

Town Plaza II

500 Route 303, Orangeburg, NY 10962



LEASING AVAILABILITY:

900 - 2,463 SF available

FULLY BUILT-OUT 2ND GEN.
RESTAURANTS & END CAP
OPPORTUNITIES

PROPERTY HIGHLIGHTS:

- GLA: 25,000 SF; Parking: 103 spaces
- Layout: One-story shopping center with 12 tenant spaces. Large pylon sign.
- Neighborhood: Single family homes, assisted living, colleges, office, and industrial buildings.
- Location: Busy signalized intersection on Route 303. 22,000 VPD.
- Near 3 colleges with local student population of over 10,000.

TENANT MIX:

Eateries:

M&R United Deli
& Convenience

Paradise Taqueria

Wok King

Marty's Bagels

Specialty:

Mountainview
Liquors

Grace Nails

Town Plaza Foot
& Body Work

Tiffany Cleaners

Overdrive Fitness



Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103

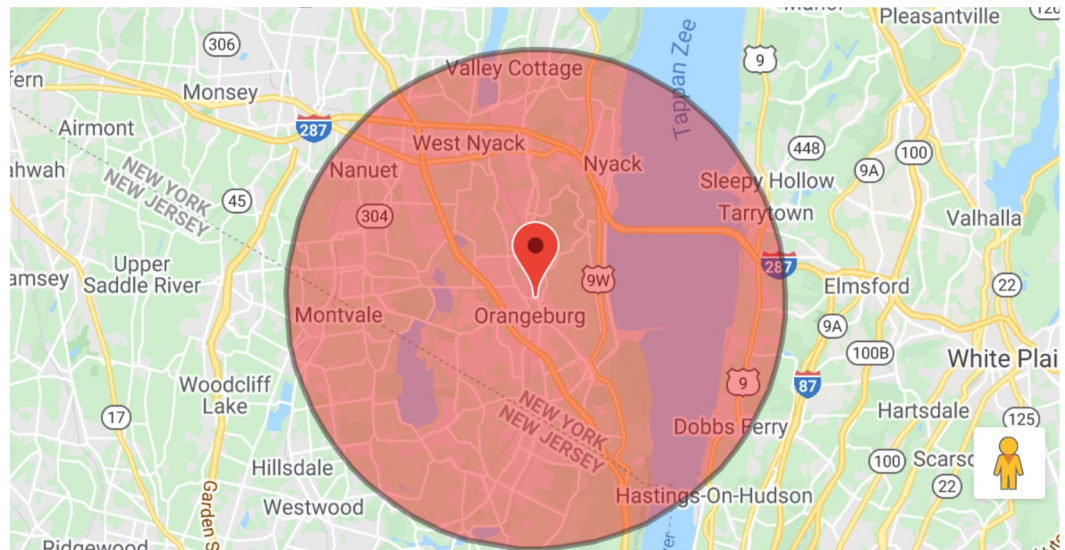


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NEIGHBORHOOD:



Radius	Population	Median HH Income	Median Age
3 Mile	42,000	\$111,000	41
5 Mile	148,000	\$109,000	42
8 Mile	505,000	\$104,000	39

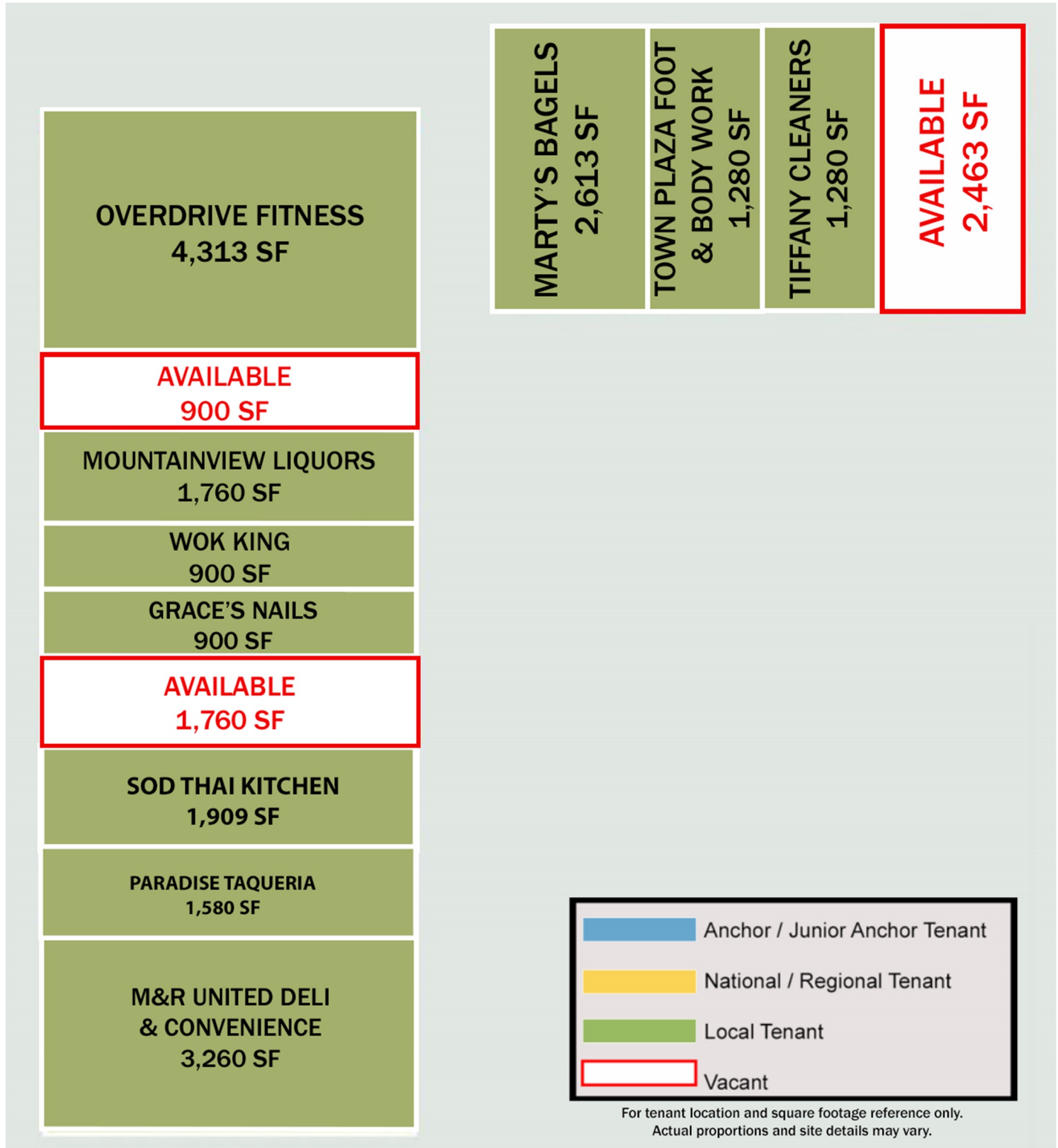


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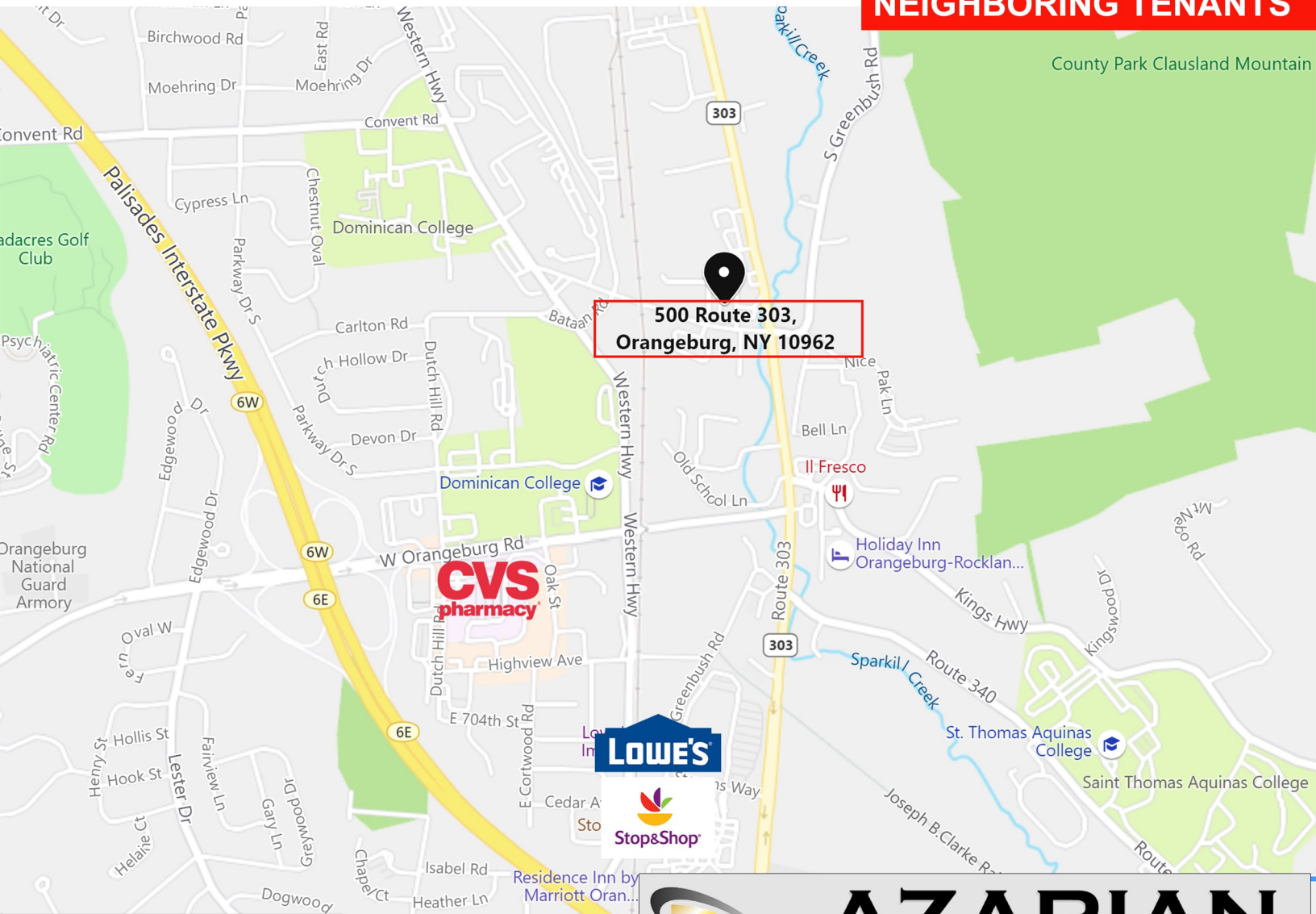


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AZARIAN
REALTY CO.

NEIGHBORING TENANTS



AZARIAN
REALTY CO.

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