

RETAIL SPACE FOR LEASE

±2,624 SF - ±8,214 SF



NEWBURGH COMMONS RETAIL STRIP CENTER

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

Executive Vice President

Exclusive Broker

MB CORPORATE
REAL ESTATE

110 Crystal Run Road, Suite 106
Middletown, NY 10941

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Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

1404 UNION AVENUE, NEWBURGH, NY

PROPERTY HIGHLIGHTS

ACCESSIBILITY: Accessible off Exit 17 of the NYS Thruway/I-87.
Located across from Newburgh Mall.

AVAILABLE: • ±4,100 sq. ft. Retail **LEASE OUT**
• ±4,114 sq. ft. Office/Retail
±8,214 sq. ft.

TRAFFIC: Traffic count is ±34,024 (2026).

FRONTAGE: 349' frontage on Union Avenue.

TENANTS: • Dunkin'
• Auto Zone
• Sherwin-Williams Paint

FOR LEASE

**±2,624 - ±8,214 SQUARE FEET
RETAIL PROPERTY**



**NEWBURGH COMMONS
1404 UNION AVENUE, NEWBURGH, NY**

LOCATION: 1404 Union Avenue (Route 300), Newburgh Commons, Newburgh, Orange County, New York. Located across from Newburgh Mall.

ACCESSIBILITY: The Newburgh Commons is situated on several heavily traveled routes and is located off Exit 17 of the NY State Thruway (I-87).

FRONTAGE: 349' on Union Avenue

TRAFFIC COUNT: ±24, 024 (2026)

DESCRIPTION: 34,610 sq. ft. Retail strip center built in 1995 on ±5.00 acres.

SPACE

AVAILABLE: Space 1: ±4,114 sq. ft. retail **LEASE OUT**
Space 2: ±4,100 sq. ft. office/retail.
±8,214 sq. ft.

PARKING: 200 surface spaces are available; ratio of 5.77/1000 sq. ft.

TENANTS: Dunkin'
Auto Zone
Sherwin-Williams Paint

1404 Union Avenue
Newburgh, NY
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DEMOGRAPHICS:

	2 Mile	5 Mile	10 Mile
Estimated Population	15,426	90,433	212,948
Estimated Households	5,601	32,168	75,688
Median Household Income	\$88,685	\$82,273	\$90,211

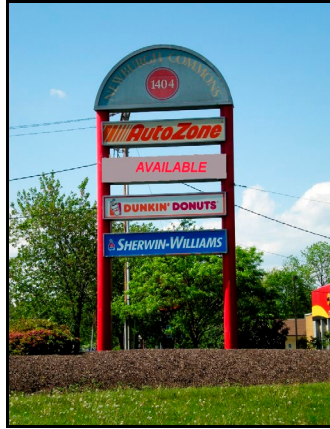
Estimated 2023



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Newburgh, NY
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ZONING: IB – Interchange Business. See Table of Use and Bulk Requirements attached.

AMENITIES: Pylon sign

OCCUPANCY: Immediate

**LANDLORD'S
WORK:** Negotiable

TAXES & CAM: \$7.48 psf

RENTAL RATE: \$17.75 psf

For further information or to arrange a tour, please contact licensed real estate broker:

James Martin, Executive Vice President

EXCLUSIVE BROKER

MB CORPORATE REAL ESTATE, INC.

110 Crystal Run Road, Suite 106

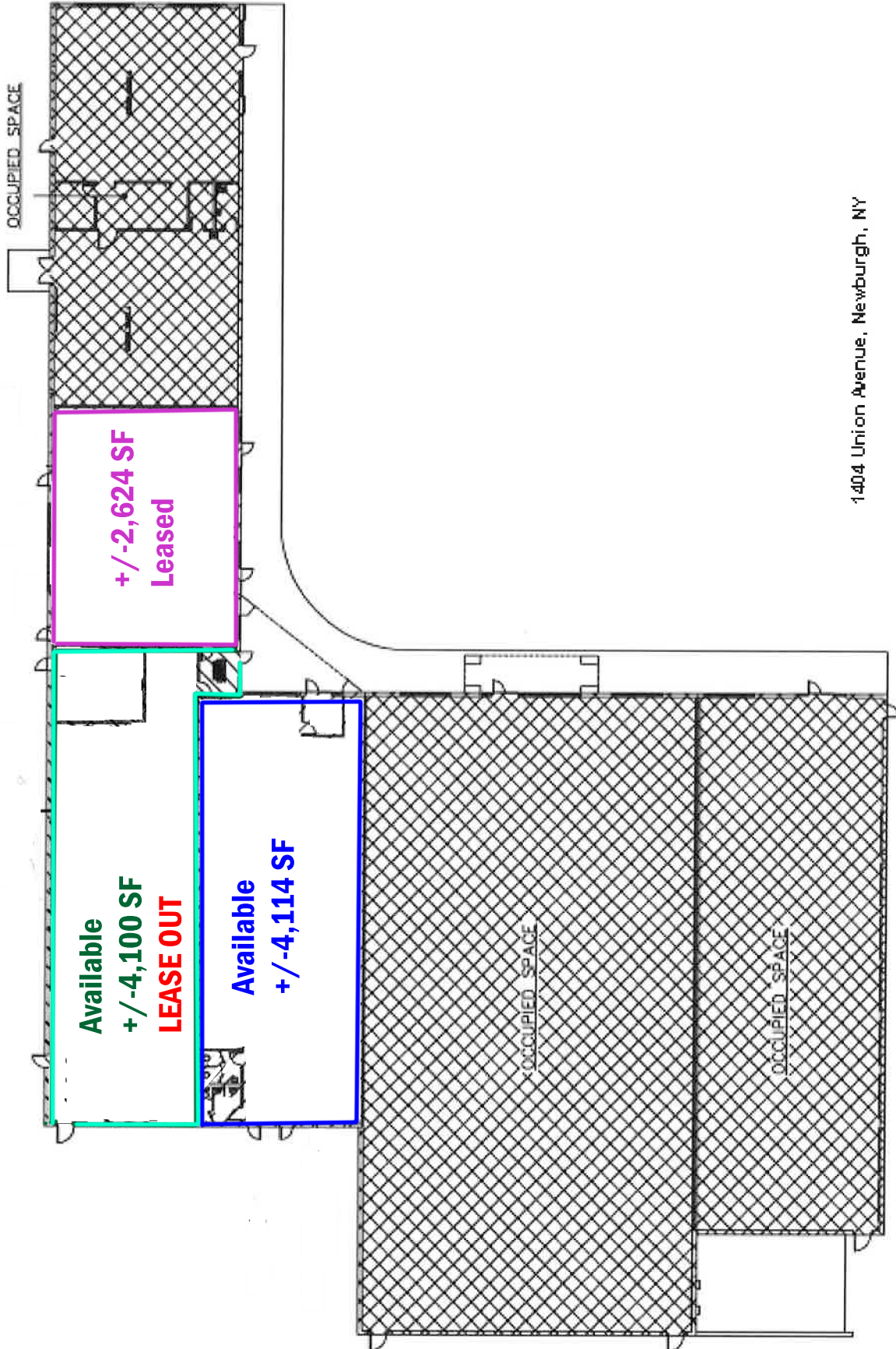
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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/1404 Union Ave Newburgh/Fact Sheet_1404 Union Avenue Newburgh_4,100 and 4,114 sf.doc JM 9/1/2026



1404 Union Avenue, Newburgh, NY

ZONING

185 Attachment 13

Town of Newburgh

Table of Use and Bulk Requirements
IB District -- Schedule 8
[Amended 7-15-1996 by L.L. No. 3-1996; 9-23-1998 by L.L. No. 10-1998; 2-10-2014 by L.L. No. 2-2014; 8-20-2014 by L.L. No. 7-2014; 12-29-2014 by L.L. No. 13-2014; 9-11-2017 by L.L. No. 1-2017; 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018; 1-23-2023 by L.L. No. 1-2023; 9-23-2024 by L.L. No. 1-2024]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted		Lot Surface Coverage (percent)							
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)			Both Side Yards (feet)	Lot Building Coverage (percent)		Building Height (feet)						
1. Storage buildings up to 50% of the floor area of the principal building	C1, D5, 7, 11 and 13	1. Municipal buildings and town activities	1. Mini-malls 2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores and uses, health clubs and fitness facilities, cannabis retail dispensaries in accordance with § 185-48.9, cannabis microbusiness retail premises, cannabis microbusinesses with indoor cultivation canopies only and cannabis medical dispensaries in accordance with § 185-48.9. 3. Shopping centers 4. Theaters 5. Offices for business, research and professional use and banks 6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42 and cannabis on-site consumption premises in accordance with § 185-48.9. 7. Research laboratories 8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel and cannabis processing facilities in accordance with § 185-48.9.	NA	NA	NA	NA	NA	NA	NA	20%	35	50%								
2. Cafeterias, clinics and recreation facilities for the use of employees engaged on the premises	D5, 7-9, 13 and 18	2. Existing single-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		20,000	125	150	40	40	15	30	900	25%	35	50%							
3. Signs in accordance with § 185-14	D5	3. Existing 2-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		15,000	100	125									NA						
a. Professional	D1-2, D4-13 and 18	NA		17,500																	
b. Business	C14, D1-2, D4-18			30,000	150	175															
c. Identification	D3			22,500	125	150									25	50					
3a. Signs in accordance with § 185-14.1	All	a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		40,000	200	150	40	50	60	30					35	40%	35	80			
4. Off-street parking as required by the principal use	D1-13																		25,000	150	100
5. Truck-loading facilities	D10																		2 acres	200	150
6. Sales of used motor and camping vehicles, boats and snowmobiles in conjunction with a franchised dealership	D5, 7-14 and 18	1. Mini-malls 2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores and uses, health clubs and fitness facilities, cannabis retail dispensaries in accordance with § 185-48.9, cannabis microbusiness retail premises, cannabis microbusinesses with indoor cultivation canopies only and cannabis medical dispensaries in accordance with § 185-48.9. 3. Shopping centers 4. Theaters 5. Offices for business, research and professional use and banks 6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42 and cannabis on-site consumption premises in accordance with § 185-48.9. 7. Research laboratories 8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel and cannabis processing facilities in accordance with § 185-48.9.		2 acres	200	200	40	50	30	60					30	40%	35	80			
7. Fuel tanks in accordance with § 185-39	D4-7, 12, 13 and 16-18		40,000	150	150	50	60	50	100	40%					35	80					
8. Satellite earth stations in accordance with § 185-40	D3-4, 12 and 18 D12 and 18 D8 and 13		5 acres	300	300	60	60	50	100	30%	40	80									
9. Accessory uses to an existing principal residence as listed for the R-1 District			3 acres	300	300	60	60	50	100	30%											
10. Fast-food establishments			D5, 7-9, 12, 13 D10 and 11				50														
11. Restaurants and conference and banquet facilities							50														
12. Retail outlets						50															
13. Swimming pools, tennis courts and other recreational facilities, including related cabanas	D5, 7-9, 12, 13 D10 and 11																				
14. Car wash			40,000	150	150	50	50	60	30	80	40%	40%	80%								

NOTES:
¹ Minimum 1,500 square feet of lot area per guest room.
⁵ These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5.

Table of Use and Bulk Requirements
IB District -- Schedule 8
(Cont'd)

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable			Maximum Permitted			Lot Surface Coverage (percent)
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)		
15. Motor vehicle rental agency	D10, 11 and 12		9. Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K and cannabis distribution facilities in accordance with § 185-48.9. 10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28 11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28				50									
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10						50							20%		
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4						50									
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27 13. Business parks in accordance with § 185-41 14. Public utility structures and rights-of-way 15. Self-storage centers in accordance with § 185-35 16. Affordable housing in accordance with § 185-47 17. Senior citizen housing in accordance with § 185-48 18. Travel center in accordance with § 185-48.1 ² 19. Schools and colleges for general and technical education with related facilities ³	5 acres	200	200	50	60	50	100		1	25%	50	60%	
				10 acres	400	400	60	60	50	100			25%	40	50%	
				NA	NA	NA	NA	NA	NA	NA		NA	20%	35	50%	
				3 acres	100	125	80	40	30	60			30%	15	60%	
				12 acres	400	400	60	60	50	100		NA	30%	35	80%	
				5 acres ⁵	300 ⁵	300 ⁵	60 ⁵	60 ⁵	50 ⁵	100 ⁵		NA	30% ⁵	40 ⁵	80% ⁵	

NOTES:
¹ Minimum 1,500 square feet of lot area per guest room.
² (Reserved)
³ (Reserved)
⁴ (Reserved)
⁵ These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5. [Added 9-23-1998 by L.L. No. 10-1998]
⁶ (Reserved)