



RETAIL SPACE

NEWBURGH, NY

NEWBURGH TOWNE CENTER

SIZE

Existing
1,395 SF
2,645 SF

Proposed

Pad with drive-thru and/or in-line space up to 17,000 SF

CO-TENANTS

Stop & Shop, Marshalls, Dollar Tree, Dressbarn, Great Clips, AT&T Wireless, Sterling National Bank

NEIGHBORS

Perkins Restaurant & Bakery, Bank of America, Citizens Bank, AutoZone, Sherwin-Williams Paint Store, Mattress Firm, Dairy Queen

Newburgh Mall: Office Depot, Sears, Bed Bath & Beyond, Kay Jewelers, T-Mobile, Verizon, New York & Company, GNC, GameStop

CONTACT EXCLUSIVE AGENT

JEFFREY L. NABLE
jnable@ripcony.com
203.302.1701



100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

Please visit us at 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.

MARKET AERIAL

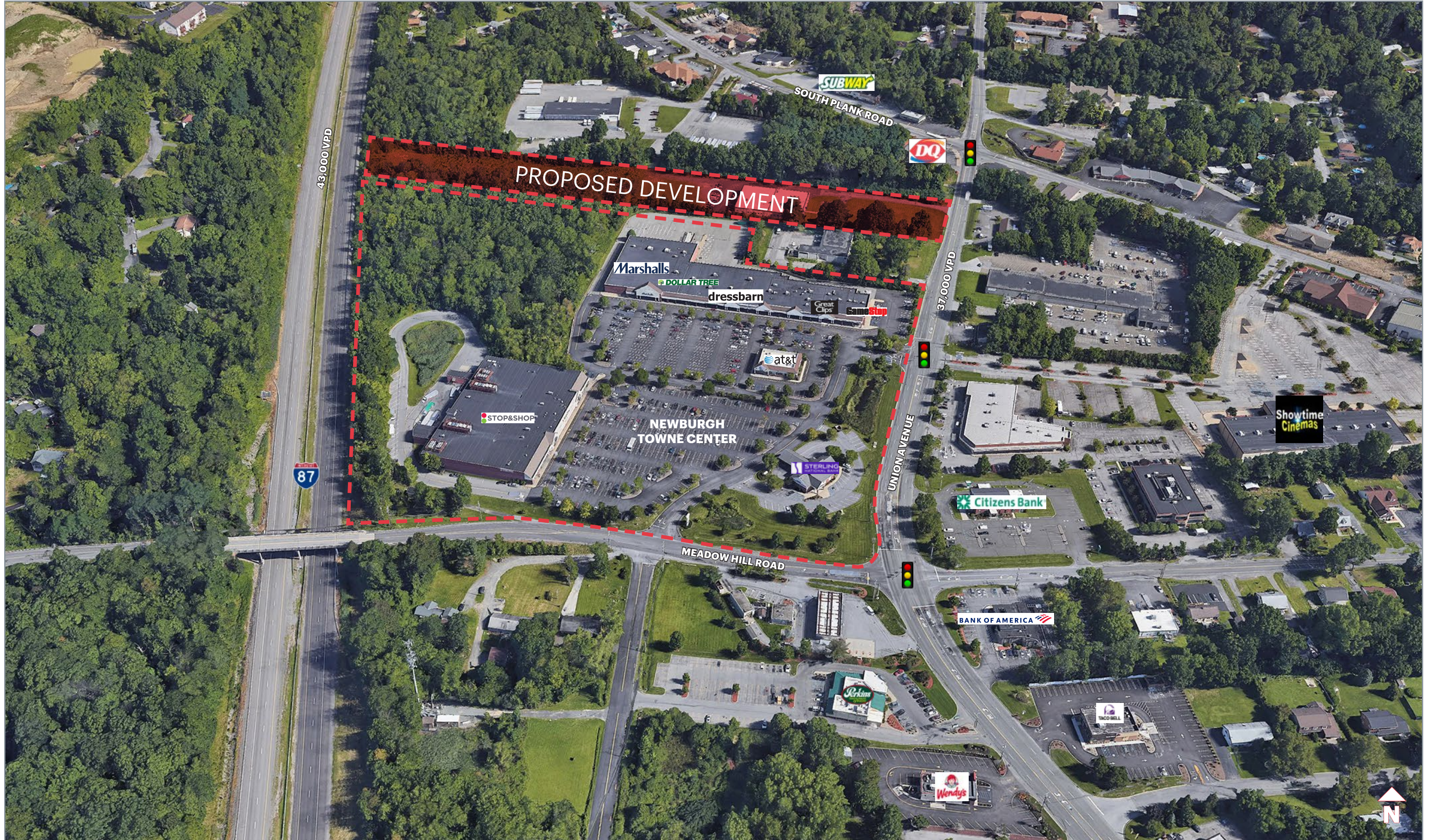


MID-LEVEL AERIAL



NEWBURGH TOWNE CENTER NEWBURGH, NEW YORK

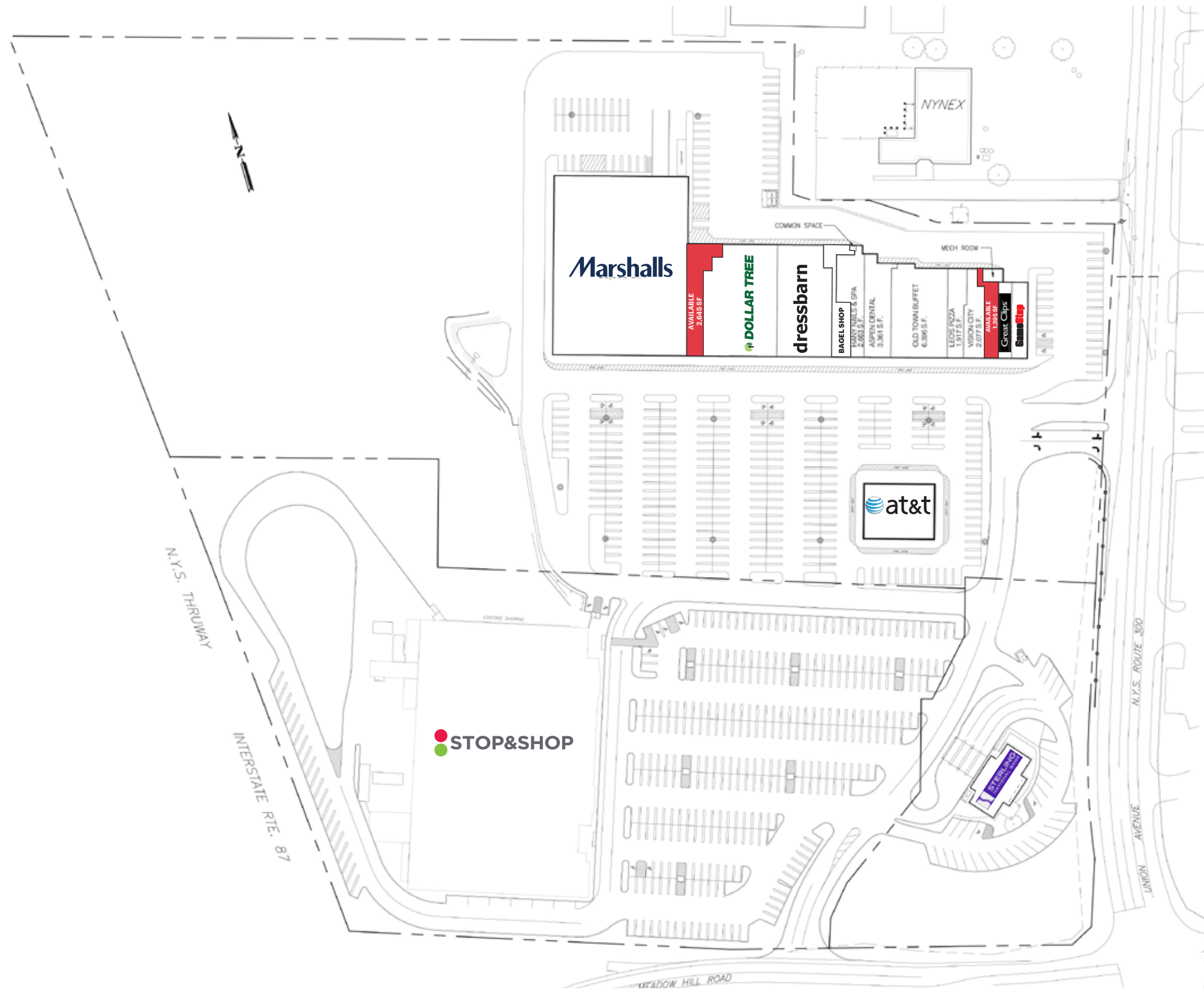
OBLIQUE AERIAL



CLOSE UP AERIAL



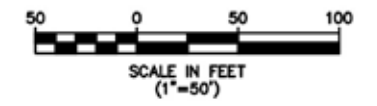
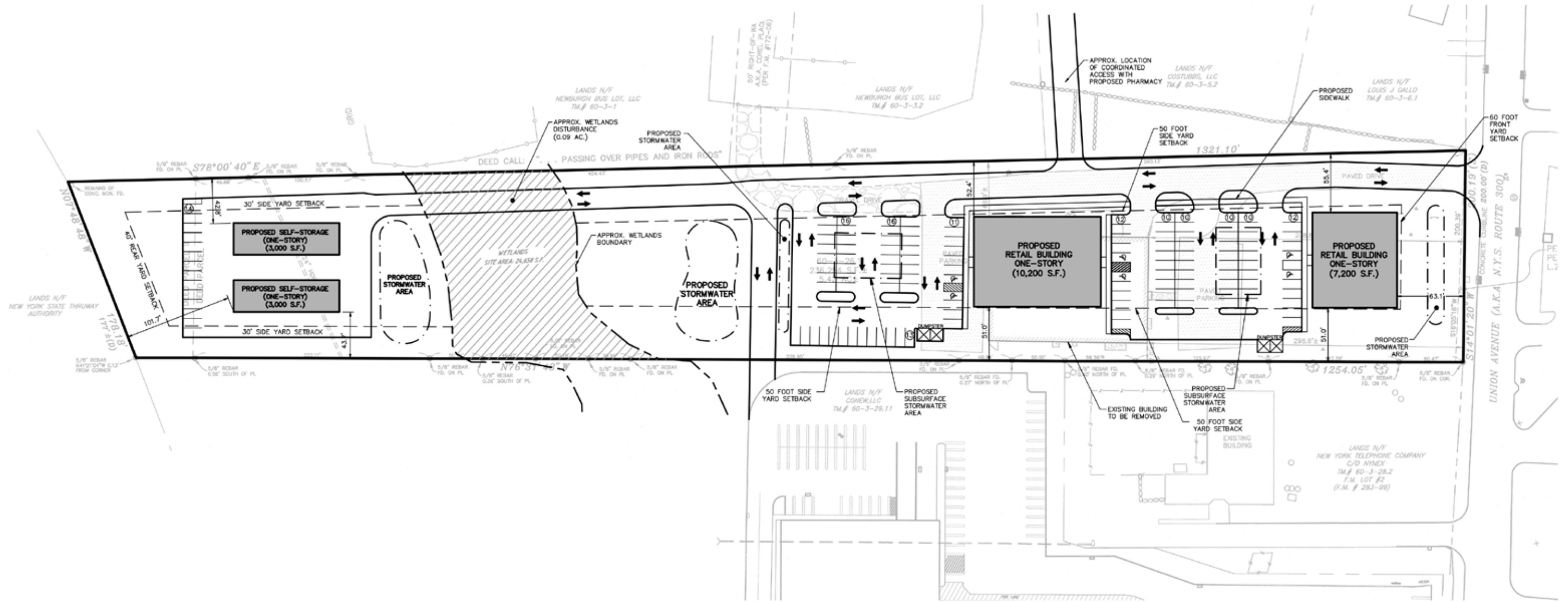
SITE PLAN



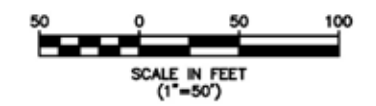
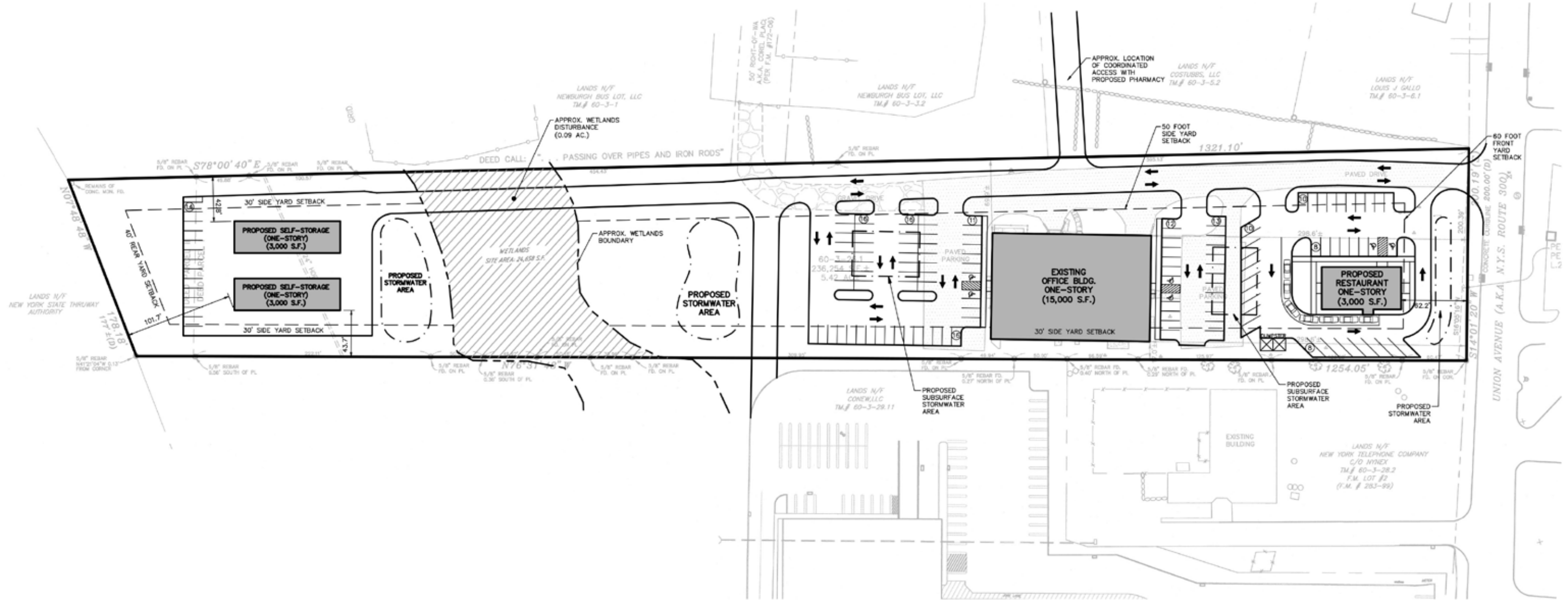
LEASING PLAN



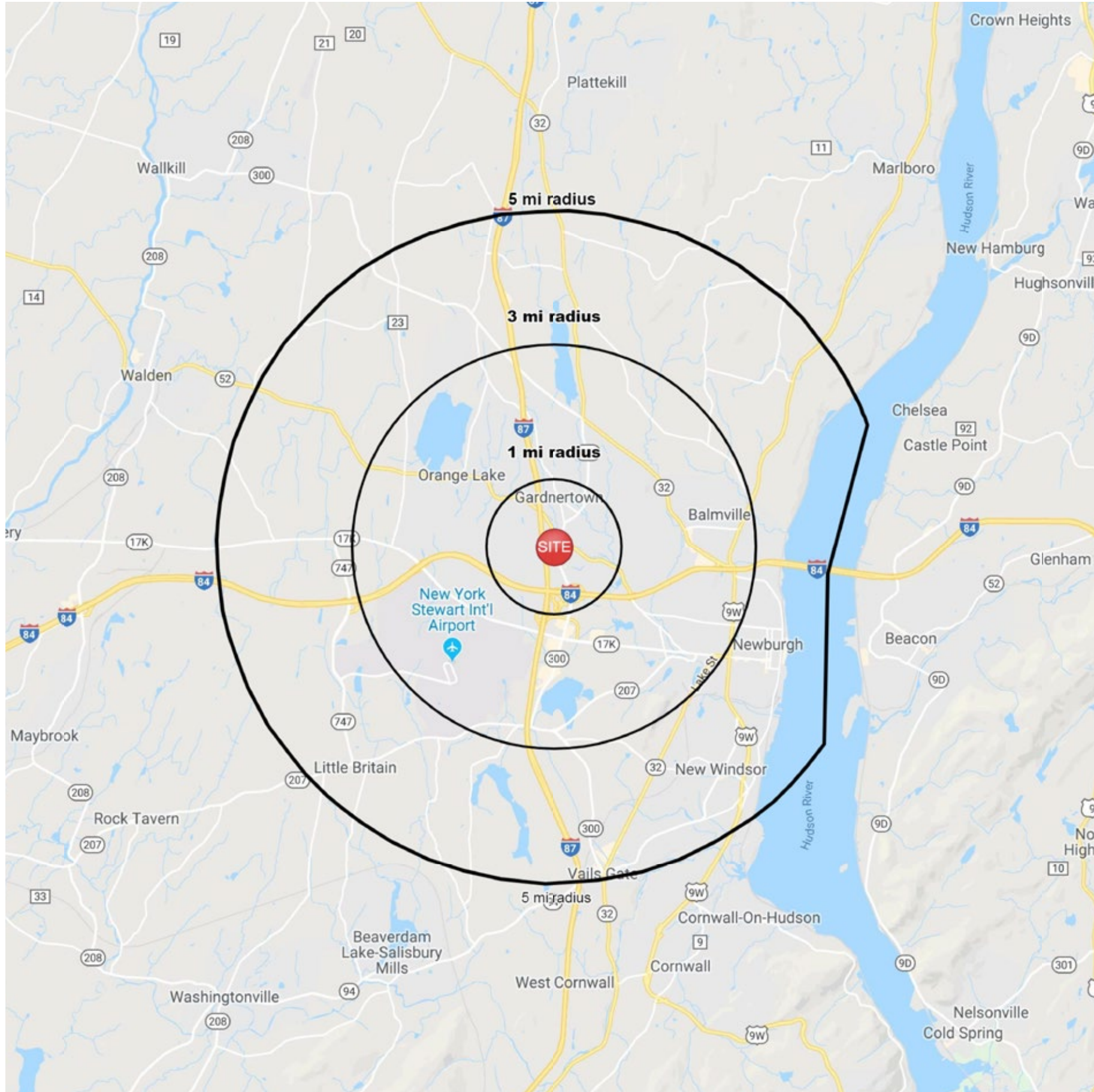
PROPOSED DEVELOPMENT - OPTION 1



PROPOSED DEVELOPMENT - OPTION 2



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

4,847

HOUSEHOLDS

1,818

AVERAGE HOUSEHOLD INCOME

\$110,329

MEDIAN HOUSEHOLD INCOME

\$95,255

COLLEGE GRADUATES (Bachelor's +)

1,056 - 30.2%

TOTAL BUSINESSES

292

TOTAL EMPLOYEES

2,710

DAYTIME POPULATION (w/ 16 yr +)

3,978

3 MILE RADIUS

POPULATION

34,211

HOUSEHOLDS

12,528

AVERAGE HOUSEHOLD INCOME

\$96,325

MEDIAN HOUSEHOLD INCOME

\$77,169

COLLEGE GRADUATES (Bachelor's +)

5,880 - 25.5%

TOTAL BUSINESSES

2,023

TOTAL EMPLOYEES

25,692

DAYTIME POPULATION (w/ 16 yr +)

35,684

5 MILE RADIUS

POPULATION

81,739

HOUSEHOLDS

29,871

AVERAGE HOUSEHOLD INCOME

\$87,924

MEDIAN HOUSEHOLD INCOME

\$70,810

COLLEGE GRADUATES (Bachelor's +)

13,271 - 24.7%

TOTAL BUSINESSES

3,755

TOTAL EMPLOYEES

40,953

DAYTIME POPULATION (w/ 16 yr +)

65,134

AREA DEMOGRAPHICS

