

PEARL RIVER SHOPPING CENTER

100 N. Middletown Road | Pearl River, NY | Rockland County

RETAIL SPACE
FOR SUBLEASE

1,256 SF AVAILABLE



BROKER CONTACT

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AVAILABLE:

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JOIN CO-TENANTS:

Retro Fitness, Dollar General (coming soon), Dunkin', Stan's Barber Shop, Pizza City, Luigi O'Grady's Deli & Catering, Good Taste Chinese, Natural Garment Care, and Kiddie Care Center

NEIGHBORING RETAILERS:

ShopRite, CVS, Chase Bank, 7-Eleven, Domino's, Edible Arrangements, TD Bank, KFC, Subway, Wegman's, Big Lots, HomeGoods, Petco, Marshalls, Starbucks, At Home, 24 Hour Fitness, and many more

ADDITIONAL INFORMATION:

- 57,217 SF Neighborhood Strip Center on 3.34 Acres
- Signalized Intersection with Multiple Ingress/Egress Access Points on both N. Middletown Road and Blauvelt Road
- Excellent Demos and Visibility
- Close Proximity to the Garden State Parkway, I-278 and the Palisades Parkway
- 202 Parking Spaces

TRAFFIC COUNTS:

16,657 Cars per Day Along Middletown Road
5,809 Cars per Day Along Blauvelt Road

GROSS RENT:

Call For Details

ROYAL
PROPERTIES

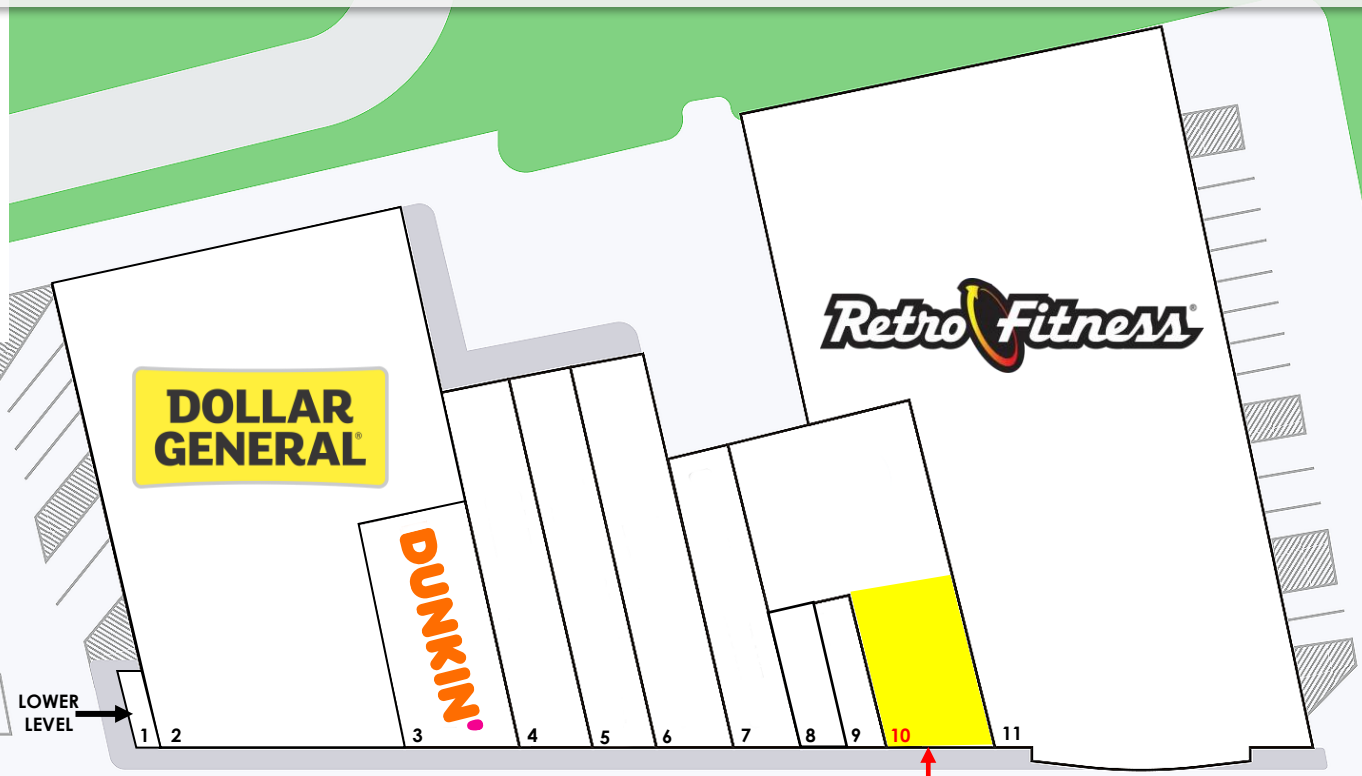
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TENANT	SF
1 Lower Level	12,500
2 Dollar General	10,765
3 Dunkin'	1,963
4 Natural Garment Care	1,800
5 Pizza City	1,692
6 Luigi O'Grady's Deli & Catering	2,000
7 Good Taste Chinese	1,050
8 Stan's Barber Shop	1,000
9 Kiddie Care Center	810
10 AVAILABLE	1,256
11 Retro Fitness	24,350



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AVAILABLE

BLAUVELT ROAD

NORTH MIDDLETOWN ROAD

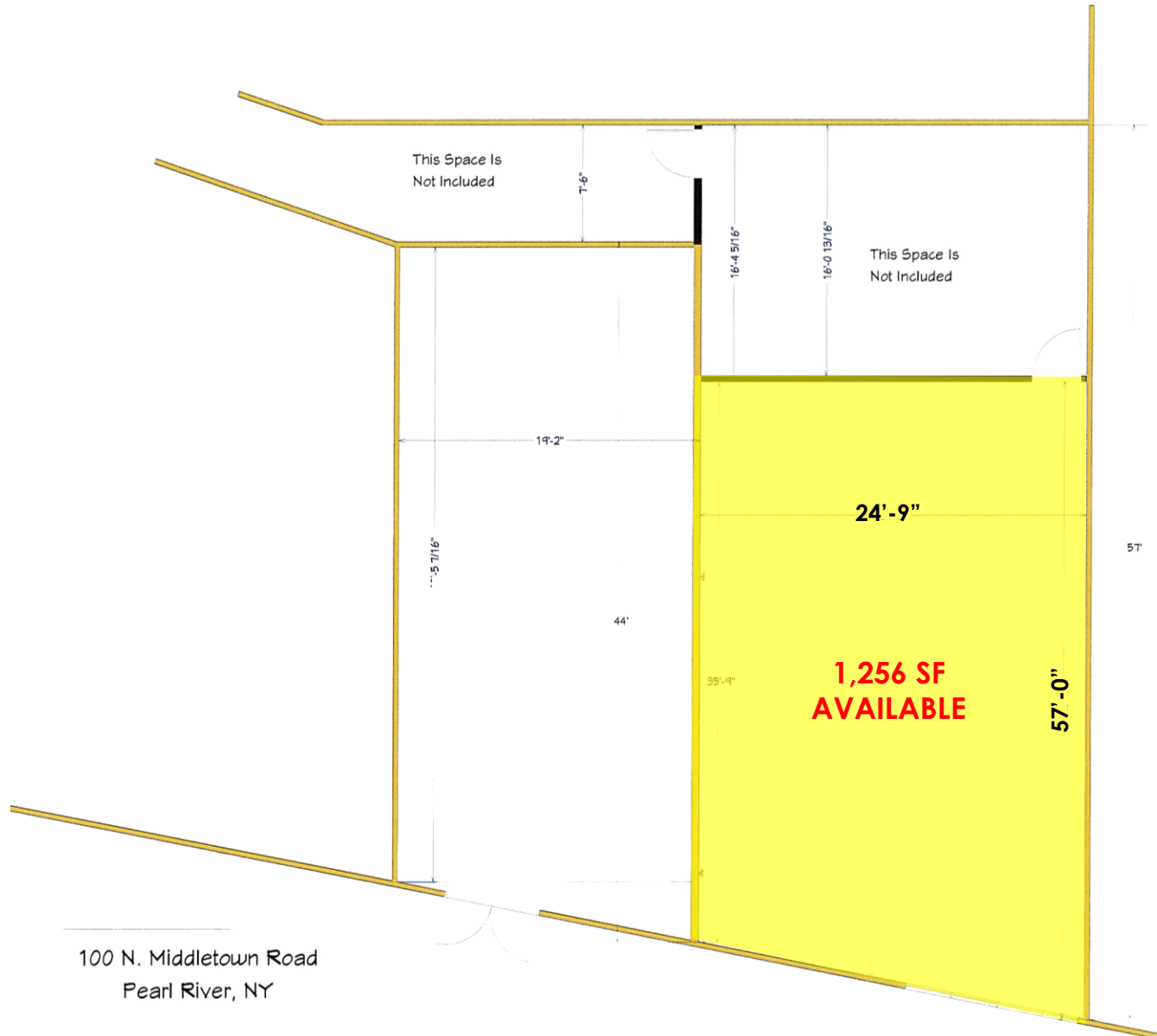
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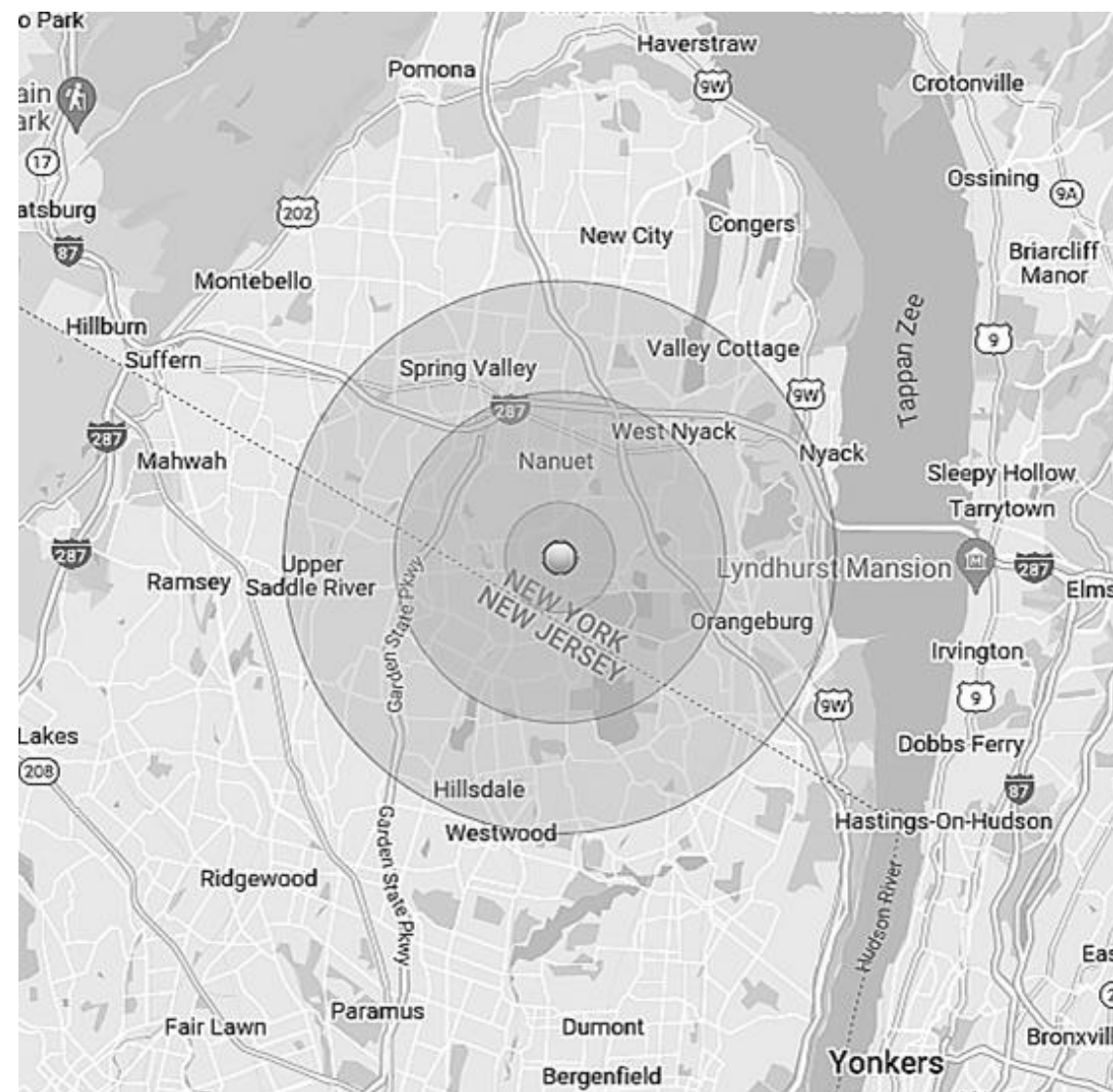
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1 Mile Radius

2025 Est. Population	12,284
2025 Est. Avg. HH Income	\$162,243
Households	4,475
Total Employees	7,969

3 Mile Radius

2025 Est. Population	67,622
2025 Est. Avg. HH Income	\$171,158
Households	23,152
Total Employees	40,334

5 Mile Radius

2025 Est. Population	234,453
2025 Est. Avg. HH Income	\$153,009
Households	73,098
Total Employees	102,504

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