



## RETAIL SPACE

# MIDDLETOWN, NY

## FAIRGROUND PLAZA

330 ROUTE 211 EAST

### SIZE

4,000 SF - Freestanding building with drive-thru

### ASKING RENT

Upon Request

### CO-TENANTS

ShopRite, Auto Zone, AT&T, Hudson Valley Bank, Rio Bravo

### NEIGHBORS

Citizens Bank, Metro PCS, Burger King, Aldi, Rite Aid, CVS Pharmacy, Popeyes, Dollar General, Mattress Firm, Denny's, Dunkin', Wendy's, Five Guys, The Vitamin Shoppe, McDonald's, Golden Corral, Sonic, Carl's Jr., Party Zone USA, Price Chopper, Anytime Fitness, Planet Fitness, Raymour & Flanigan

Walkill Plaza: Texas Roadhouse, Big Lots, Hobby Lobby, Ashley Homestore, David's Bridal, GameStop, Boston Market, Papa John's

Orange Plaza: The Home Depot, Walmart, Kohl's, Burlington, Bed Bath & Beyond, Marshalls, Staples, Modell's, Party City, Old Navy, Famous Footwear, Red Lobster, Avenue, Ulta, Ruby Tuesday, TD Bank, Verizon Wireless, GNC, Chuck E. Cheese's, Gap Outlet, Applebee's, Chase Bank, Chipotle, Starbucks, Panera Bread

Dunning Farms Shopping Center: Michaels, TJ Maxx, A.C.Moore, HomeGoods, Harbor Freight Tools, PetSmart, Joann, Sally Beauty, Dollar Tree

Galleria at Crystal Run: Target, Macy's, AMC Theatres, JCPenney, Dick's Sporting Goods, Round 1, DSW, H&M, Francesca's, GNC, Carter's, Victoria's Secret, Aldo, The Children's Place, Sephora, Forever 21, Pandora, New York & Company, Justice, Lane Bryant

### COMMENTS

Neighborhood center conveniently located on the busy Route 211 at Fitzgerald Drive

Adjacent to Middletown High School (Route 46)

## CONTACT EXCLUSIVE AGENTS

### DANIEL GLAZER

dglazer@ripcony.com

516.933.8880

### JEFFREY L. NABLE

jnable@ripcony.com

203.302.1701

**RIPCO**  
REAL ESTATE

100 Jericho Quadrangle  
Suite 120  
Jericho, NY 11753  
516.933.8880

Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



**AERIAL**





4,000 SF  
WITH DRIVE-THRU

FAIRGROUND PLAZA

MIDDLETOWN HIGH SCHOOL

HUDSON VALLEY BANK

RIO BRAVO

at&t

AutoZone

211

30,000  
VPD

WICKHAM AVENUE

RITE  
AID  
PHARMACY  
With us, it's personal

Aaron's

ALDI

Huffman Kees  
Furniture Gallery

SHERWIN  
WILLIAMS

PIZZA  
HUT

BURGER  
KING

DOLLAR  
GENERAL

POPEYES  
LOUISIANA KITCHEN

ShopRite

Carl's Jr.

CVS  
pharmacy



**AERIAL**

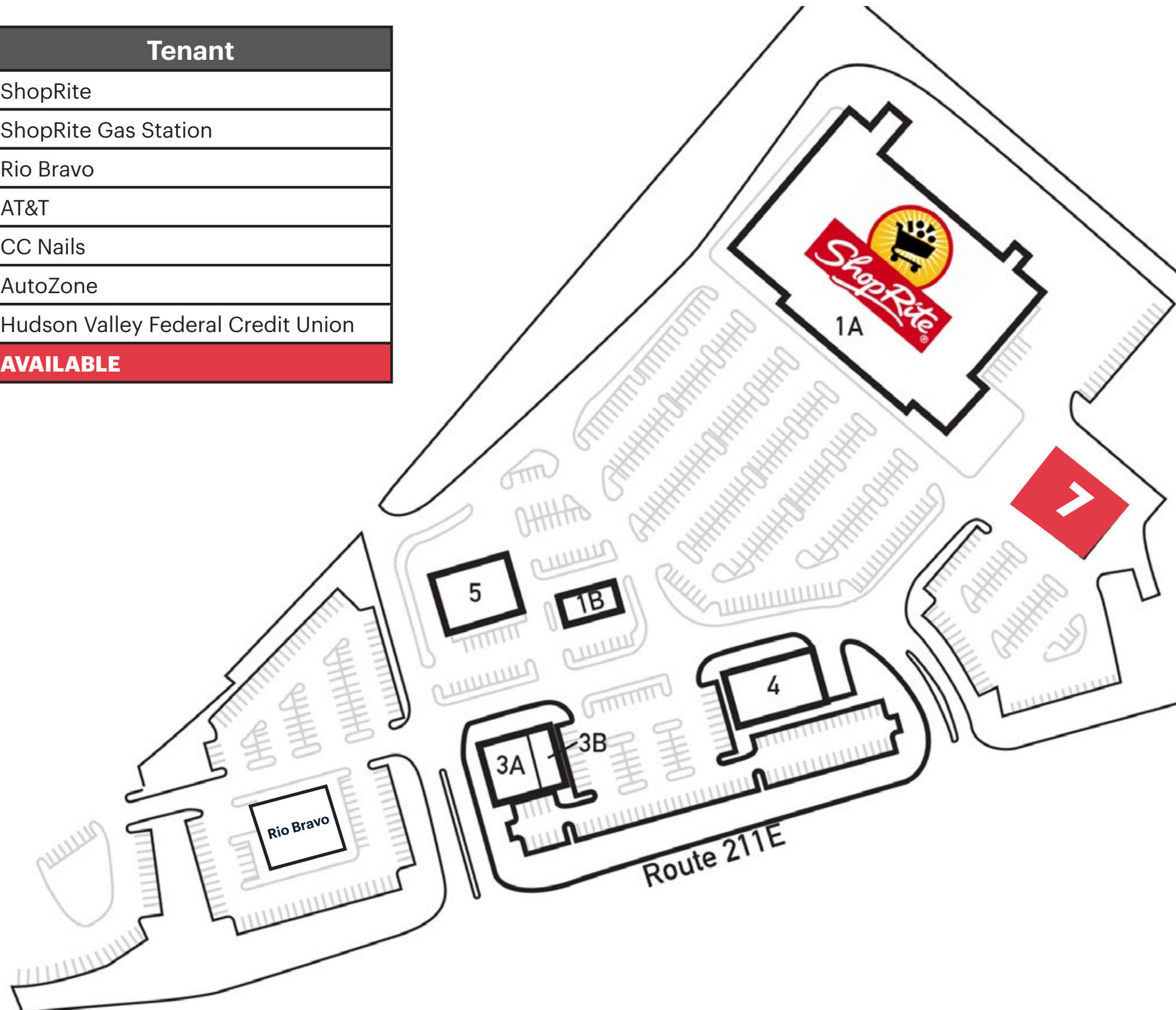


Unit #	SF	Tenant
1A	59,970	ShopRite
1B		ShopRite Gas Station
2	6,791	Rio Bravo
3A	4,800	AT&T
3B	1,536	CC Nails
4	6,840	AutoZone
5	6,800	Hudson Valley Federal Credit Union
<b>7</b>	<b>4,000 w/ Drive-thru</b>	<b>AVAILABLE</b>

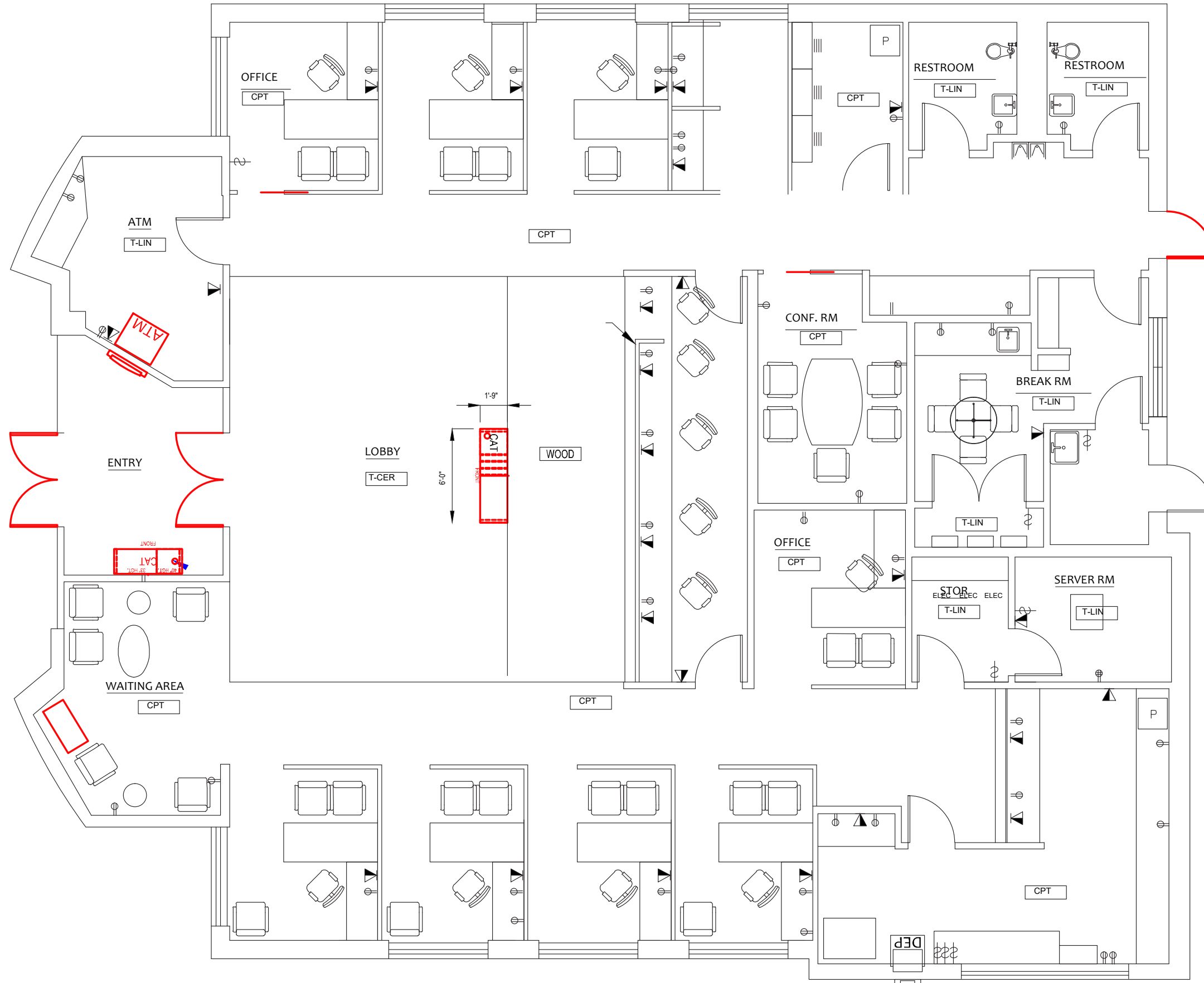


# SITE PLAN

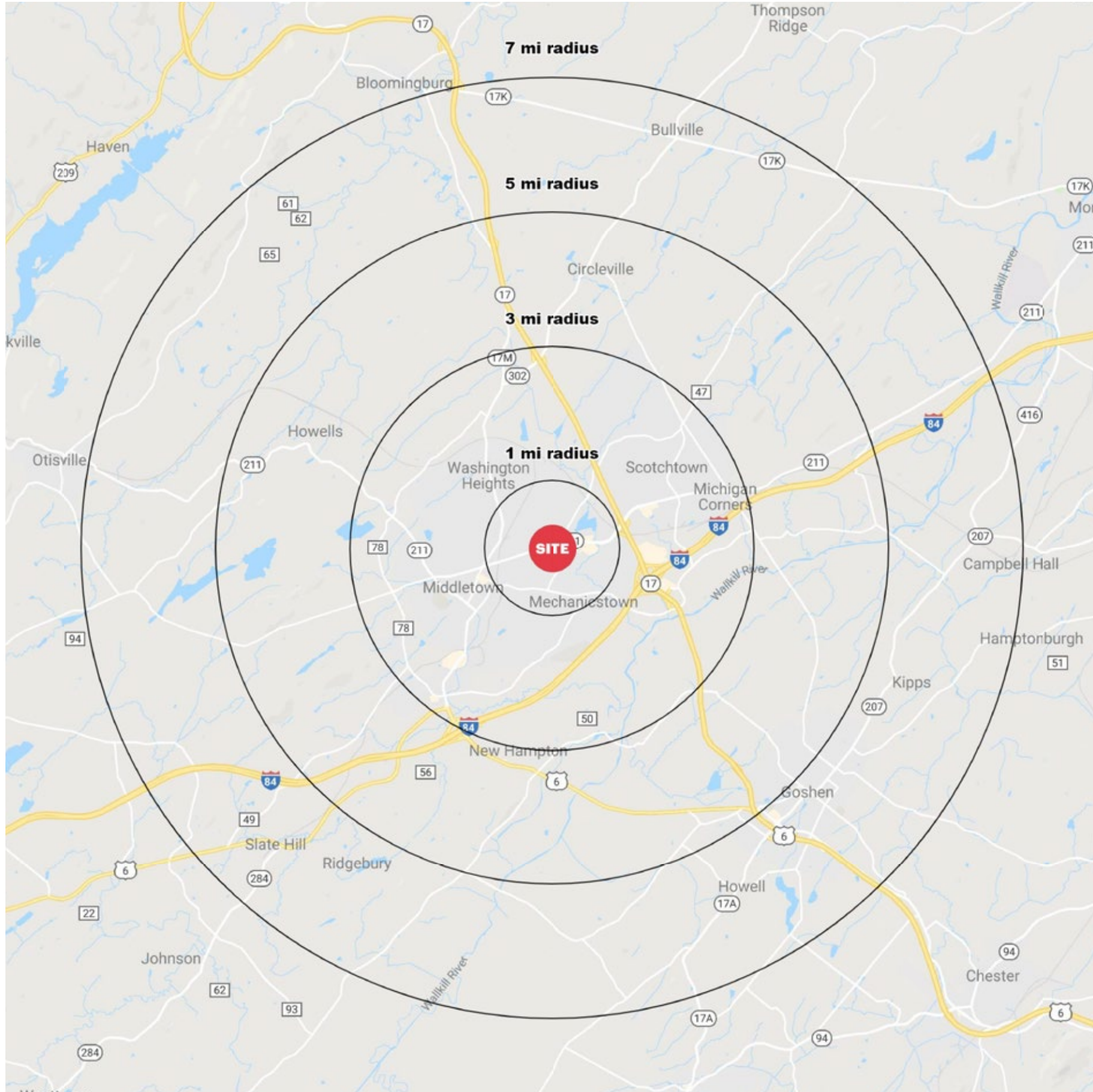
Unit #	SF	Tenant
1A	59,970	ShopRite
1B		ShopRite Gas Station
2	6,791	Rio Bravo
3A	4,800	AT&T
3B	1,536	CC Nails
4	6,840	AutoZone
5	6,800	Hudson Valley Federal Credit Union
<b>7</b>	<b>4,000 w/ Drive-thru</b>	<b>AVAILABLE</b>



# FLOOR PLAN



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

12,930

### HOUSEHOLDS

5,025

### AVERAGE HOUSEHOLD INCOME

\$84,033

### MEDIAN HOUSEHOLD INCOME

\$53,232

### COLLEGE GRADUATES (Bachelor's +)

1,710 - 20.2%

### TOTAL BUSINESSES

544

### TOTAL EMPLOYEES

7,060

### DAYTIME POPULATION (w/ 16 yr +)

11,742

## 3 MILE RADIUS

### POPULATION

48,810

### HOUSEHOLDS

18,548

### AVERAGE HOUSEHOLD INCOME

\$79,720

### MEDIAN HOUSEHOLD INCOME

\$60,431

### COLLEGE GRADUATES (Bachelor's +)

7,146 - 22.3%

### TOTAL BUSINESSES

2,626

### TOTAL EMPLOYEES

31,689

### DAYTIME POPULATION (w/ 16 yr +)

47,095

## 5 MILE RADIUS

### POPULATION

64,189

### HOUSEHOLDS

24,121

### AVERAGE HOUSEHOLD INCOME

\$86,434

### MEDIAN HOUSEHOLD INCOME

\$65,997

### COLLEGE GRADUATES (Bachelor's +)

10,518 - 24.7%

### TOTAL BUSINESSES

3,123

### TOTAL EMPLOYEES

36,684

### DAYTIME POPULATION (w/ 16 yr +)

57,167

## 7 MILE RADIUS

### POPULATION

82,396

### HOUSEHOLDS

30,125

### AVERAGE HOUSEHOLD INCOME

\$90,472

### MEDIAN HOUSEHOLD INCOME

\$69,982

### COLLEGE GRADUATES (Bachelor's +)

14,274 - 25.9%

### TOTAL BUSINESSES

4,184

### TOTAL EMPLOYEES

46,805

### DAYTIME POPULATION (w/ 16 yr +)

74,278

# AREA DEMOGRAPHICS

