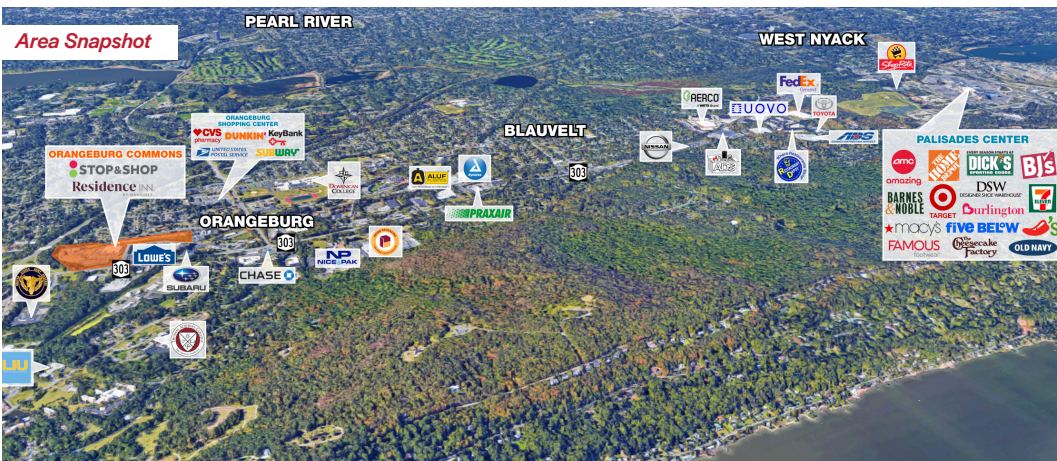




Orangeburg Commons

Orangetown, New York

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Property Overview

Address

170 Route 303
Orangetown, New York 10962

Type

Open-Air Shopping Center

GLA

143,219 sf

Parking

651 cars

Traffic

Two way average daily traffic 23,000
cars per day

Vital Statistics

- Two freestanding pad buildings available with possible drive-thru
- Future 18,000 sf retail building (divisible)
- Future warehouse building 68,047 sf
- Exit 5 on the Palisades Parkway
- Orangeburg Commons is an exciting new development approximately three (3) miles south of Palisades Center Mall in West Nyack and five (5) mile southeast of Nanuet's retail corridor on Route 59
- The site is adjacent to a Lowe's Home Improvement

Area Demographics



Population

1 Mile: 6,800
3 Mile: 38,200
5 Mile: 137,500



Daytime Population

1 Mile: 6,800
3 Mile: 39,000
5 Mile: 120,000



Median Age

1 Mile: 43
3 Mile: 43
5 Mile: 43



Number of HH

1 Mile: 2,200
3 Mile: 13,000
5 Mile: 51,400



Average HH Income

1 Mile: \$161,000
3 Mile: \$206,500
5 Mile: \$214,400



Median HH Income

1 Mile: \$125,400
3 Mile: \$160,700
5 Mile: \$161,200



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