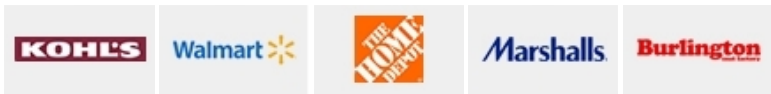
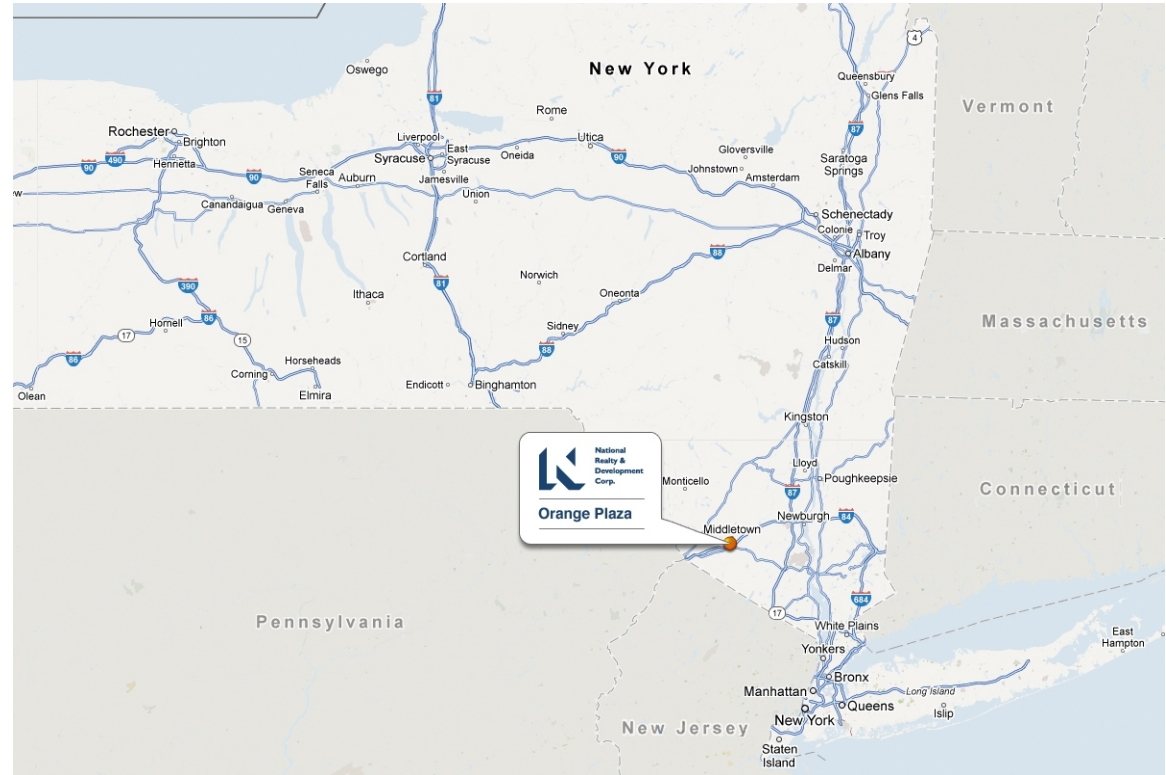


# Orange Plaza

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	Population	Households	Avg HH Income	Med HH Income	Daytime Population	Population	Households	Avg HH Income	Med HH Income	Daytime Population	Population	Households	Avg HH Income	Med HH Income
	38,706	63,581	24,276	\$85,517	\$66,957	60,693	127,087	47,157	\$94,040	\$76,380	68,410	159,459	59,043	\$96,594	\$78,612

## Details

- Pad sites available - former restaurant pad with drive-thru and (build-to-suit) up to 45,000sf.
- 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 **60,370 vehicles per day** on Route 17 & Route 211.
- Traffic counts of **30,940 vehicles per day** on Route 211 & Dunning Rd.
- Traffic counts of **12,000 vehicles per day** on the connector road between Orange Plaza & the Galleria at Crystal Run.
- **131,133 residents** earning an average household income of **\$91,177** live within a **20 minute drive**

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## Space Available

- 20 5,400 sf
- 23 18,080 sf
- 30 10,012 sf
- 32 45,000 sf

## Current Tenants

- 2 Panera Bread
- 3 H&R Block
- 4 America's Best Contacts & Eyeglasses
- 5 ULTA Beauty
- 6 DXL
- 7 Chipotle
- 8 Burlington
- 9 Kohl's
- 10 Walmart Supercenter
- 11 Aspen Dental
- 12 Verizon Wireless
- 13 Bed Bath & Beyond
- 14 Party City
- 15 Marshalls
- 16 Goldland Jewelers
- 17 Hoopla Frozen Yogurt
- 18 Joyce Leslie
- 19 Bath & Body Works
- 21 Famous Footwear
- 22 Old Navy
- 24 Gap Outlet
- 25 Frank's Trattoria
- 26 Chinese Buffet
- 27 GNC
- 28 OC Nail & Spa
- 29 Dollar Power
- 31 Staples
- A Chase
- B Red Lobster
- C TD Bank
- D Taco Bell
- E KFC
- F Starbucks
- G Ruby Tuesday
- I Applebee's
- J Hook & Reel Cajun Seafood and Bar
- K The Home Depot



# Orange Plaza

444 Route 211 East  
Middletown, NY 10940

## Leasing Contacts



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