

7,000 SF RETAIL SHOWROOM FOR LEASE

WALLKILL TOWN CENTER

505 SCHUTT ROAD, MIDDLETOWN, NY 10940



GEMINI TILE



FOR LEASE

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



PRESENTED BY:

PAUL MOULINS

Managing Director - Assoc. Broker
office: (914) 714-3777
cell: (914) 714-3777
pmoulins@kw.com

DOMENICK CANALE

Associate Broker
office: (347) 221-2974
cell: (347) 221-2974
domenick@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary



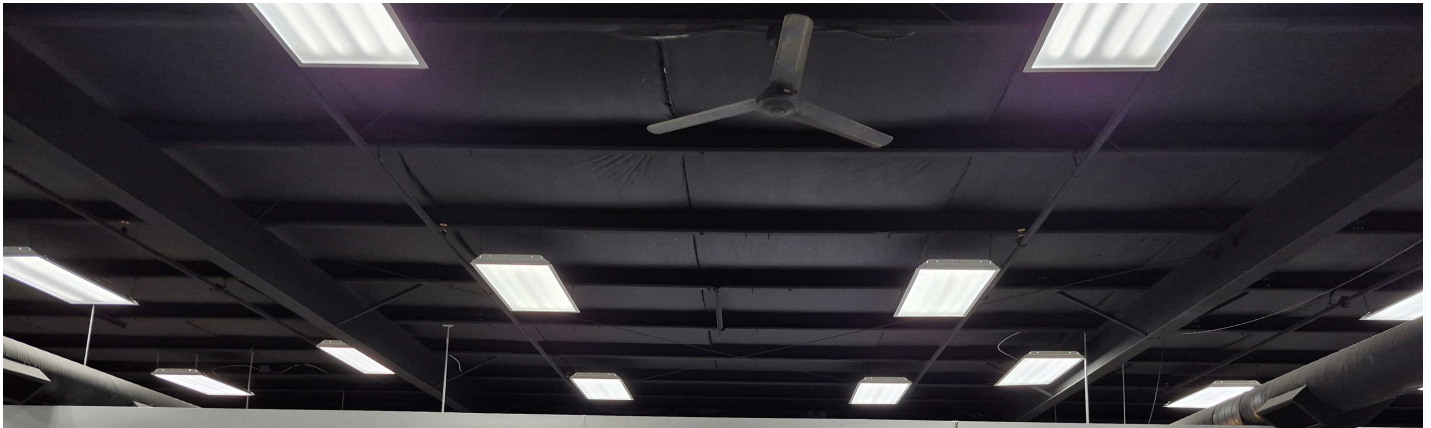
Property Overview

Wallkill Town Center is a neighborhood and community shopping center strategically located in the heart of Orange County's primary retail corridor. The center contains approximately 137,795 square feet of retail space and is anchored by Price Chopper, providing a strong daily-needs customer draw. It sits within minutes of Route 211, Interstate 84, NY-17 (future I-86), the Galleria at Crystal Run, Garnet Health Medical Center, and multiple large retail destinations.

Property Highlights

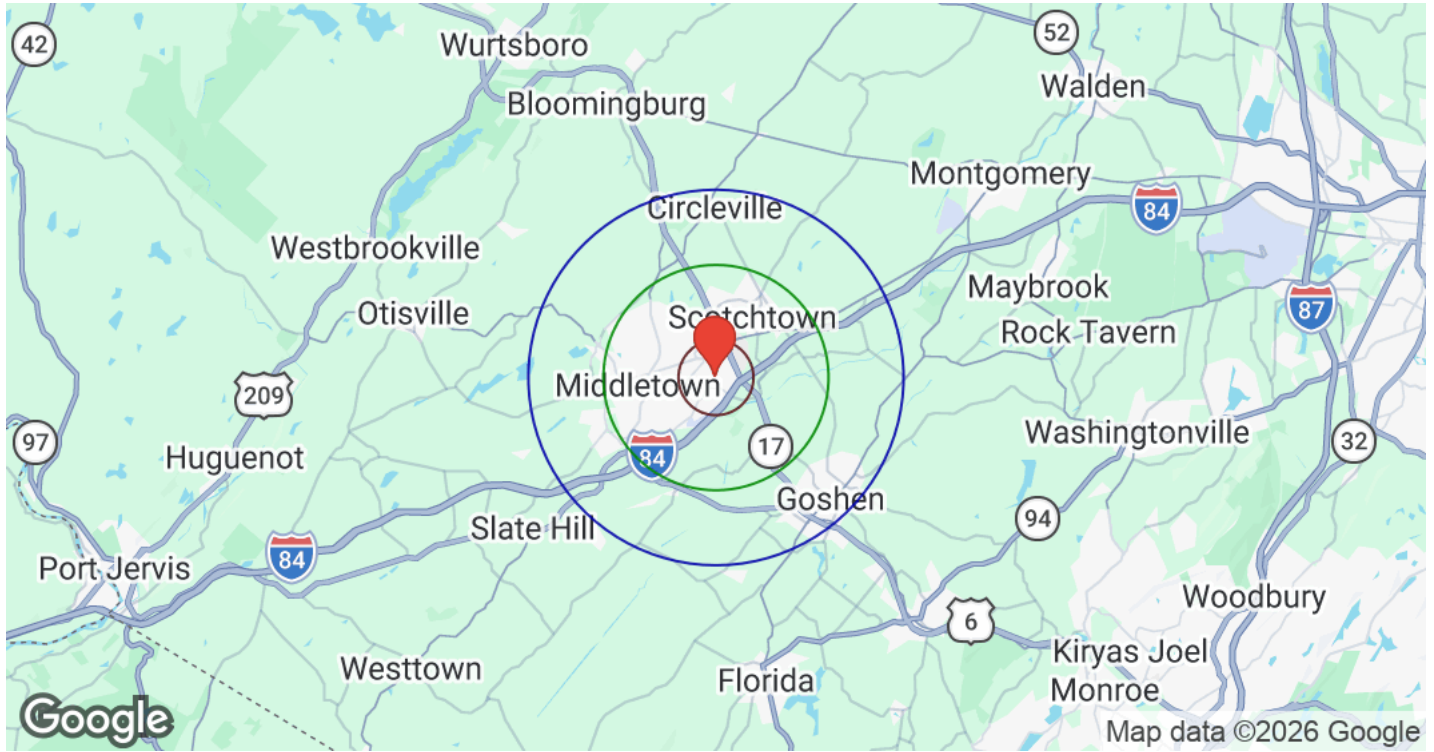
- Approximately 137,795 SF neighborhood shopping center.
- Anchored by Price Chopper, generating recurring grocery traffic.
- Located on Schutt Road near the heavily trafficked Route 211 retail corridor.
- Surrounded by major regional shopping destinations.
- Serves the growing Middletown/Wallkill trade area.
- Strong demographics with more than 53,000 residents within a 10-minute drive and over 77,000 residents within a 15-minute drive.

Price:	\$8,167 / Monthly NNN
Building SF:	137,795
Price / SF:	\$14.00 NNN
Occupancy:	Immediate
Available SF:	7,000
Lot Size:	19 Acres
Signage:	As per Code
Frontage:	68 Feet
Year Built:	1997
Renovated:	2016
NNN:	\$7.91 PSF
Parking:	1,255 Surface Spaces





Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,199	25,240	35,661
	Female	2,448	26,139	36,346
	Total Population	4,647	51,379	72,007
Race / Ethnicity	White	1,886	20,582	31,733
	Black	1,133	11,786	15,201
	Am In/AK Nat	3	31	43
	Hawaiian	3	10	7
	Hispanic	1,306	15,897	20,745
	Asian	242	2,173	3,017
	Multiracial	51	678	914
	Other	23	221	338
Housing	Total Units	2,167	20,706	28,988
	Occupied	2,027	19,189	26,904
	Owner Occupied	939	9,496	14,187
	Renter Occupied	1,088	9,693	12,717
	Vacant	140	1,517	2,084
Age	Ages 0 - 14	842	9,869	13,491
	Ages 15 - 24	543	7,360	9,967
	Ages 25 - 54	1,841	20,864	28,812
	Ages 55 - 64	627	6,048	8,845
	Ages 65+	796	7,239	10,891
Income	Median	\$79,682	\$88,746	\$91,690
	Under \$15k	135	1,407	1,789
	\$15k - \$25k	235	1,307	1,835
	\$25k - \$35k	218	1,218	1,723
	\$35k - \$50k	129	1,661	2,191
	\$50k - \$75k	252	2,398	3,373
	\$75k - \$100k	248	2,916	3,806
	\$100k - \$150k	383	3,729	5,393
	\$150k - \$200k	313	2,479	3,458
	Over \$200k	116	2,074	3,336