

# Pleasant Valley, NY

## RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

Rte. 44 (Main St.) & North Ave. (Rte. 72)

Milestone Square



### AVAILABLE:

900 SF End-Cap  
3,440 SF End-Cap with Drive Thru (40' x 86')  
671 – 8,000 SF Second Floor Office Space

### CO-TENANTS:

ACME, Family Dollar, AutoZone, NeighboRx Pharmacy, Karate, Miss Becca's Dance Centre, Insurance Agency, Perfect Nails, Hudson Family Spa, Beijing Chef, Madison's Pizza, Smokes 4 Less, and Milestone Cleaners

### NEIGHBORING RETAILERS:

CVS, Chase Bank, McDonald's, Dollar General, United States Postal Service, Edward Jones, Dunkin' Donuts, Subway, Access Physical Therapy, Hudson Valley FCU, NAPA and Carquest

### TRAFFIC COUNT:

15,750 Cars per Day Along Route 44 (Main Street)  
5,407 Cars per Day Along North Avenue

### ADDITIONAL INFORMATION:

- Great Visibility at Signalized Intersection
- 94,500 SF GLA Shopping Center Centrally Located on Rte. 44
- 4 Miles to Taconic State Parkway
- 342 Parking Spaces
- Elevator Access to Second Floor
- Pylon Signage

### RENT:

Call For Details

### CAM/TAXES:

\$5.81/SF

### AREA DEMOGRAPHICS

|                | 3 Miles   | 5 Miles   | 10 Miles  |
|----------------|-----------|-----------|-----------|
| Population     | 13,120    | 41,392    | 158,301   |
| Avg. HH Income | \$134,247 | \$119,277 | \$120,399 |

**For More Information,  
Please Contact:**

**914-237-3400**

**Scott Meshil – Ext. 106**  
**Scott@RoyalPropertiesInc.com**

**Mario Fernandes – Ext. 113**  
**Mario@RoyalPropertiesInc.com**



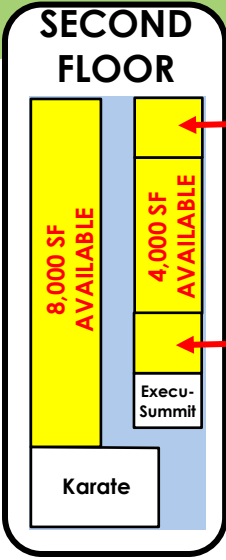
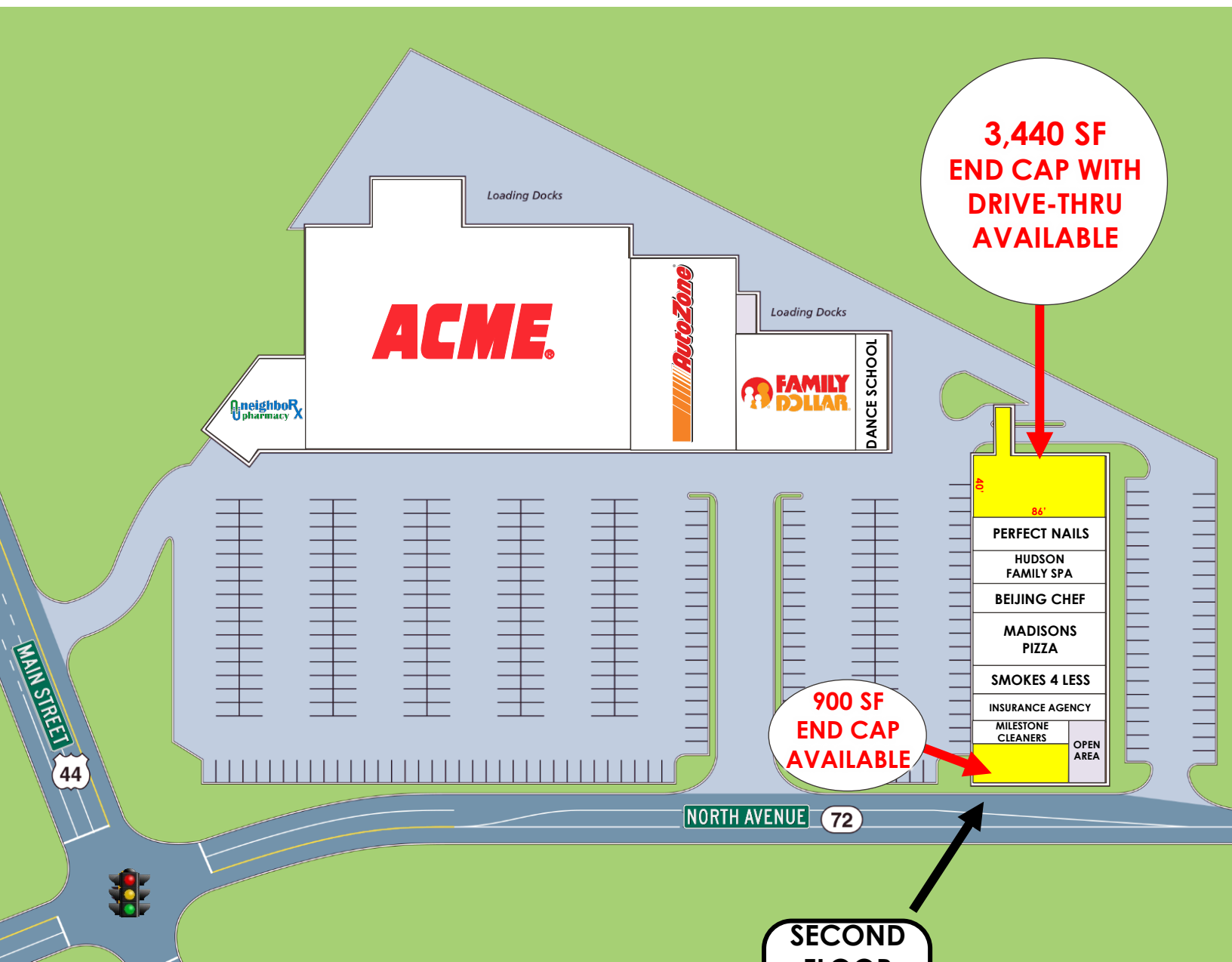
**ROYAL**  
PROPERTIES

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

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

# Pleasant Valley, NY

Rte. 44 (Main St.) & North Ave. (Rte. 72)      Milestone Square



**2,200 SF AVAILABLE**

**671 SF AVAILABLE**



# Pleasant Valley, NY

Rte. 44 (Main St.) & North Ave. (Rte. 72) Milestone Square



# Pleasant Valley, NY

Rte. 44 (Main St.) & North Ave. (Rte. 72)      Milestone Square



**MILESTONE SQUARE**

**SITE**

**ACME.**

**neighborX pharmacy**

**FAMILY DOLLAR**

**AutoZone**

**HudsonValley**  
CREDIT UNION

**DUNKIN'**

**NAPA**

44

**ACCESS**  
PHYSICAL THERAPY & WELLNESS™  
Preferred by Patients, Trusted by Physicians

**CVS**

**McDonald's**

MAIN STREET 15,923 CARS PER DAY

NORTH AVENUE 5,431 CARS PER DAY

**UNITED STATES POSTAL SERVICE®**

**Pleasant Valley Library**

**Pleasant Valley Town Court**

**Edward Jones**

**DOLLAR GENERAL**

**CHASE**

**SUBWAY**

**CARQUEST AUTO PARTS**

**ROYAL PROPERTIES**

# Pleasant Valley, NY

Rte. 44 (Main St.) & North Ave. (Rte. 72)      Milestone Square

