

# Town Plaza II

500 Route 303, Orangeburg, NY 10962



## LEASING AVAILABILITY:

900 - 1,760 SF available

FULLY BUILT-OUT 2ND GEN.  
RESTAURANT

## 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

The Laundry Lounge

### Specialty:

Victoria's Nail Salon

Town Plaza Foot  
& Body Work

Tiffany Cleaners

Overdrive Fitness



## Kevin Pelio

Executive Vice President  
Broker Associate, NJ & NY  
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201-444-9888 x 103

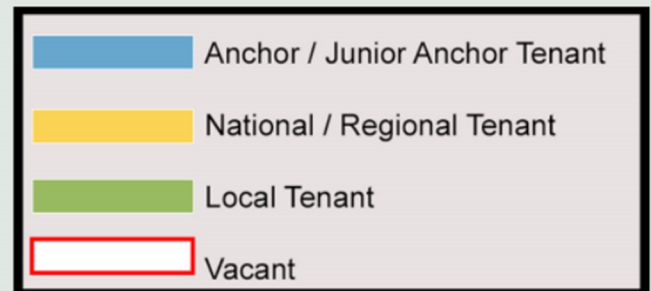
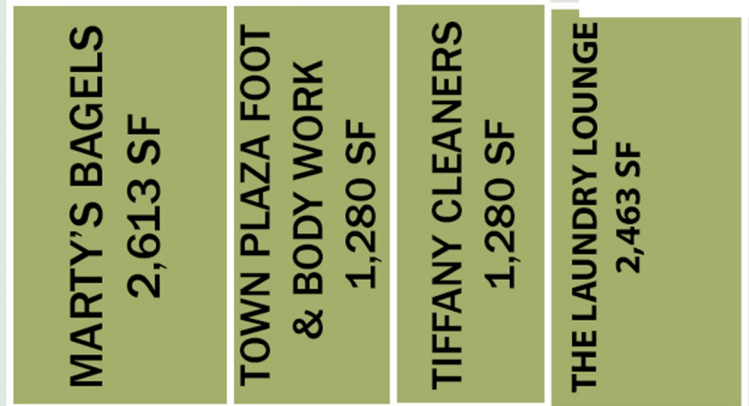


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**AZARIAN**  
REALTY CO.



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



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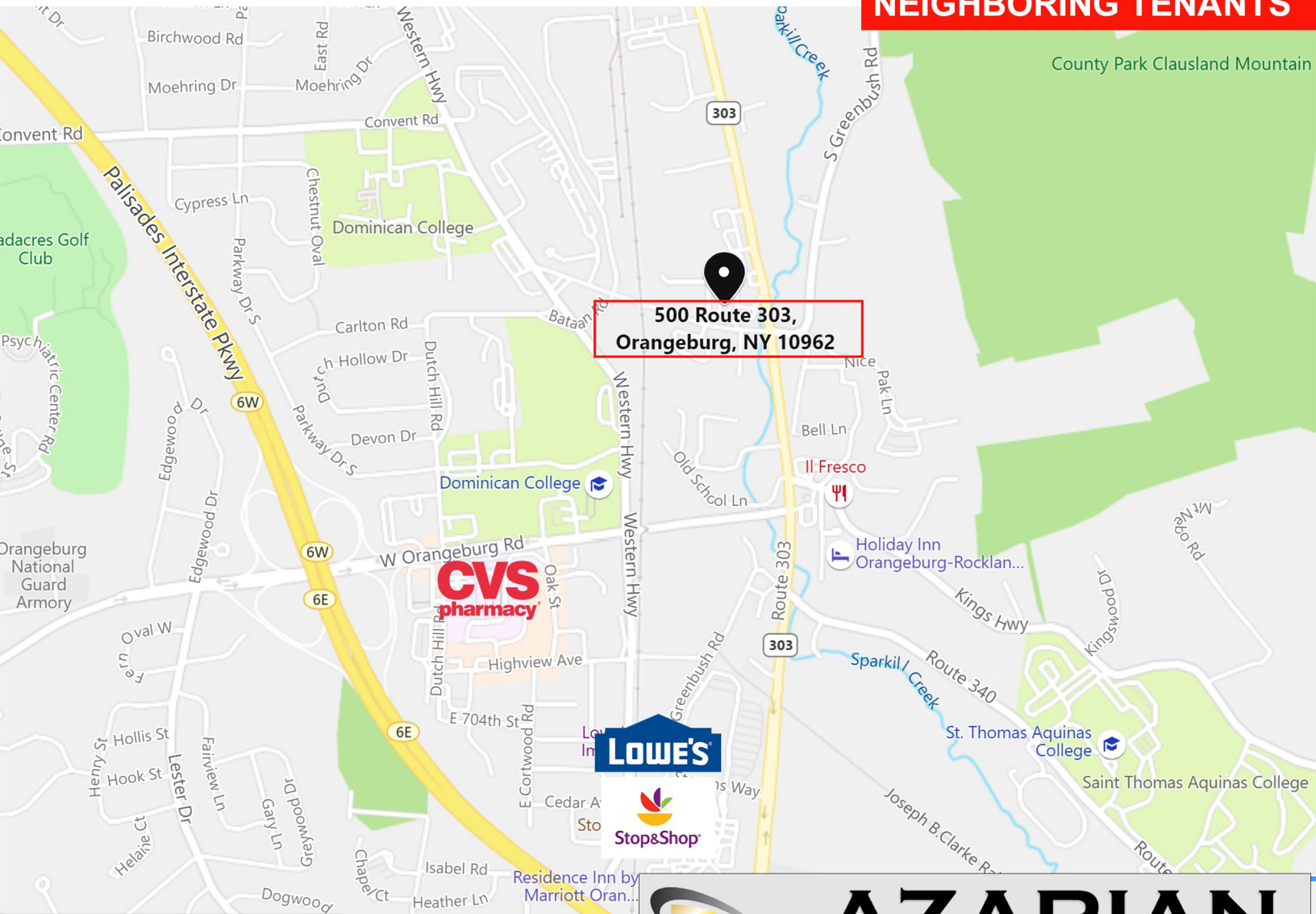


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**500 Route 303**  
**Orangeburg, NY 10962**



**AZARIAN**  
REALTY CO.

**NEIGHBORING TENANTS**



**AZARIAN**  
REALTY CO.

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