

HARRIMAN COMMONS

Routes 17/32 & 6 | Monroe (Harriman), NY | Orange County

RETAIL/PADS SITES/
ANCHOR SPACE FOR LEASE

706,236 SF REGIONAL POWER CENTER



BROKER CONTACT

SCOTT MESHIL
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RETAIL/PADS SITES/
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2,850 SF – 30,247 SF AVAILABLE



AVAILABLE:

6,800 SF Can be Made Available
14,136 SF In-Line (93' x 152')
30,247 SF (170' x 172')

PAD SITES AVAILABLE:

2,850 SF (42.3' x 66.3' irr.) – PAD E1
2,865 SF (34.9' x 83.17' irr.) – PAD E2
3,000 SF (44.3' x 66.33') – PAD C1

JOIN CO-TENANTS:

Walmart, Target, The Home Depot, BJ's Wholesale Club, Noches de Columbia (coming soon), PetSmart, Burlington, Old Navy, Dollar Tree, BJ's Gas, World of Appliances, and more

NEIGHBORING RETAILERS:

Stop & Shop, Planet Fitness, TJ Maxx, Barneys New York Warehouse, Dior, GAP, Bare + Beauty, Columbia Factory Store, Vineyard Vines, GUESS, J. Crew Factory, Verizon, Walgreens, AutoZone, Chase Bank, Garnet Health, Hand & Stone, Mattress Firm, Taco Bell, McDonald's, CVS, ShopRite, Kohl's, Michael's, Verizon, Dunkin', AT&T, Burger King, Dollar General, Advance Auto Parts and many more

ADDITIONAL INFORMATION:

- 706,236 SF Regional Power Center
- Easy Access from Routes 17/6 & 32
- A mile from Woodbury Common Premium Outlets
- Two Future Pad Sites Each With Drive-thru Available
- Pad Sites Have Flexible Footprints and are Ideal for Fast Food
- 3,800± Parking Spaces
- 5 Prime Pylon Signs with Excellent Visibility

TRAFFIC COUNTS:

50,577 Cars per Day Along Route 17/6
28,735 Cars per Day Along Route 32

RENT:

Call For Details

NNN:

\$5.25/SF

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ROYAL
PROPERTIES

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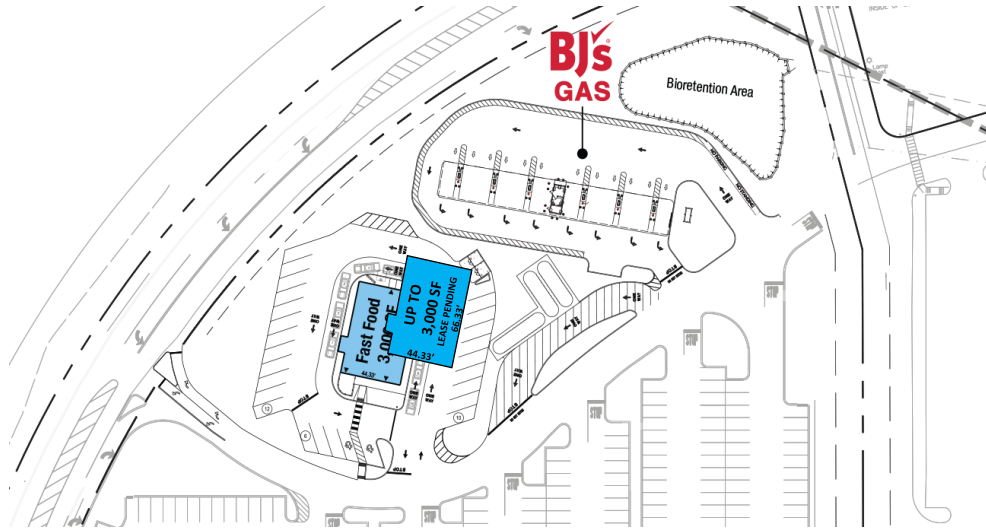
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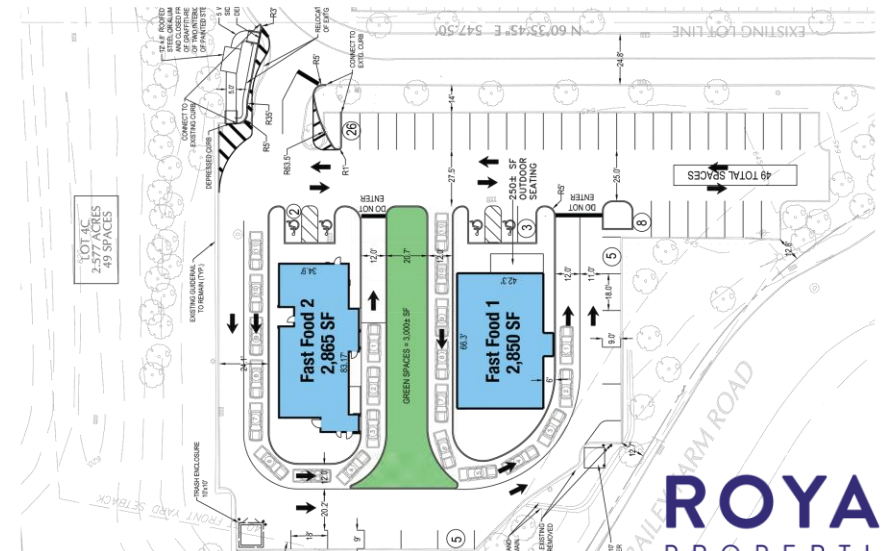
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PROPOSED RESTAURANT PADS AVAILABLE

PAD C1



PADS E1 & E2

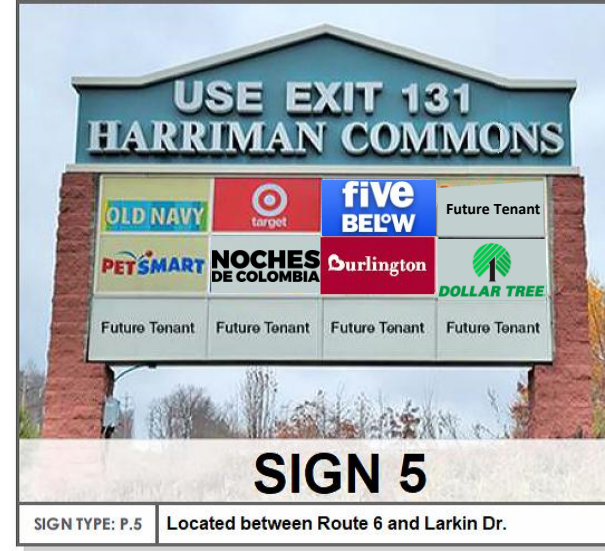
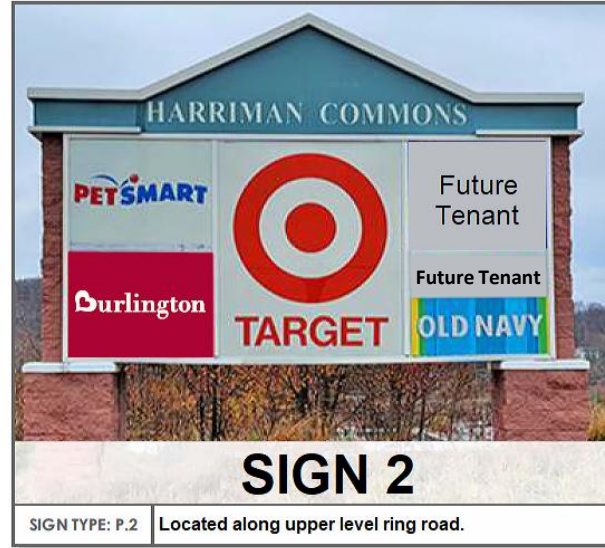
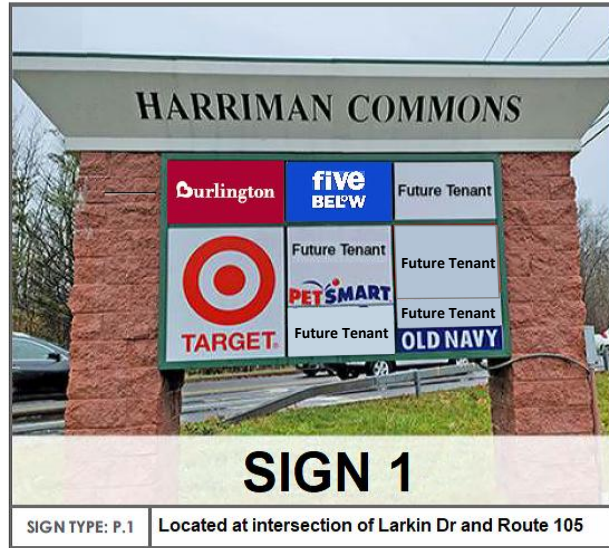


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PRIME PYLON SIGNAGE OPPORTUNITIES



* 100' High Pylon. Visible from all roads/highways in the immediate vicinity

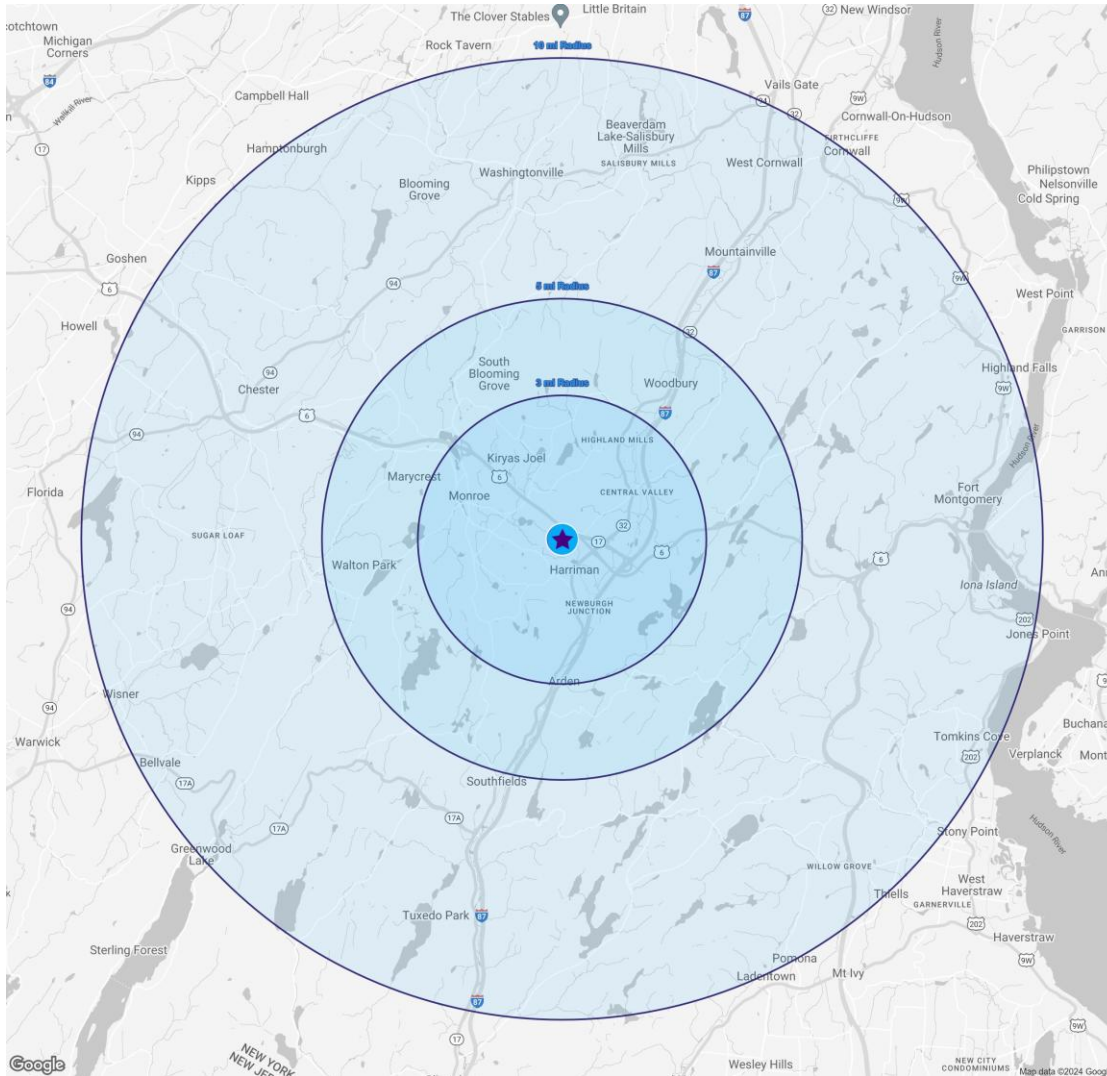
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3 Mile Radius

2025 Est. Population	64,809
2025 Est. Avg. HH Income	\$111,042
Households	18,687
Total Employees	17,061

5 Mile Radius

2025 Est. Population	81,276
2025 Est. Avg. HH Income	\$117,013
Households	20,956
Total Employees	18,887

10 Mile Radius

2025 Est. Population	145,358
2025 Est. Avg. HH Income	\$131,286
Households	43,283
Total Employees	37,182

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