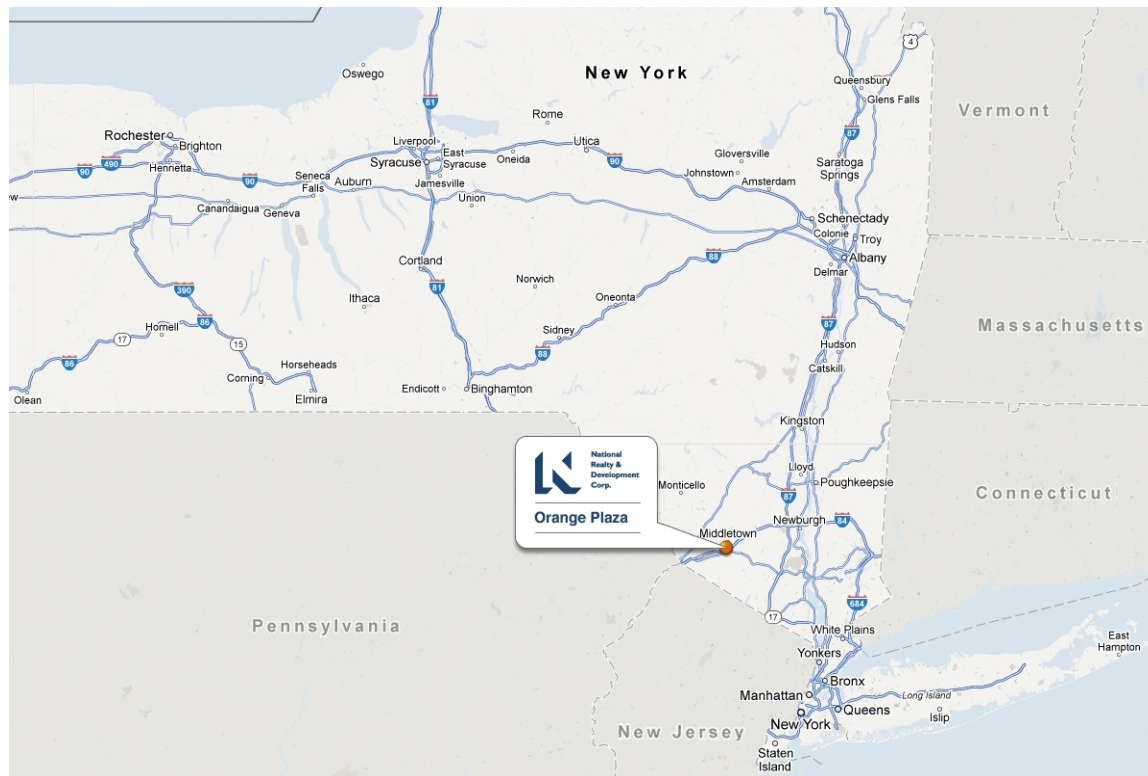


Orange Plaza

444 Route 211 East
Middletown, NY 10940



GROSS LEASABLE AREA	PARKING	PARKING RATIO
814,062 sf	4,500	5.5/1,000

Demographics	5 miles			10 miles			12 miles			
	Daytime Population	Population	Households	Avg HH Income	Med HH Income	Daytime Population	Population	Households	Avg HH Income	Med HH Income
	40,870	64,840	23,543	\$78,313	\$63,714	65,505	127,587	44,930	\$88,448	\$71,508
	73,920	160,280	56,325	\$91,334	\$73,415					

Details

- Pad sites available - up to 45,000sf (build-to-suit).
- Power center draws from a **25-mile** regional trade area inclusive of the Hudson Valley, Pennsylvania, and New Jersey.
- Four points of signalized access into the center.
- Stacked layout that incorporates an innovative design for tenant loading.
- Light show façade facing Route 17 designed by artist James Turrell.
- Traffic counts of **46,000 vehicles per day** on Route 17.
- Approximately **20,000 vehicles** of the **46,000 daily trips** on Route 17 are shopping center/mall destination trips.
- **217,178 residents** earning an average household income of **\$84,587.00** live within a **20 minute drive time** of Orange Plaza.

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Space Available

- | | |
|--------------|--------------|
| 1 4,729 sf | 30 10,012 sf |
| 6 4,745 sf | 32 45,000 sf |
| 28 5,600 sf | J Pad J |
| 29 11,620 sf | |

Current Tenants

- | | |
|-------------------------|----------------------------|
| 2 Panera Bread | 20 Avenue |
| 3 H&R Block | 21 Famous Footwear |
| 4 Payless ShoeSource | 22 Old Navy |
| 5 ULTA Beauty | 23 Modell's Sporting Goods |
| 6 Casual Male XL | 24 Gap Outlet |
| 7 Chipotle | 25 Frank's Trattoria |
| 8 Burlington | 26 Chinese Buffet |
| 9 Kohl's | 27 GNC |
| 10 Walmart Supercenter | 31 Staples |
| 11 Aspen Dental | A Chase |
| 12 Verizon Wireless | B Red Lobster |
| 13 Bed Bath & Beyond | C TD Bank |
| 14 Party City | D Taco Bell |
| 15 Marshalls | E KFC |
| 16 Goldland Jewelers | F Starbucks |
| 17 Hoopla Frozen Yogurt | G Ruby Tuesday |
| 18 Joyce Leslie | I Applebee's |
| 19 Bath & Body Works | K The Home Depot |

