

# 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:

Grace Nails

Town Plaza Foot  
& Body Work

Tiffany Cleaners

Overdrive Fitness



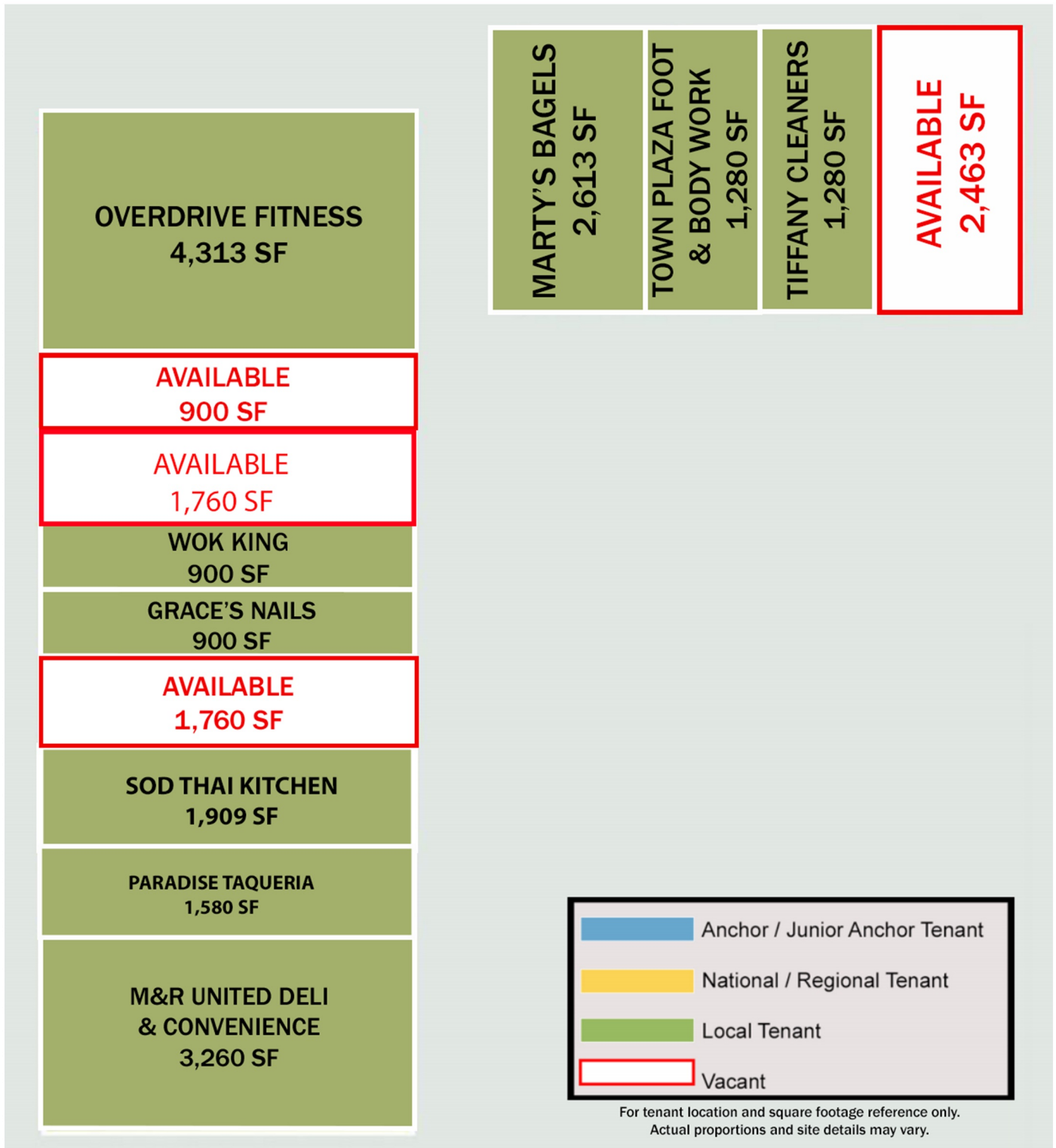
## Kevin Pelio

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201-444-9888 x 103



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OVERDRIVE FITNESS  
4,313 SF

AVAILABLE  
900 SF

AVAILABLE  
1,760 SF

WOK KING  
900 SF

GRACE'S NAILS  
900 SF

AVAILABLE  
1,760 SF

SOD THAI KITCHEN  
1,909 SF

PARADISE TAQUERIA  
1,580 SF

M&R UNITED DELI  
& CONVENIENCE  
3,260 SF

MARTY'S BAGELS  
2,613 SF

TOWN PLAZA FOOT  
& BODY WORK  
1,280 SF

TIFFANY CLEANERS  
1,280 SF

AVAILABLE  
2,463 SF

- Anchor / Junior Anchor Tenant
- National / Regional Tenant
- Local Tenant
- Vacant

For tenant location and square footage reference only.  
Actual proportions and site details may vary.



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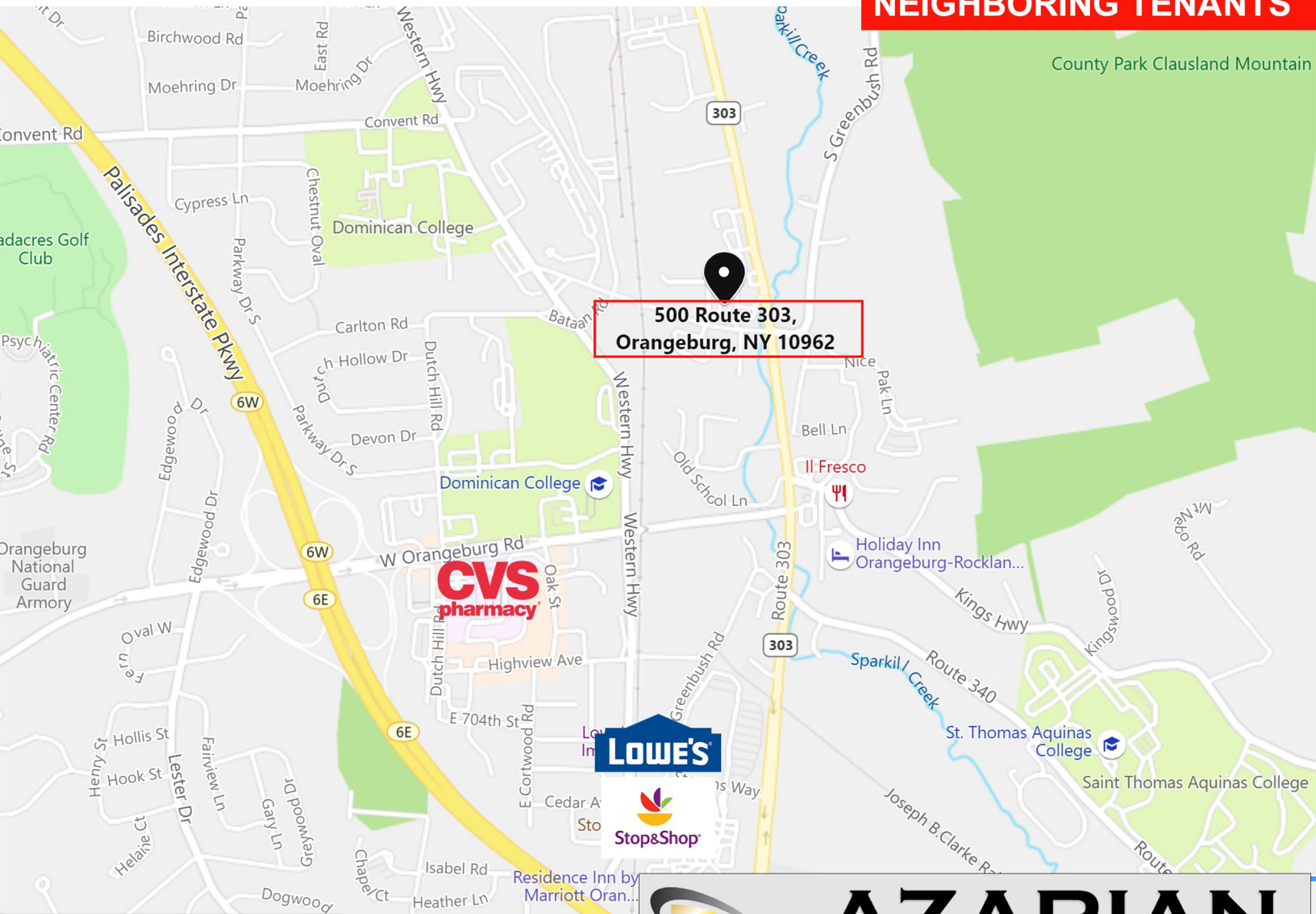


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**500 Route 303**  
**Orangeburg, NY 10962**



**AZARIAN**  
REALTY CO.

**NEIGHBORING TENANTS**



**AZARIAN**  
REALTY CO.

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