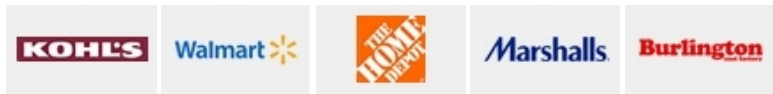
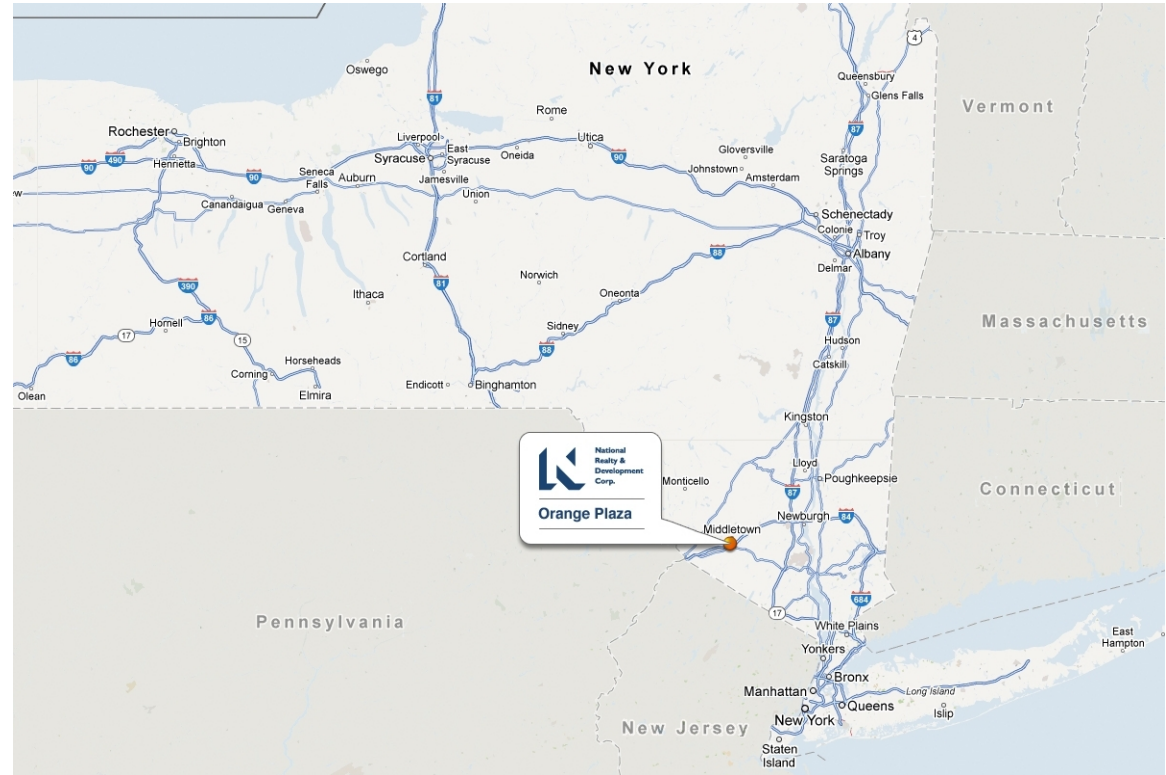


# Orange Plaza

444 Route 211 East  
Middletown, NY 10940



GROSS LEASABLE AREA	PARKING	PARKING RATIO
808,495 sf	4,500	5.6/1,000

Demographics	5 miles			10 miles			12 miles		
Daytime Population	40,314	63,150	71,718						
Population	63,123	125,849	157,702						
Households	23,466	45,373	56,725						
Avg HH Income	\$79,383	\$90,770	\$93,780						
Med HH Income	\$65,014	\$74,096	\$75,918						

## Details

- Pad sites available - up to 45,000sf (build-to-suit).
- Power center draws from a **25-mile** regional trade area inclusive of the Hudson Valley, Pennsylvania, and New Jersey.
- Four points of signalized access into the center.
- Stacked layout that incorporates an innovative design for tenant loading.
- Light show façade facing Route 17 designed by artist James Turrell.
- Traffic counts of **46,000 vehicles per day** on Route 17.
- Approximately **20,000 vehicles** of the **46,000 daily trips** on Route 17 are shopping center/mall destination trips.
- **217,178 residents** earning an average household income of **\$84,587.00** live within a **20 minute drive time** of Orange Plaza.

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## Space Available

- |              |              |
|--------------|--------------|
| 1 4,729 sf   | 30 10,012 sf |
| 4 4,249 sf   | 32 45,000 sf |
| 28 5,600 sf  | J Pad J      |
| 29 11,620 sf |              |

## Current Tenants

- |                         |                            |
|-------------------------|----------------------------|
| 2 Panera Bread          | 21 Famous Footwear         |
| 3 H&R Block             | 22 Old Navy                |
| 5 ULTA Beauty           | 23 Modell's Sporting Goods |
| 6 DXL                   | 24 Gap Outlet              |
| 7 Chipotle              | 25 Frank's Trattoria       |
| 8 Burlington            | 26 Chinese Buffet          |
| 9 Kohl's                | 27 GNC                     |
| 10 Walmart Supercenter  | 31 Staples                 |
| 11 Aspen Dental         | A Chase                    |
| 12 Verizon Wireless     | B Red Lobster              |
| 13 Bed Bath & Beyond    | C TD Bank                  |
| 14 Party City           | D Taco Bell                |
| 15 Marshalls            | E KFC                      |
| 16 Goldland Jewelers    | F Starbucks                |
| 17 Hoopla Frozen Yogurt | G Ruby Tuesday             |
| 18 Joyce Leslie         | I Applebee's               |
| 19 Bath & Body Works    | K The Home Depot           |
| 20 Avenue               |                            |

