

# Goshen, NY

84-116 Clowes Avenue

RETAIL/MEDICAL  
SPACE FOR LEASE

## 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:**  
 \$7.25/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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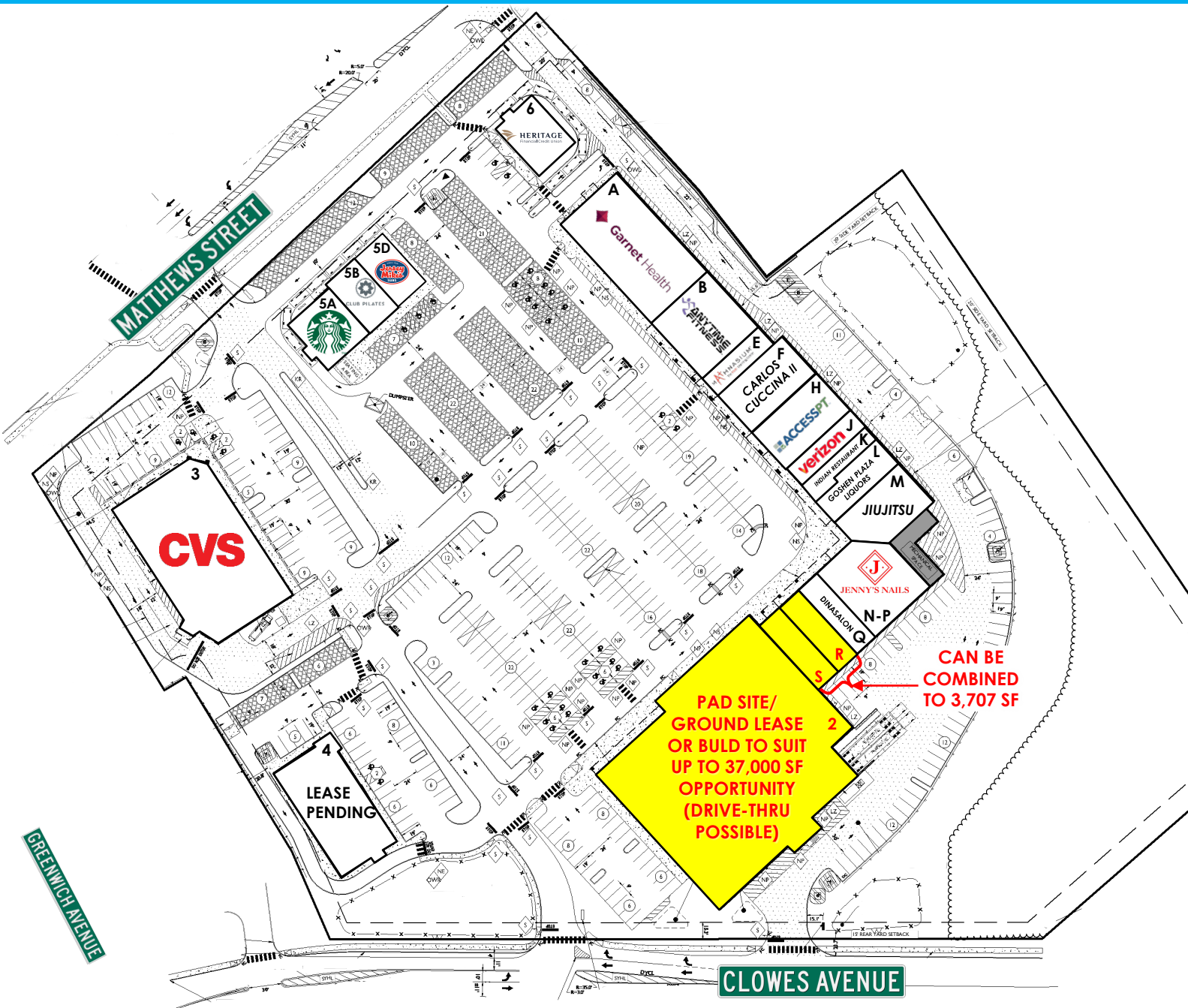
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#	TENANT	SF	#	TENANT	SF
A	Garnet Health Medical Center	17,000	R	AVAILABLE (22.75' x 80')	1,820
B	Anytime Fitness	4,713	S	AVAILABLE (23.60' x 80')	1,887
E	Mathnasium	1,540	2	AVAILABLE (DIVISIBLE) GROUND LEASE OR BUILD TO SUIT	37,000
F	Carlo's Cucina 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			

**CAN BE COMBINED TO 3,707 SF**



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**FAIRGROUNDS PLAZA**  
Safe Haven Self Storage, UMI, DUNKIN', BANK OF AMERICA, RAC, NATIONAL GUARD

**WALKHILL PLAZA**  
HOBBY LOBBY

**ORANGE PLAZA**  
Walmart, KOHL'S, Staples, THE HOME DEPOT, ROSS DRESS FOR LESS, ULTA, Panera BREAD, Starbucks

**WALKHILL TOWN CENTER**  
Price Chopper, ANYTIME FITNESS, LA Z BOY

**DUNNING FARMS SHOPPING CENTER**  
HomeGoods, Michaels, T.J. MAXX, OLIE'S, SIERRA, HARBOR FREIGHT, ASHLEY, PET SMART, BOOT BARN, BOB'S Discount FURNITURE

**THE GALLERIA AT CRYSTAL RUN**  
macy's, JCPenney, Target, AMC THEATRES, DSW, H&M, ROUND1, URBAN AIR, ADVENTURE PARK

**GOSHEN PLAZA**  
Starbucks, CVS, ACCESSPT, Jersey Mike's SUBS, ANYTIME FITNESS, HERITAGE Financial Credit Union, CLUB PILATES, MATHNASIUM The Math Learning Center, Verizon, Garnet Health

**DOWNTOWN GOSHEN**  
enterprise, UNITED STATES POSTAL SERVICE, CHASE, ORANGE Bank & Trust COMPANY, KeyBank Center

**WALKHILL TOWN CENTER**  
Price Chopper, ANYTIME FITNESS, LA Z BOY

**Crystal Run Healthcare**

**AutoZone**

**BURGER KING**

**EXCEL Urgent Care**

**HYUNDAI**

**BEER World**

**GOSHEN DINER PLAZA**

**DUNKIN'**

**LEGOLAND NEW YORK RESORT**

**ROYAL PROPERTIES**

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