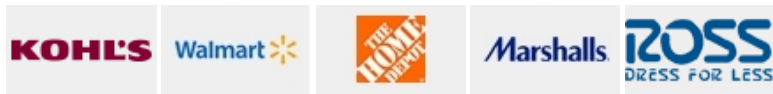
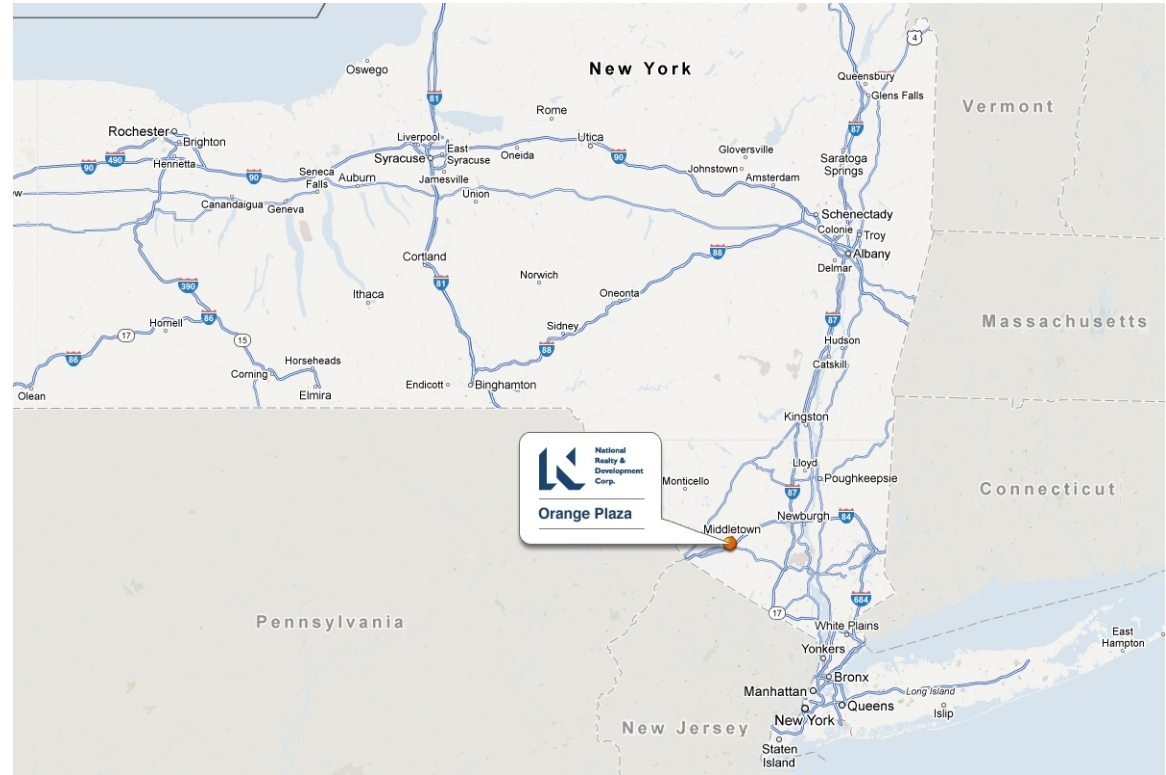


Orange Plaza

444 Route 211 East
Middletown, NY 10940



GROSS LEASABLE AREA
808,495 sf

PARKING
4,500

PARKING RATIO
5.6/1,000

Demographics	5 miles			10 miles			12 miles		
Daytime Population	38,706	60,693	68,410						
Population	63,581	127,087	159,459						
Households	24,276	47,157	59,043						
Avg HH Income	\$85,517	\$94,040	\$96,594						
Med HH Income	\$66,957	\$76,380	\$78,612						

Details

Pad sites available at multi-anchored power center.

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.

- 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

- | | |
|---------------------|-----------------------|
| 14 19,000 sf | H Pad 3,500 sf |
| 23 18,080 sf | I Pad 3,580 sf |
| 30 10,012 sf | J Pad 5,112 sf |

Current Tenants

- | | |
|---|--|
| 2 Panera Bread | 22 Old Navy |
| 3 Jersey Mike's Sub Shop | 24 Gap Outlet |
| 4 America's Best Contacts & Eyeglasses | 25 Frank's Trattoria |
| 5 ULTA Beauty | 26 Chinese Buffet |
| 6 DXL | 27 GNC |
| 7 Chipotle | 28 OC Nail & Spa |
| 8 Burlington | 29 Dollar Power |
| 9 Kohl's | 31 Staples |
| 10 Walmart Supercenter | A Chase |
| 11 Aspen Dental | B Red Lobster |
| 12 Verizon Wireless | C TD Bank |
| 13 Ross Dress for Less | D Taco Bell |
| 15 Marshalls | E KFC |
| 16 European Wax Center | F Starbucks |
| 17 Hoopla Frozen Yogurt | G Ruby Tuesday |
| 18 Joyce Leslie | K Applebee's |
| 19 Bath & Body Works | L Hook & Reel Cajun Seafood and Bar |
| 20 Spectrum Communications | M The Home Depot |
| 21 Famous Footwear | |



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Leasing Contacts



Harrison P. Lyss

914-272-8043

harrison.lyss@nrdc.com