



Unit 15A

**LEASE**

# Cherry Hill Center

**246 MAIN STREET**

New Paltz, NY 12561

**PRESENTED BY:**

**THOMAS COLLINS, CCIM**

O: 845.339.9100 x11

thomas.collins@svn.com

NY #10491205234

**NATE KANNEY, CCIM**

O: 845.430.8314

nate.kanney@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.50 SF/yr (NNN)
<b>CURRENT NET CHARGES:</b>	\$4.67 SF/yr
<b>AVAILABLE SF:</b>	2,850 SF
<b>LOT SIZE:</b>	2.5 Acres
<b>BUILDING SIZE:</b>	24,000 SF
<b>LEASE TERM:</b>	3-5 years

### PROPERTY DESCRIPTION

Introducing 246 Main Street, New Paltz, NY, 12561—a prime commercial property available for lease. This active local strip center offers a compelling mix of retail, restaurant, and professional offices, providing an attractive and diverse environment for potential tenants. With a strategic location and a well-balanced blend of businesses, this property presents an exceptional opportunity for businesses looking to establish or expand their presence in this thriving commercial hub. Don't miss the chance to become part of this dynamic community and elevate your business in this prime location. Unlock the potential of 246 Main Street and make your mark in the heart of New Paltz.

### PROPERTY HIGHLIGHTS

- Prime location in an active local strip center
- Diverse mix of retail, restaurant, and professional offices
- Modern and inviting storefronts
- Ample parking for customers and employees
- High visibility for maximum exposure
- Versatile spaces suitable for various business types
- Professional management ensuring well-maintained facilities

**THOMAS COLLINS, CCIM**

O: 845.339.9100 x11

thomas.collins@svn.com

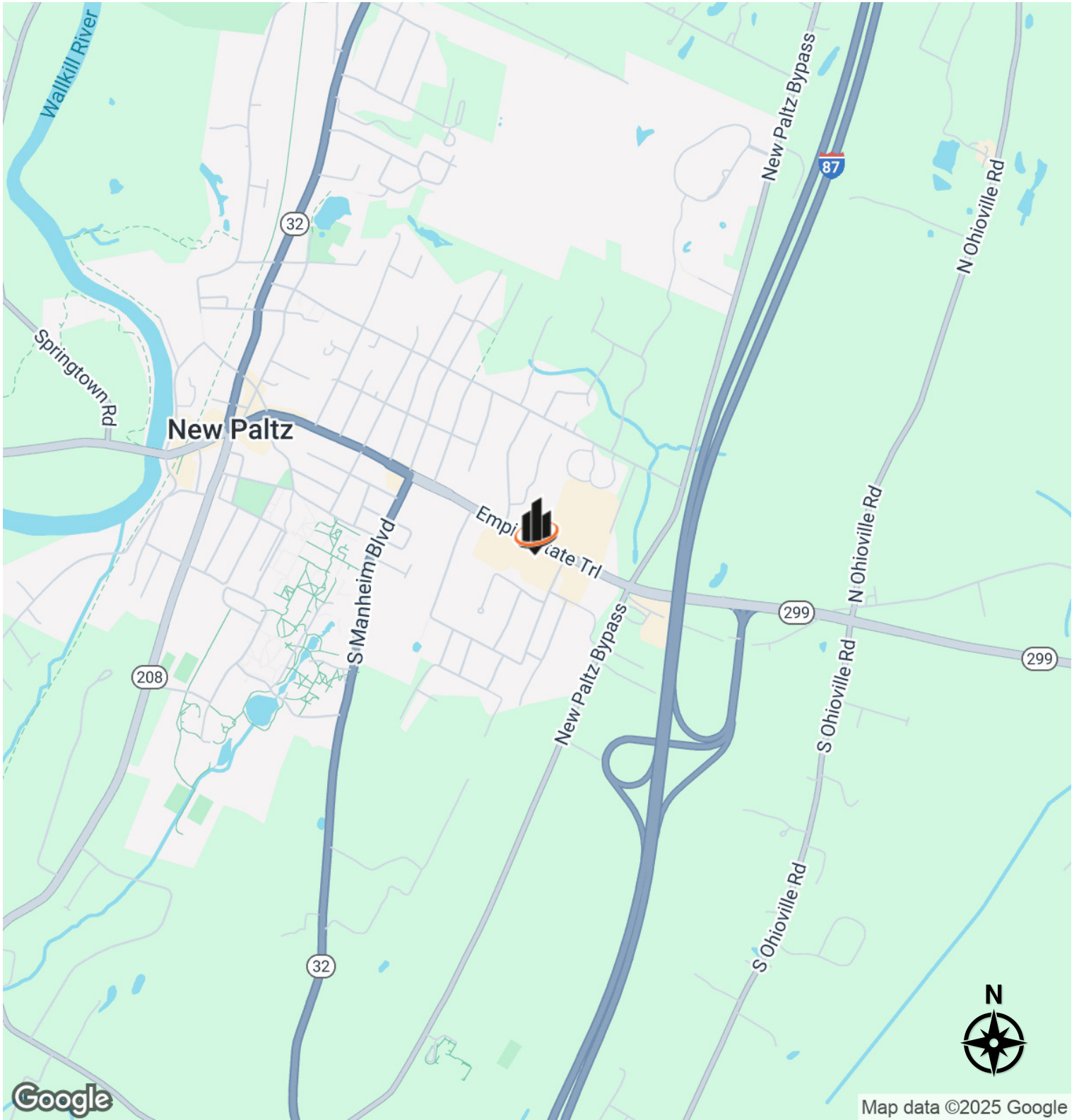
NY #10491205234

**NATE KANNEY, CCIM**

O: 845.430.8314

nate.kanney@svn.com

# LOCATION MAP



**THOMAS COLLINS, CCIM**

O: 845.339.9100 x11

thomas.collins@svn.com

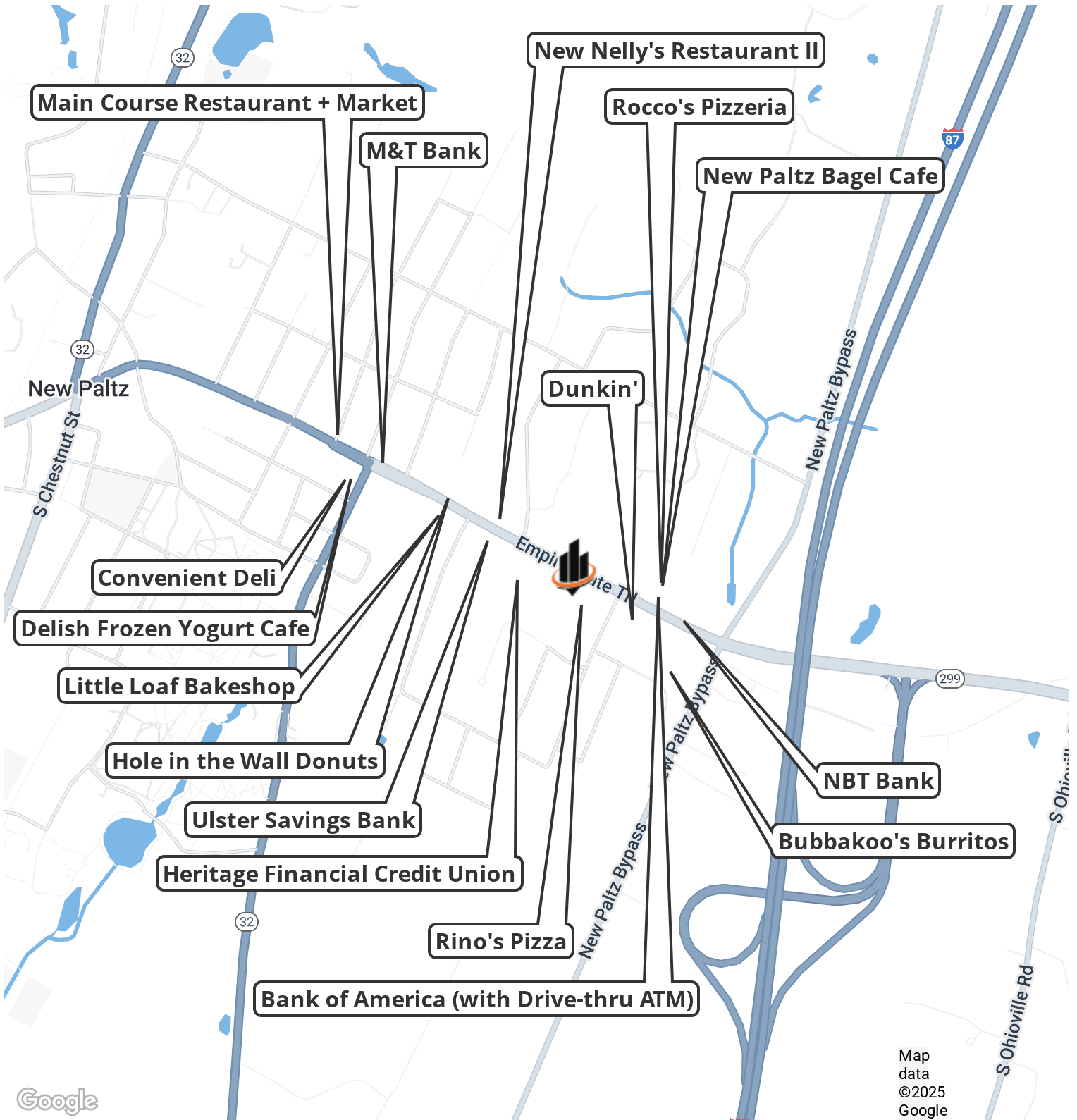
NY #10491205234

**NATE KANNEY, CCIM**

O: 845.430.8314

nate.kanney@svn.com

# RETAILER MAP



**THOMAS COLLINS, CCIM**  
O: 845.339.9100 x11  
thomas.collins@svn.com  
NY #10491205234

**NATE KANNEY, CCIM**  
O: 845.430.8314  
nate.kanney@svn.com

## ADDITIONAL PHOTOS



**THOMAS COLLINS, CCIM**    **NATE KANNEY, CCIM**  
O: 845.339.9100 x11            O: 845.430.8314  
thomas.collins@svn.com       nate.kanney@svn.com  
NY #10491205234