

## 88 Dunning Road Dunning Farms Shopping Center



### AVAILABLE:

1,175 - 10,899 SF  
Up to 45,000 SF Pad Sites

### CO-TENANTS:

TJ Maxx, HomeGoods, Bob's Discount Furniture, Sierra, Marshalls (coming soon), Ashley, Cohen's Fashion Optical, Michael's, PetSmart, Boot Barn, Ollie's Bargain Outlet, KPot Korean BBQ & Hot Pot, Ivy Rehab PT, Sally Beauty, Harbor Freight Tools, Phenix Salon Suites, Dollar Tree, Goodwill, Discount Wines & Liquors, Pro Nails and more

### NEIGHBORING RETAILERS:

Super Walmart, Kohl's, Home Depot, Planet Fitness, Hobby Lobby, Bank of America, Best Buy, Price Chopper, Raymour & Flanigan, ROSS Dress For Less, ULTA, Panera, Starbucks, Petco, Olive Garden, Lowe's, CVS, Sam's Club and many more

### ADDITIONAL INFORMATION:

- 359,023 SF Regional Shopping Center
- Three Pylon Signs
- 1,844 Parking Spaces (5:1 Ratio)
- Pad Sites Available

### TRAFFIC COUNT:

7,417 Cars Per Day Along Dunning Road  
27,181 Cars Per Day Along Route 211  
69,391 Cars Per Day Along Route 17

### RENT:

Call For Details

### CAM/TAXES:

\$6.85/SF

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	45,848	70,884	87,661
Avg. HH Income	\$104,729	\$107,581	\$116,481

For More Information,  
Please Contact:

914-237-3400

Scott Meshil – Ext. 106  
Scott@RoyalPropertiesInc.com

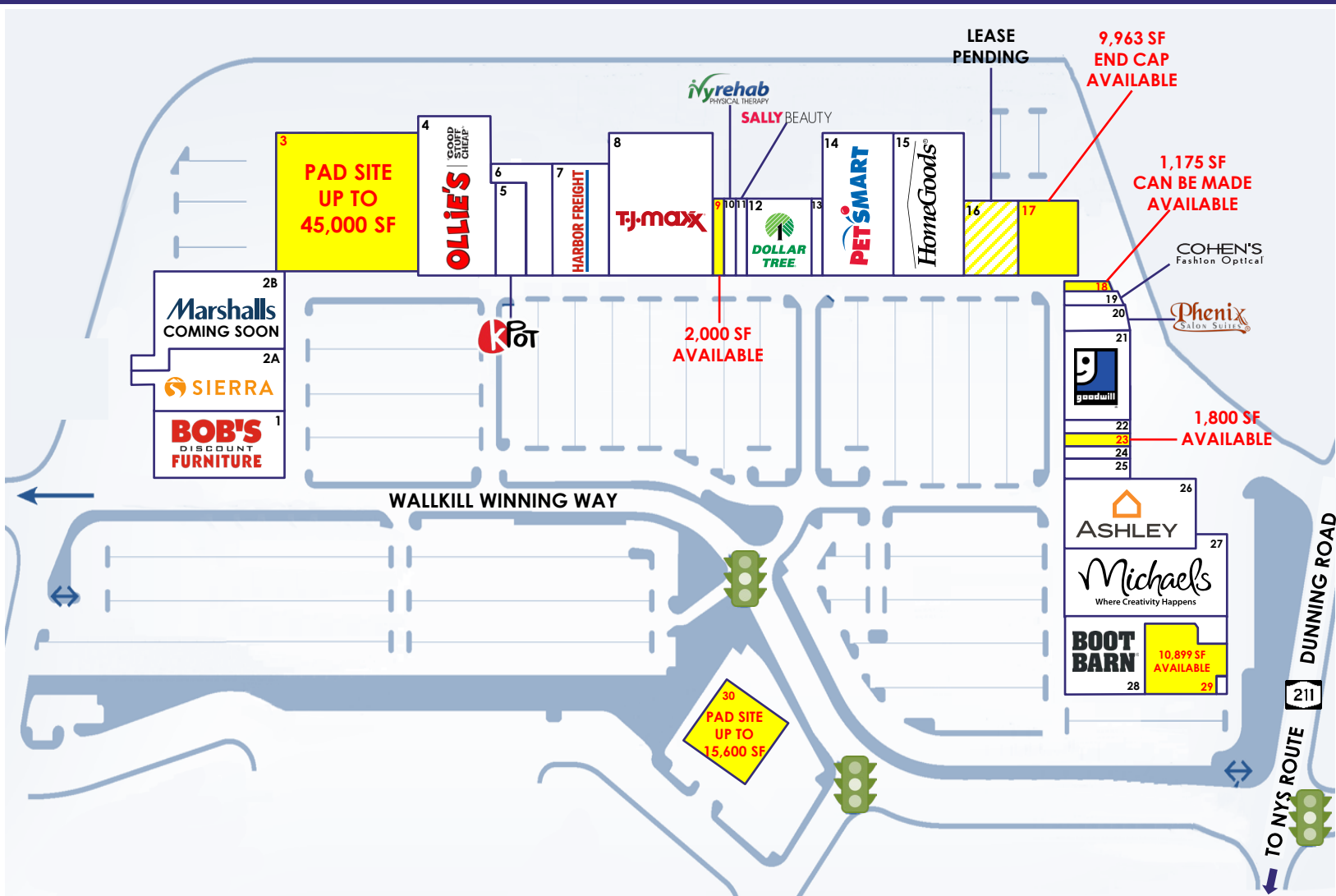


**ROYAL**  
PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

# Middletown, NY

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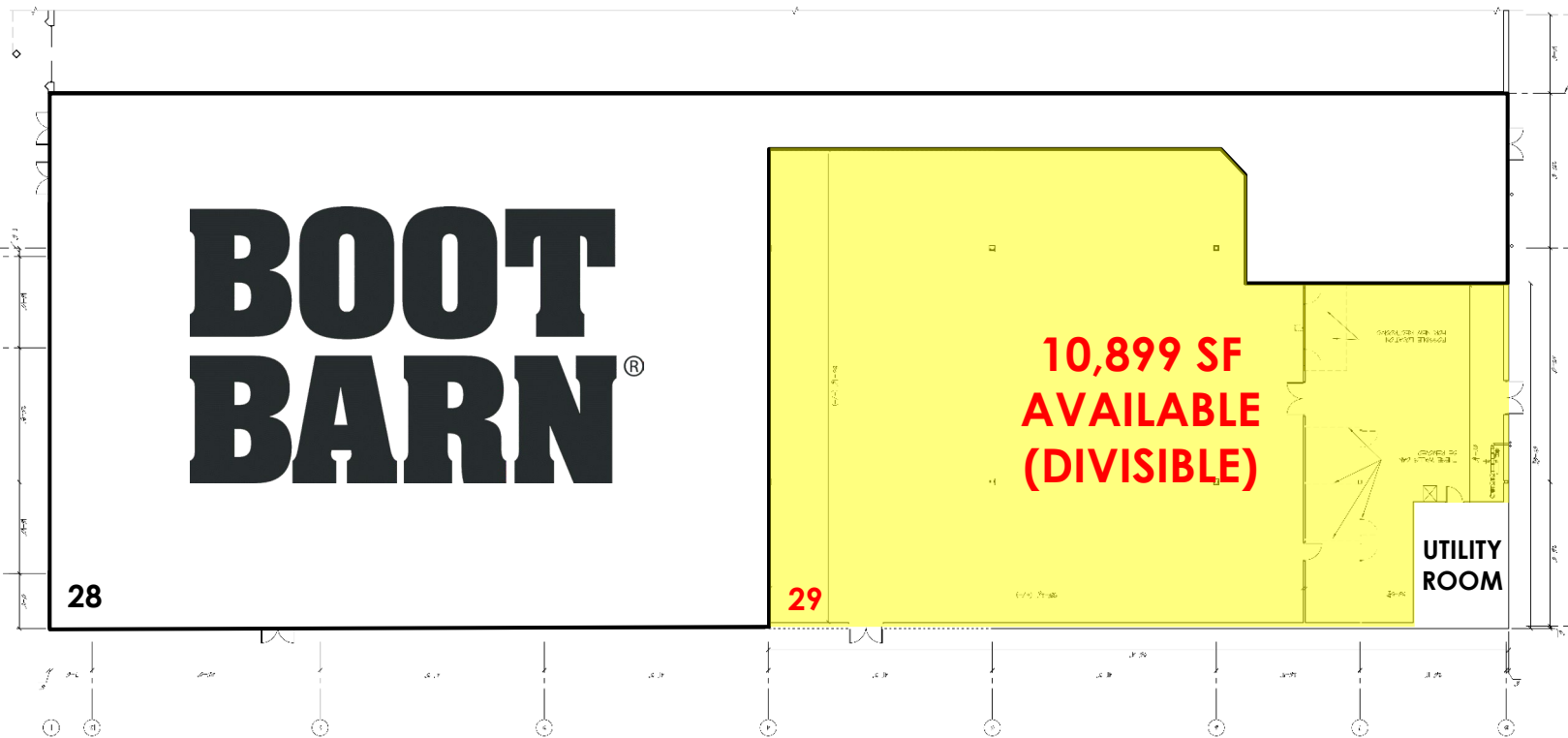


#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
01	BOB'S DISCOUNT FURNITURE	23,038	13	GO-GO JAPANESE CUISINE	1,592	24	PRO NAILS	1,200
2A	SIERRA	19,634	14	PETSMART	23,288	25	IRON DRAGON MARTIAL ARTS	3,000
2B	MARSHALLS (COMING SOON)	25,264	15	HOMEGOODS	26,712	26	ASHLEY HOMESTORE	25,271
03	AVAILABLE PAD SITE	45,000	16	LEASE PENDING	9,917	27	MICHAEL'S	27,563
04	OLLIE'S BARGAIN OUTLET	31,600	17	AVAILABLE	9,963	28	BOOT BARN	15,643
05	KPOT KOREAN BBQ & HOT POT	7,980	18	CAN BE MADE AVAILABLE TOBACCO SHOP	1,175	29	AVAILABLE (DIVISIBLE)	10,899
06	DISCOUNT WINES & LIQUORS	8,644	19	COHEN'S OPTICAL	1,520	30	AVAILABLE PAD SITE	15,600
07	HARBOR FREIGHT TOOLS	11,879	20	PHENIX SALON SUITES	5,731			
08	TJ MAXX	33,475	21	GOODWILL	8,000			
09	AVAILABLE	2,000	22	JOEY'S PIZZA	2,000			
10	IVY REHAB PT	2,000	23	AVAILABLE CURRENTLY LAPTOP SHACK	1,800			
11	SALLY BEAUTY SUPPLY	1,500						
12	DOLLAR TREE	12,000						



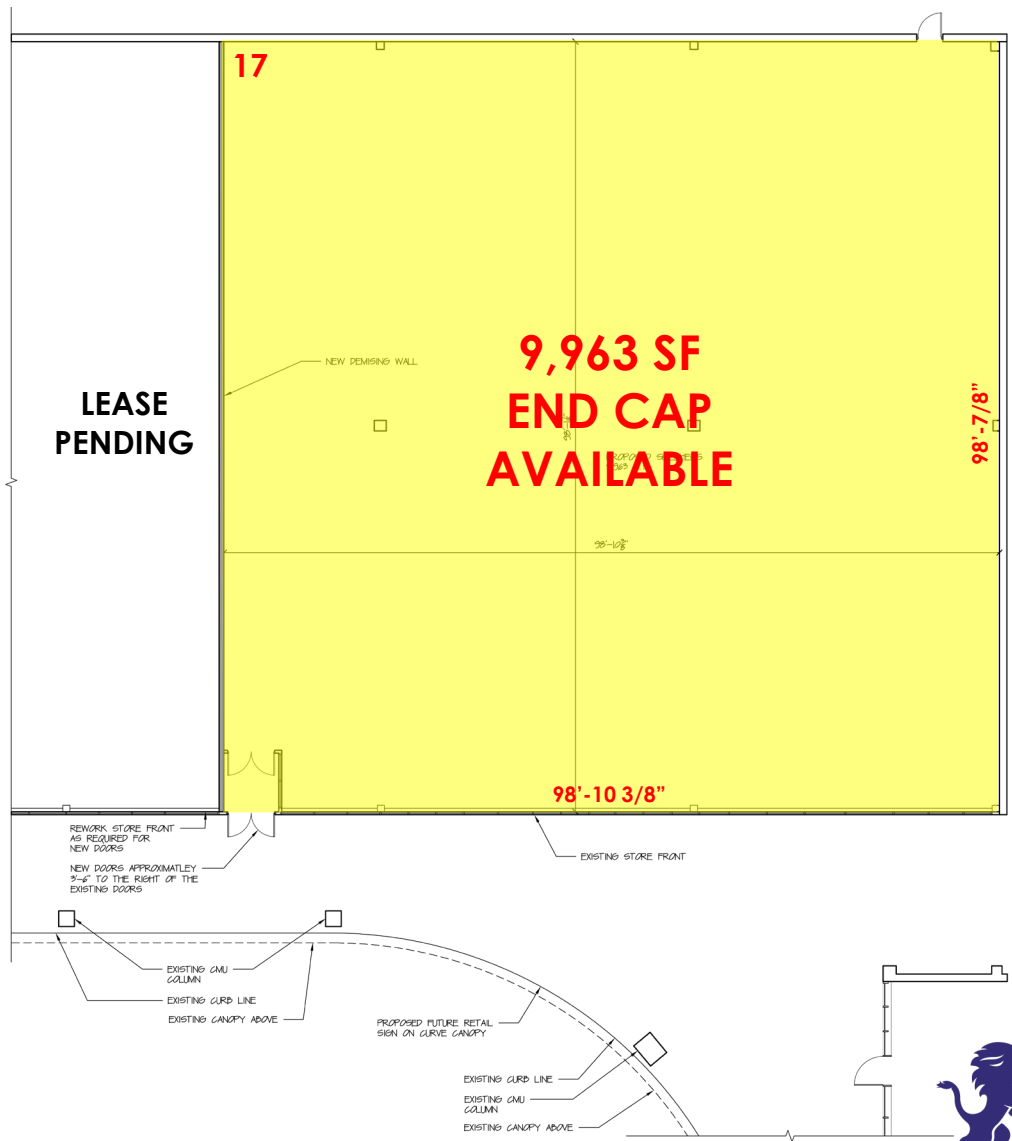
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**ORANGE PLAZA**

Walmart KOHL'S  
 Burlington Staples  
 PartyCity Bath & Body Works ROSS  
 THE HOME DEPOT verizon DRESS FOR LESS  
 CHASE ULTA BEAUTY  
 AspenDental Panera TACO BELL  
 EUROPEAN WAX CENTER

Applebee's HOOK & REEL  
 GRILL & BAR CAJUN SEAFOOD & BAR  
 Jersey Mike's SUBS GAP FACTORY Starbucks

**FAIRGROUNDS PLAZA**

Safe Haven Self Storage DUNKIN'  
 UMI  
 RAC NATIONAL GUARD BANK OF AMERICA

**PLAZA AT CRYSTAL RUN**

petco  
 Olive Garden ITALIAN KITCHEN

Walgreens

CVS

SONIC

T-Mobile  
 FIVE GUYS

sam's club

LOWE'S

BEST BUY

ShopRite  
 AT&T CHASE  
 AutoZone  
 HudsonValley CREDIT UNION

planet fitness  
 RAYMOUR & FLANNAGAN

**GALLERIA AT CRYSTAL RUN**

macy's JCPenney  
 TARGET AMC THEATRES H&M  
 aerie BOWLING & AMUSEMENT  
 URBAN ARCADE ROUNDI  
 Bath & Body Works carter's DSW  
 five BELOW GOLD'S GYM  
 DICK'S SPORTING GOODS FOREVER 21 zumiez EXPRESS

**WALKKILL PLAZA**

BIG LOTS! HOBBY LOBBY  
 TEXAS BRIDAL DAVID'S  
 GameStop POWER TO THE PLAYERS  
 WING STORIES Sola SALON STUDIOS

**WALKKILL TOWNE CENTER**

Price Chopper  
 LA BOY  
 CRUNCH

**DUNNING FARMS SHOPPING CENTER**

HomeGoods SITE TJ-maxx  
 SIERRA PET SMART  
 Michaels COMING SOON ASHLEY  
 Where Creativity Happens  
 BOB'S DISCOUNT FURNITURE BOOT BARN SALLY BEAUTY HARBOR FREIGHT  
 Goodwill nyrehab OLLIE'S GOOD STUFF CHEAP  
 KOT COHEN'S Fashion Optical Phenix SALON SUITES

