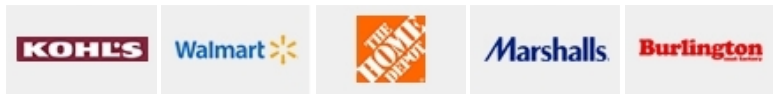
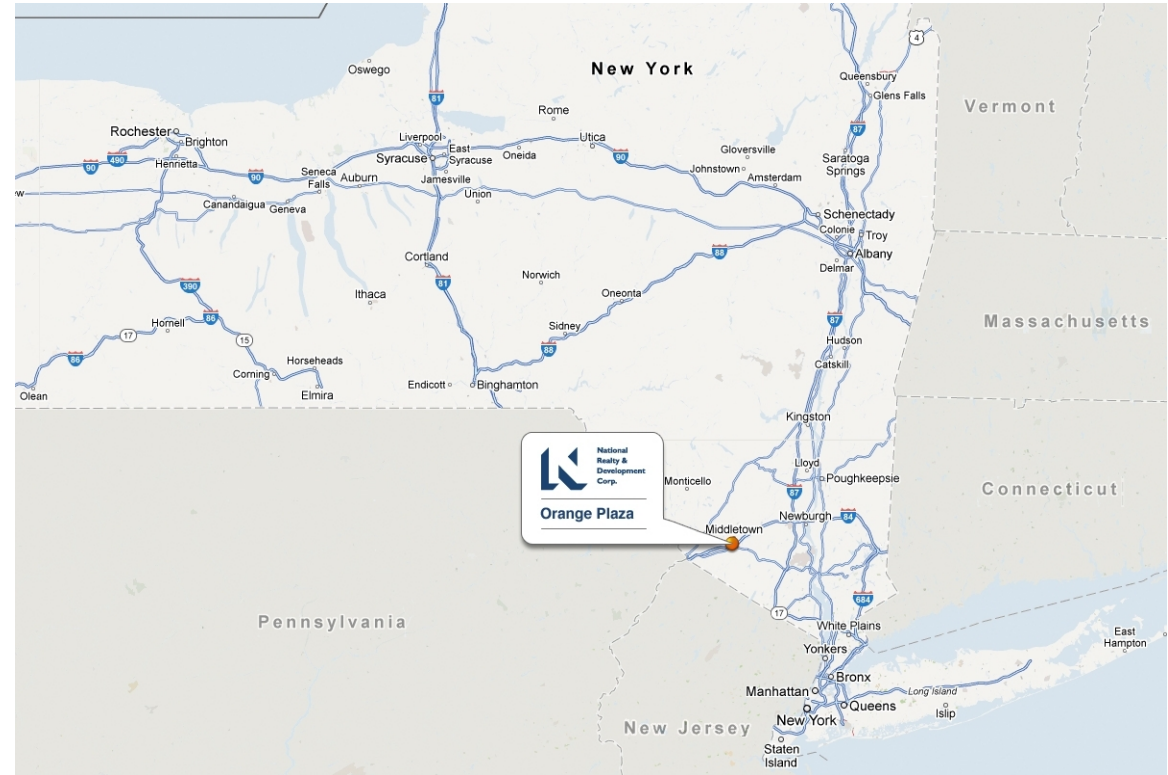


# Orange Plaza

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					
	Population	Households	Avg HH Income	Med HH Income	Population	Households	Avg HH Income	Med HH Income	Population	Households	Avg HH Income	Med HH Income
Population	64,840				127,587				160,280			
Households	23,543				44,930				56,325			
Avg HH Income	\$78,313				\$88,448				\$91,334			
Med HH Income	\$63,714				\$71,508				\$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 Gold Land Jewelers   | F Starbucks                |
| 17 Hoopla Frozen Yogurt | G Ruby Tuesday             |
| 18 Joyce Leslie         | I Applebee's               |
| 19 Bath & Body Works    | K The Home Depot           |

