I-84 and NYS Rt 17 / I-86

100,000+ vehicles daily Regional Center of Orange County

Surrounded by 3-million SF of Retail Space

2-million SF of Office Space

600,000 SF of Hospital/Medical Providers

- Tenants at Crystal Run Crossing:
- Hampton Inn by Hilton
- Microtel Inn & Suites by Wyndham
- Courtyard by Marriott
- Homewood Suites by Hilton, Coming Soon 2023
- Outback Steakhouse
- Chili's Bar & Grill
- D' Lux Diner
- TGI Fridays
- Sunoco / Dunkin' Donuts

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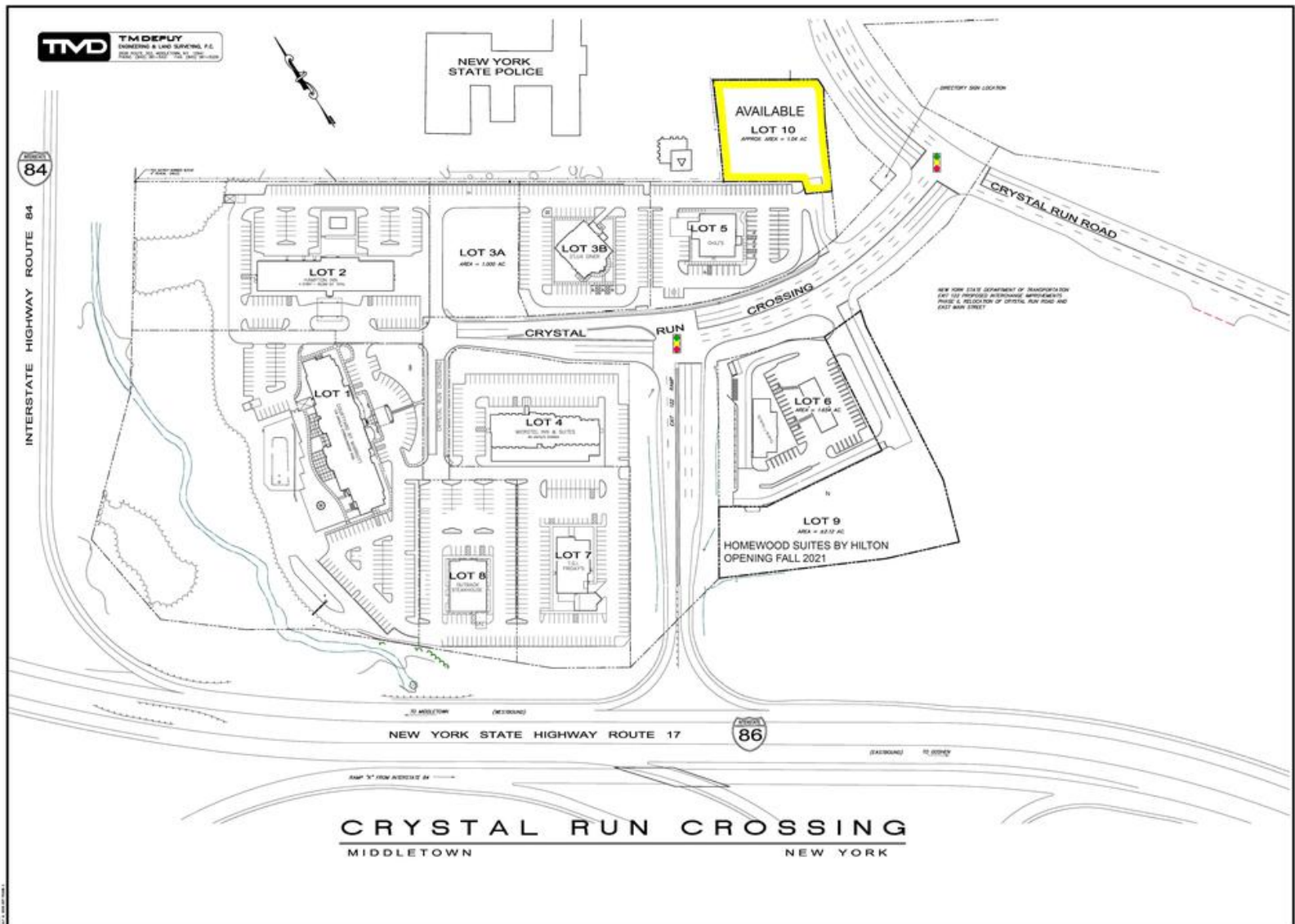
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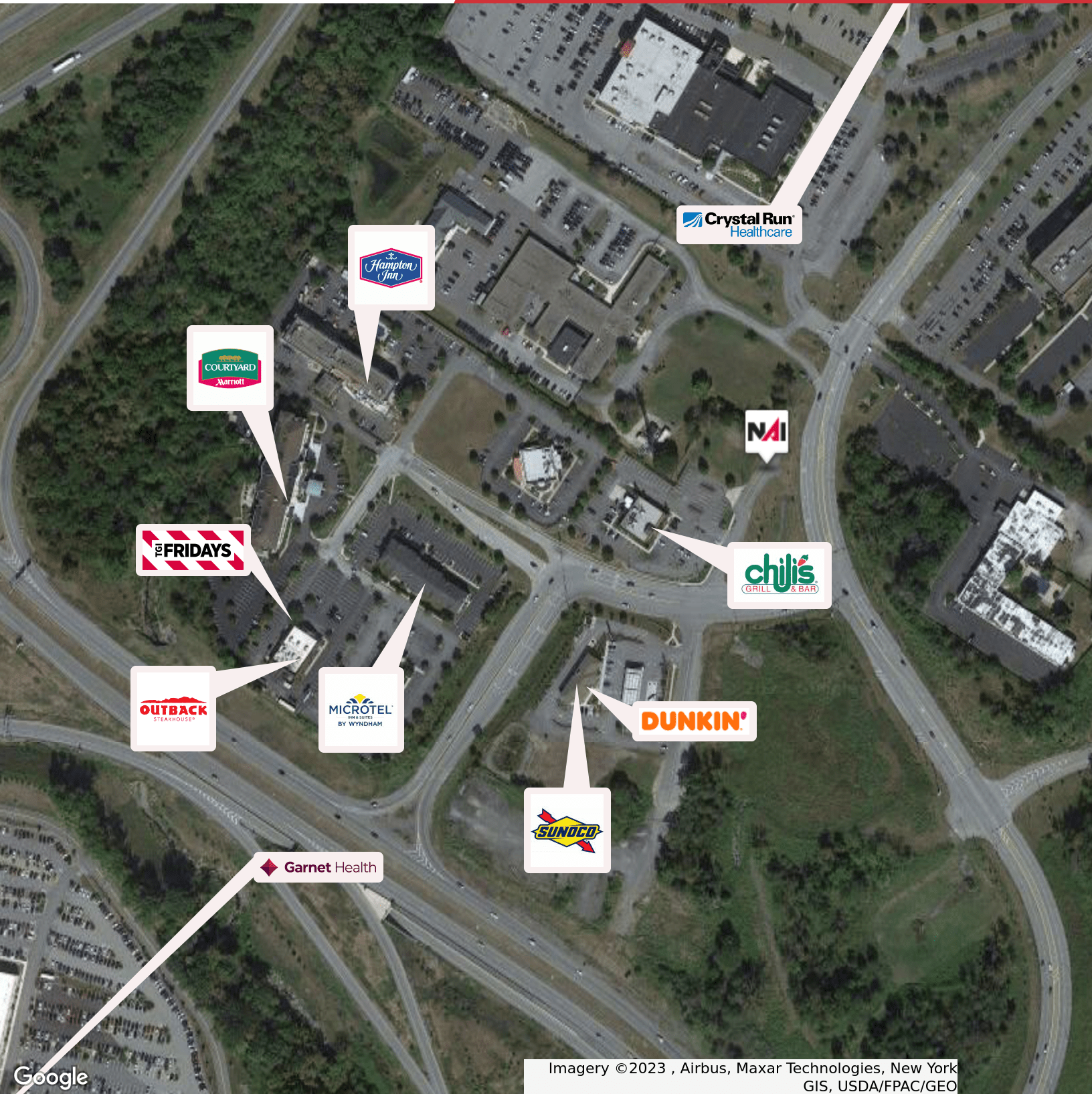
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- Website: www.crystalruncrossing.com



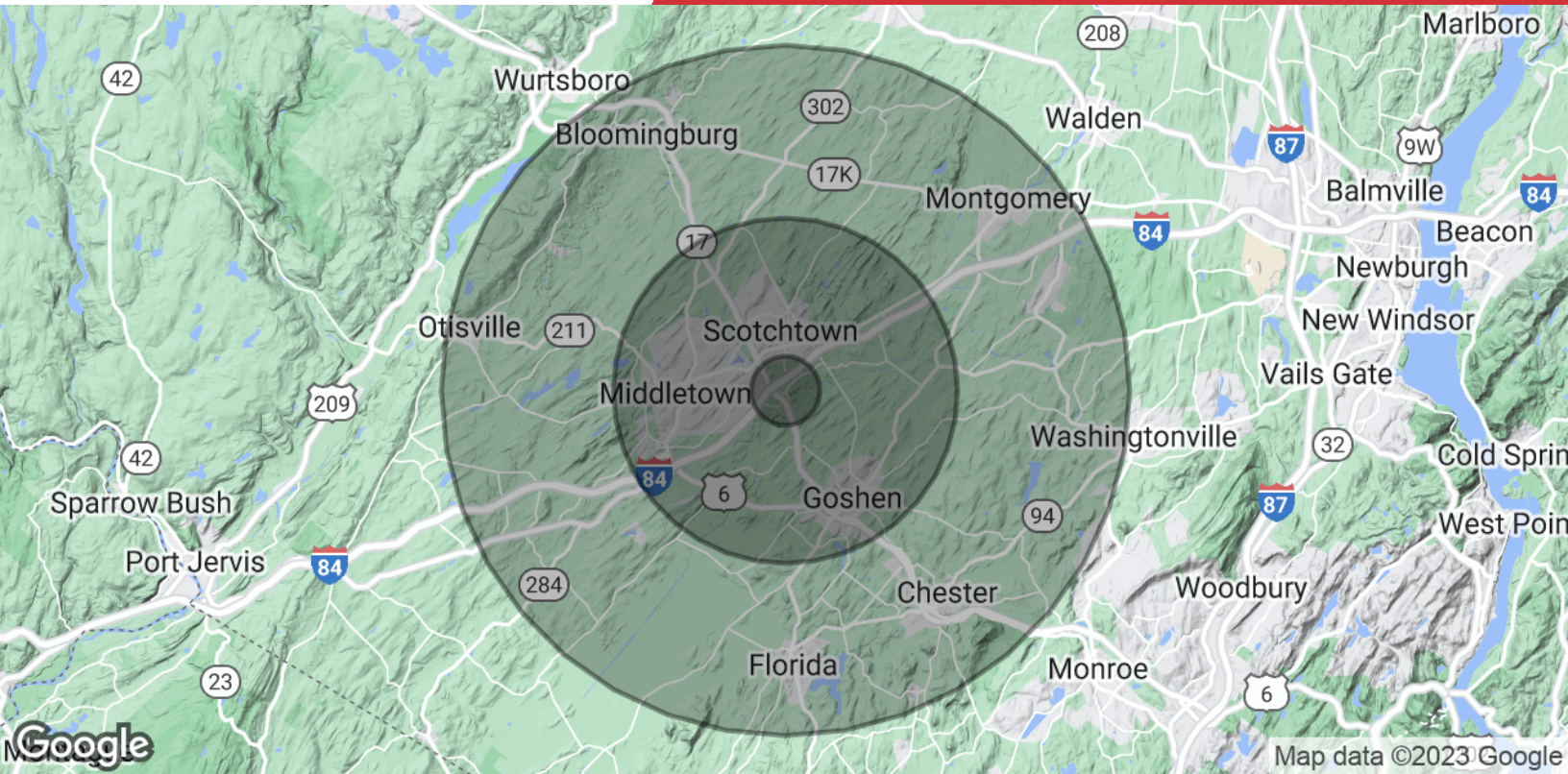
Lot # 10 | Total Lot Size - 1.04 AC | Lot Price - Withheld | Use: Food/Retail/Office



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Population	1 Mile	5 Miles	10 Miles
Total Population	1,898	66,431	136,860
Average Age	37.5	36.5	38.3
Average Age (Male)	36.2	35.7	37.5
Average Age (Female)	39.6	37.4	39.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	643	23,343	47,337
# of Persons per HH	3.0	2.8	2.9
Average HH Income	\$86,816	\$93,672	\$115,251
Average House Value	\$294,682	\$298,267	\$341,493

* Demographic data derived from 2021 US Census