

# MONROE PLAZA

475 Route 17M | Monroe, New York

## RETAIL/MEDICAL SPACE FOR LEASE

**1,500 SF & 5,000 SF RETAIL SPACE  
UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU**



### POPULATION

1 mi	7,477
3 mi	64,292
5 mi	83,336



### AVG. HH INCOME

1 mi	\$131,961
3 mi	\$111,938
5 mi	\$120,022



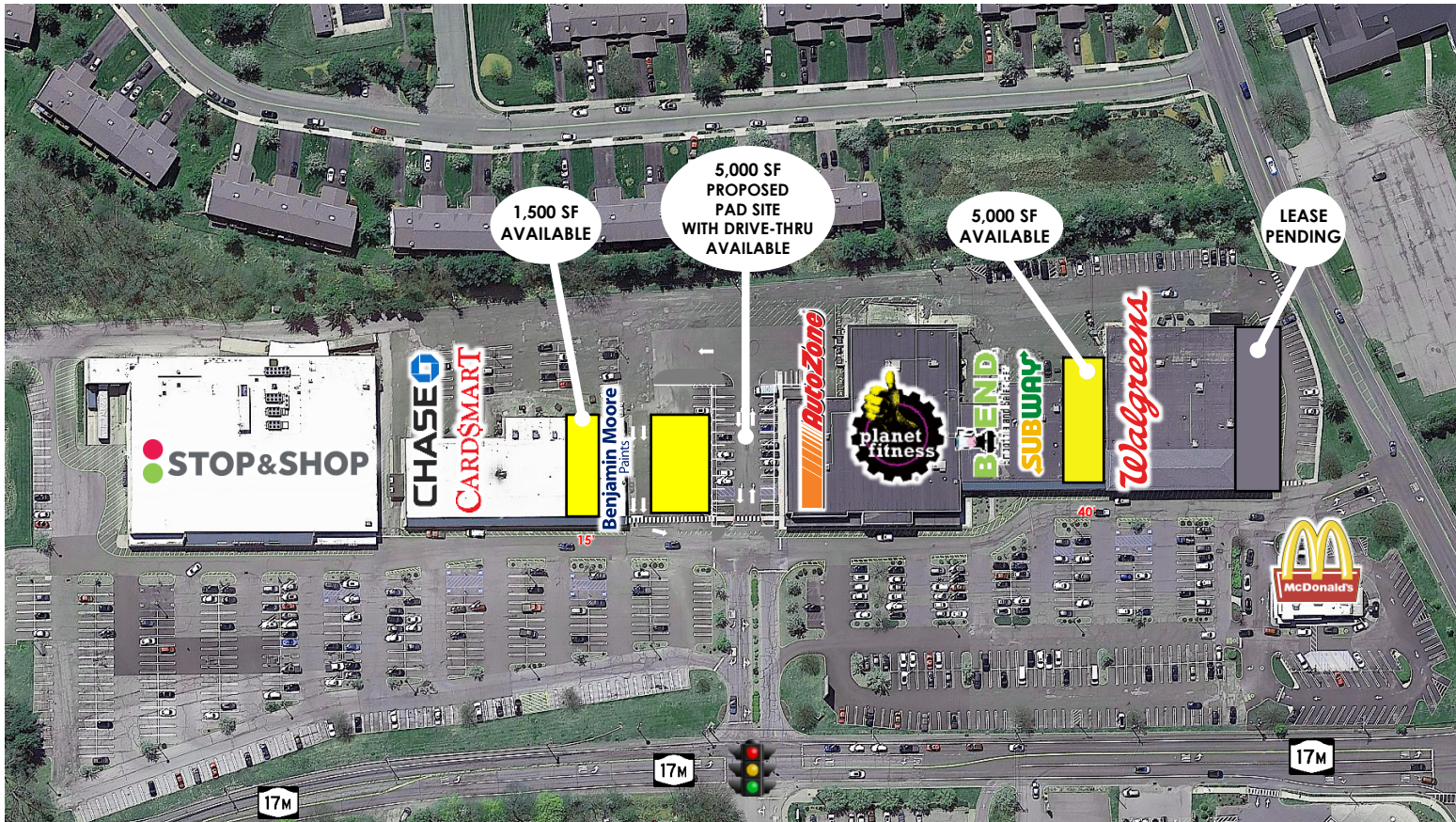
### HOUSEHOLDS

1 mi	2,471
3 mi	15,569
5 mi	21,476



### TOTAL EMPLOYEES

1 mi	3,905
3 mi	24,375
5 mi	33,576



### BROKER CONTACT

**ZACH LANDES**

914-237-3400, Ext. 123  
Zach@RoyalPropertiesinc.com

**DAVID LANDES**

914-237-3400, Ext. 104  
David@RoyalPropertiesinc.com



# MONROE PLAZA

475 Route 17M | Monroe, New York

1,500 – 5,000 SF | UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU



## AVAILABLE:

- 1,500 SF
- 5,000 SF Proposed Pad Site with Drive Thru (Divisible)
- 5,000 SF (40' of Frontage)

## JOIN CO-TENANTS:

Stop & Shop, Planet Fitness, Walgreens, AutoZone, Card\$mart, Blend Smoothie & Salad Bar, Chase Bank, Orange County Orthodontics, McDonald's, Benjamin Moore Paints, Subway, Nail Salon, Pizzeria and more

## NEIGHBORING RETAILERS:

CVS Pharmacy, ShopRite, Walmart, Kohl's, Michael's, ULTA, Staples, TJ Maxx, Chili's, Verizon, Dunkin' Donuts, United States Postal Service, Domino's, Dollar Tree, Rite Aid, Great Clips, Wayback Burgers, Burger King, AT&T, Dollar General, Advance Auto Parts and many more

## ADDITIONAL INFORMATION:

- 133,819 SF Shopping Center
- Ample Parking
- Signalized Entrance
- Great Visibility from Route 17M
- Prime Demographics

## TRAFFIC COUNTS:

17,078 Cars per Day Along Route 17M

## RENT:

Call For Details

## CAM/TAXES:

\$7.31/SF



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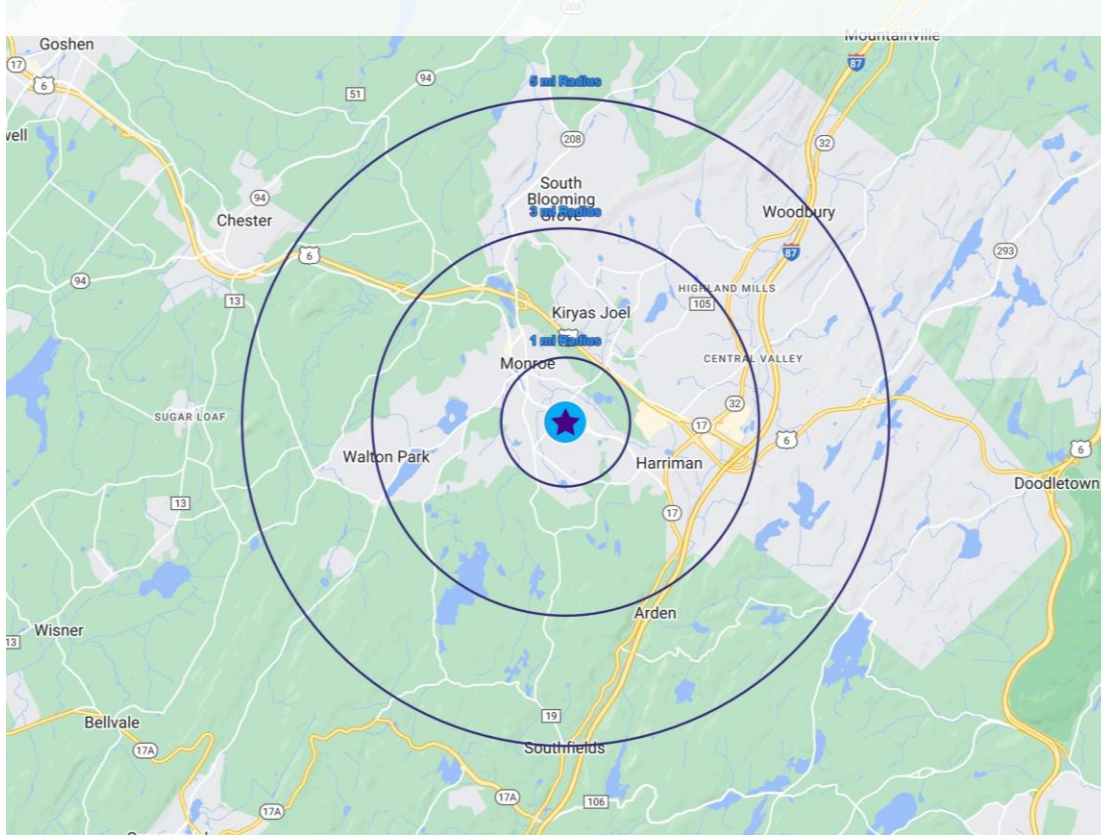
**ROYAL**  
PROPERTIES

# MONROE PLAZA

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## TRADE AREA DEMOGRAPHIC OVERVIEW

**1,500 – 5,000 SF AVAILABLE | UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU AVAILABLE**



### 1 Mile Radius

<b>2025 Est. Population</b>	<b>7,477</b>
<b>2025 Est. Avg. HH Income</b>	<b>\$131,961</b>
<b>Households</b>	<b>2,471</b>
<b>Total Employees</b>	<b>3,905</b>

### 3 Mile Radius

<b>2025 Est. Population</b>	<b>64,292</b>
<b>2025 Est. Avg. HH Income</b>	<b>\$111,938</b>
<b>Households</b>	<b>15,569</b>
<b>Total Employees</b>	<b>24,375</b>

### 5 Mile Radius

<b>2025 Est. Population</b>	<b>83,336</b>
<b>2025 Est. Avg. HH Income</b>	<b>\$120,022</b>
<b>Households</b>	<b>21,476</b>
<b>Total Employees</b>	<b>33,576</b>

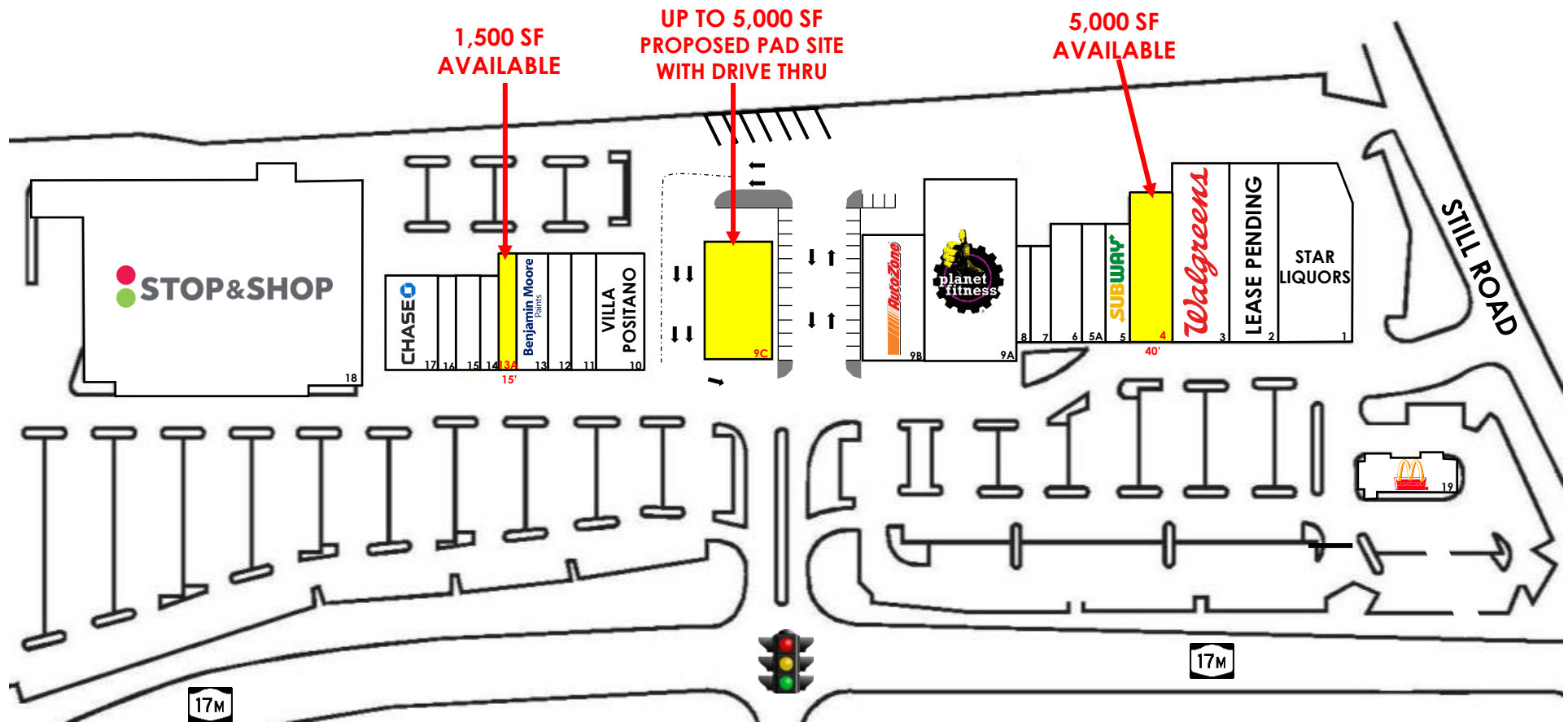
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PROPERTIES

# MONROE PLAZA

SITE PLAN

475 Route 17M | Monroe, New York

1,500 – 5,000 SF | UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU



#	TENANT	SF	TENANT	SF	#	TENANT	SF
1	Star Liquors	9,600	8	Blend Smoothie	1,600	13A	AVAILABLE 1,500
2	Lease Pending	4,324	9A	Planet Fitness	20,000	14	Tin Tin II 1,200
3	Walgreens	10,240	9B	AutoZone	7,100	15	Card\$mart 2,000
4	AVAILABLE	5,000	9C	AVAILABLE	5,000	16	Monroe Cleaners 1,600
5	Subway	1,500	10	Villa Positano	4,060	17	Chase Bank 3,200
5A	Chocolate Nail Spa	3,000	11	Cyrus Jewelers	2,000	18	Super Stop & Shop 46,926
6	United Martial Arts Centers	2,500	12	Benjamin Moore	2,000	19	McDonald's Pad
7	Bagel World	1,600	13	Orange County Orthodontics	2,500		

**ROYAL**  
PROPERTIES

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TRADE AREA  
AERIAL

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