

Goshen, NY

RETAIL/MEDICAL SPACE FOR LEASE

84-116 Clowes Avenue

GOSHEN PLAZA



AVAILABLE:

1,820 SF (22.75' X 80') } Can be Combined to Deliver 3,707 SF
1,887 SF (23.60' X 80') }
37,000 SF (Divisible) Ground Lease or Build to Suit - Drive Thru Possible

CO-TENANTS:

CVS, Starbucks, Access Physical Therapy, Club Pilates, Anytime Fitness, Jersey Mike's Subs, Heritage Financial Credit Union, Verizon, Garnet Health, Mathnasium, Verizon and more

NEIGHBORING RETAILERS:

AutoZone, Burger King, Crystal Run Healthcare, United States Postal Service, Key Bank, Dunkin', Enterprise Car Rental, Beer World, Chase Bank, DMV, and more

ADDITIONAL INFORMATION:

- Minutes from Newly Opened Legoland Located off Route 17
- Ground Lease or Build to Suit
- 105,000 +/- SF New Shopping Center
- 15' Ceiling Heights
- 527 Parking Spaces
- Easy Access to Route 17/6 (Exit 124)

TRAFFIC COUNT:

68,683 Cars Per Day Along Route 17/6

RENT:

Call For Details

CAM/TAXES:

\$7.75/SF

AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	13,023	35,052	186,263
AVG. HH INCOME	\$133,595	\$118,946	\$111,259

For More Information,
Please Contact:

914-237-3400

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ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

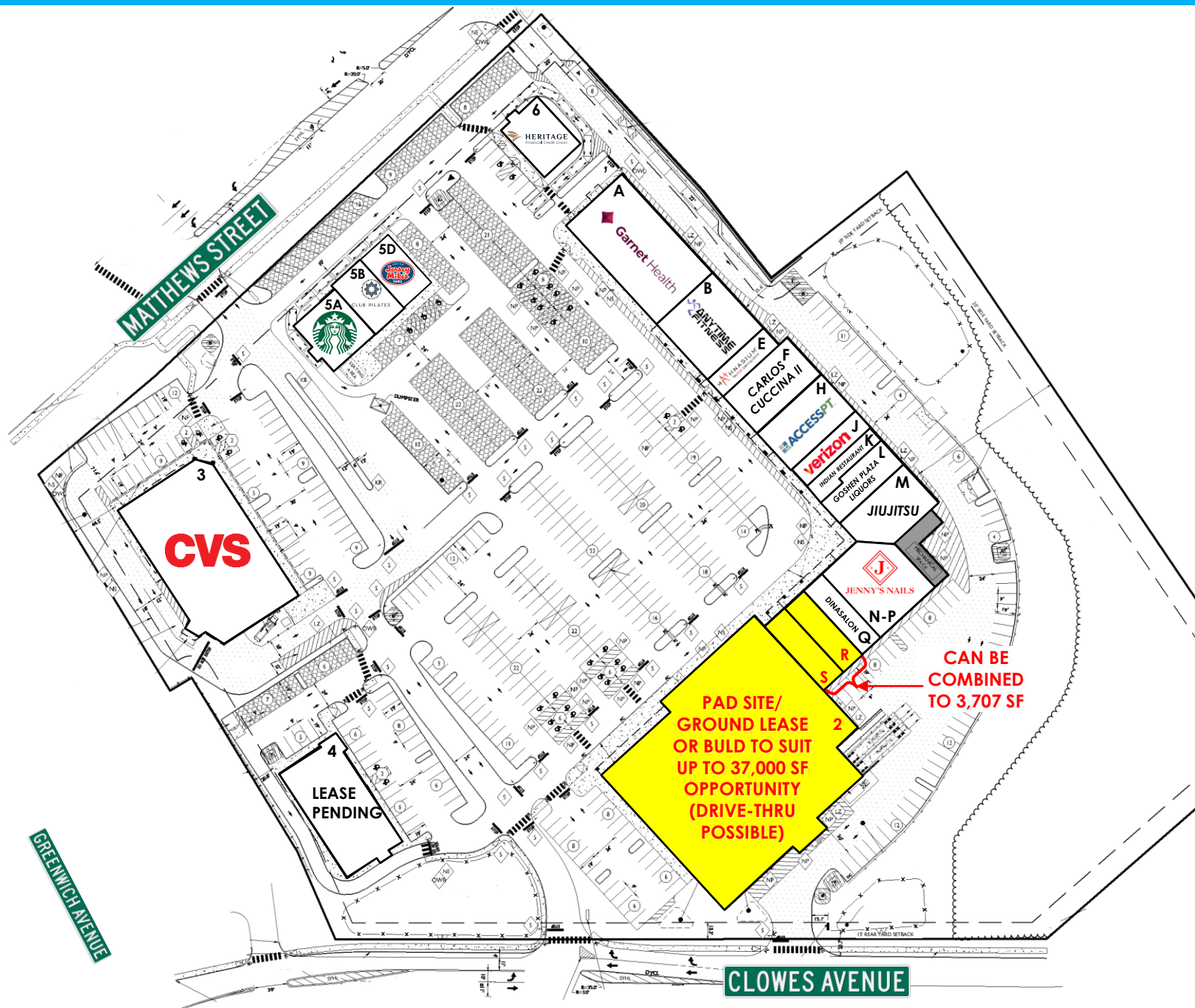
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#	TENANT	SF	#	TENANT	SF
A	Garnet Health Medical Center	17,000	R	AVAILABLE (22.75' x 80')	1,820
B	Anytime Fitness	4,713	S	AVAILABLE (23.60' x 80')	1,887
E	Mathnasium	1,540	2	AVAILABLE (DIVISIBLE) GROUND LEASE OR BUILD TO SUIT	37,000
F	Carlo's Cucina II	3,613	3	CVS	14,698
H	Access Physical Therapy	3,600	4	LEASE PENDING	6,779
J	Verizon	1,491	5A	Starbucks	2,473
K	Indian Restaurant	1,479	5B	Club Pilates	1,952
L	Goshen Plaza Liquors	2,480	5D	Jersey Mike's Subs	1,628
M	JiuJitsu	3,355	6	Heritage Financial Credit Union	2,500
N-P	Jenny's Nails	5,152			
Q	DinaSalon	1,820			

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TO 3,707 SF**



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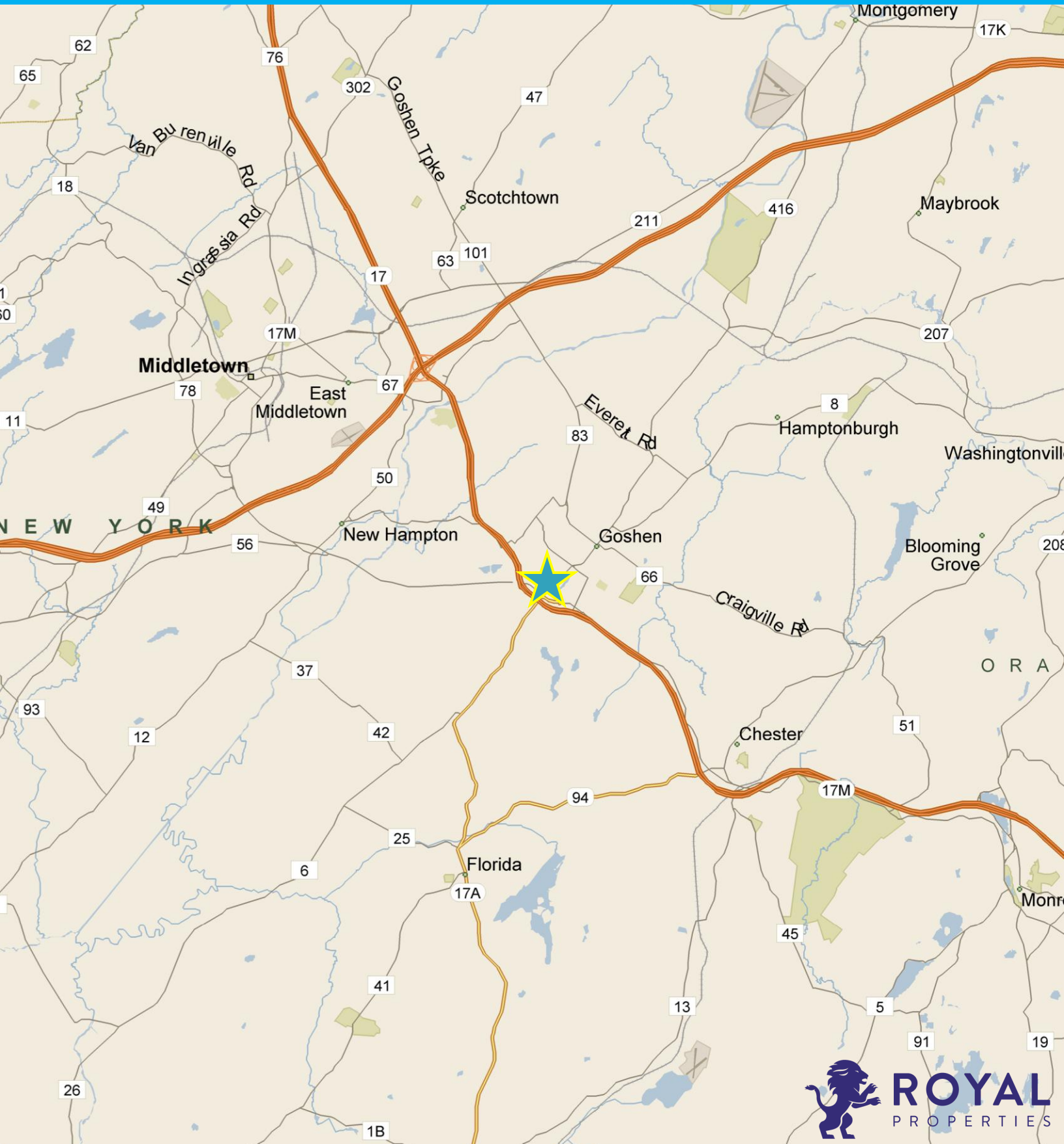


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