

MONROE PLAZA

475 Route 17M | Monroe, New York

RETAIL/MEDICAL SPACE FOR LEASE

1,500 SF & 5,000 SF RETAIL SPACE
UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU



POPULATION

1 mi	7,477
3 mi	64,292
5 mi	83,336



AVG. HH INCOME

1 mi	\$131,961
3 mi	\$111,938
5 mi	\$120,022



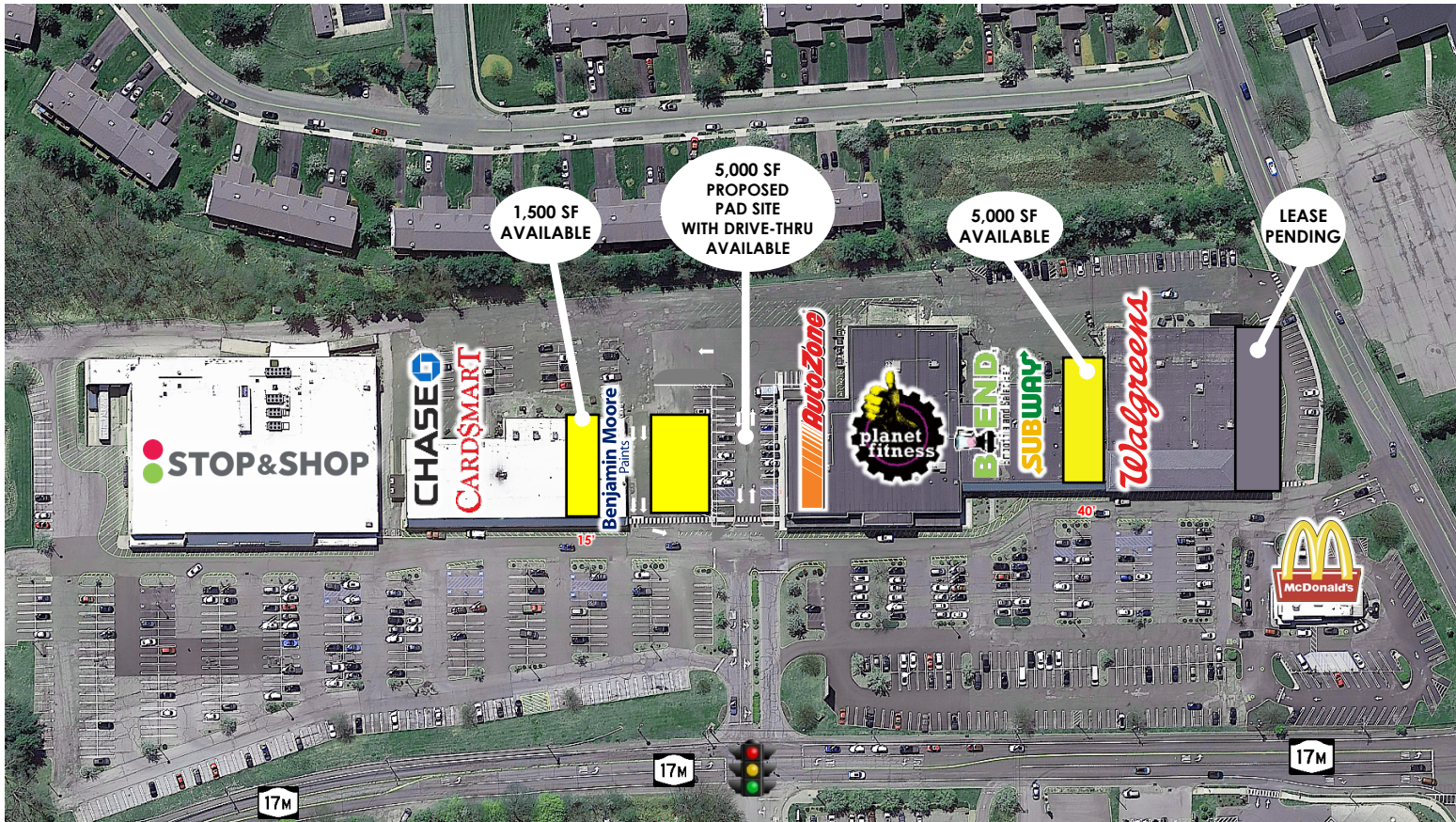
HOUSEHOLDS

1 mi	2,471
3 mi	15,569
5 mi	21,476



TOTAL EMPLOYEES

1 mi	3,905
3 mi	24,375
5 mi	33,576



BROKER CONTACT

ZACH LANDES

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DAVID LANDES

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1,500 – 5,000 SF | UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU



AVAILABLE:

- 1,500 SF
- 5,000 SF Proposed Pad Site with Drive Thru (Divisible)
- 5,000 SF (40' of Frontage)

JOIN CO-TENANTS:

Stop & Shop, Planet Fitness, Walgreens, AutoZone, Card\$mart, Blend Smoothie & Salad Bar, Chase Bank, Orange County Orthodontics, McDonald's, Benjamin Moore Paints, Subway, Nail Salon, Pizzeria and more

NEIGHBORING RETAILERS:

CVS Pharmacy, ShopRite, Walmart, Kohl's, Michael's, ULTA, Staples, TJ Maxx, Chili's, Verizon, Dunkin' Donuts, United States Postal Service, Domino's, Dollar Tree, Rite Aid, Great Clips, Wayback Burgers, Burger King, AT&T, Dollar General, Advance Auto Parts and many more

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ADDITIONAL INFORMATION:

- 133,819 SF Shopping Center
- Ample Parking
- Signalized Entrance
- Great Visibility from Route 17M
- Prime Demographics

TRAFFIC COUNTS:

17,078 Cars per Day Along Route 17M

RENT:

Call For Details

CAM/TAXES:

\$7.35/SF



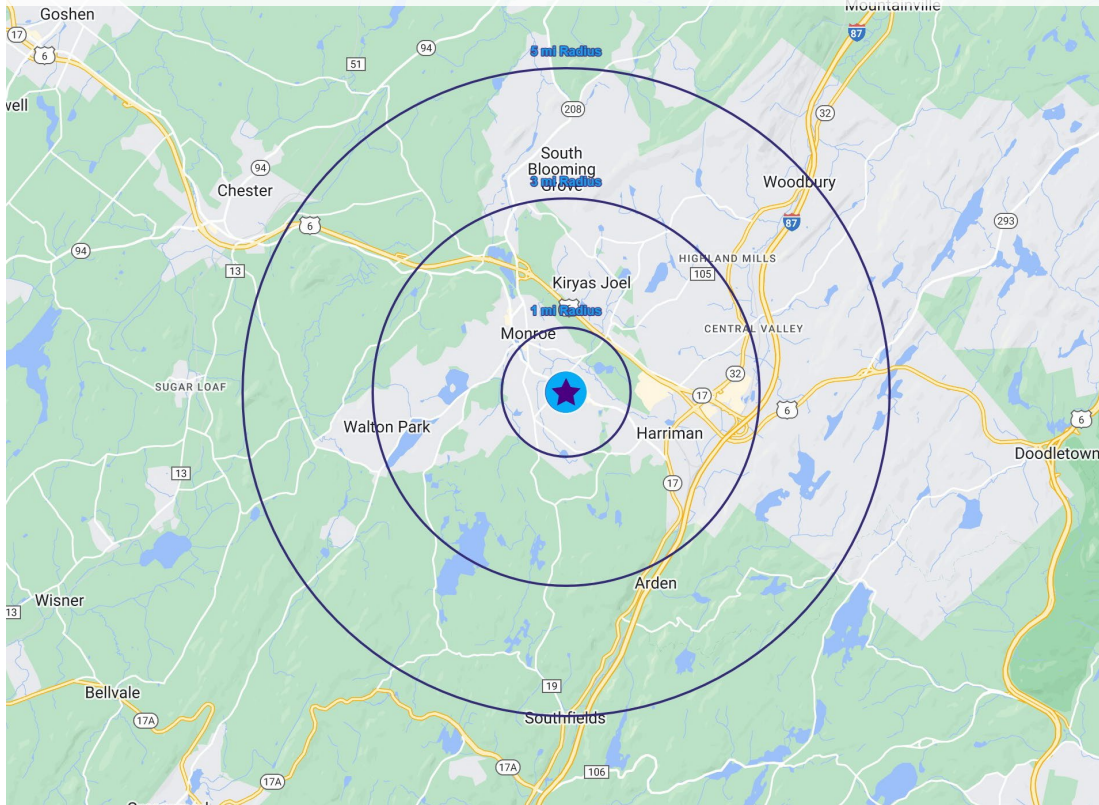
ROYAL
PROPERTIES

MONROE PLAZA

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TRADE AREA DEMOGRAPHIC OVERVIEW

1,500 – 5,000 SF AVAILABLE | UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU AVAILABLE



1 Mile Radius

2025 Est. Population	7,477
2025 Est. Avg. HH Income	\$131,961
Households	2,471
Total Employees	3,905

3 Mile Radius

2025 Est. Population	64,292
2025 Est. Avg. HH Income	\$111,938
Households	15,569
Total Employees	24,375

5 Mile Radius

2025 Est. Population	83,336
2025 Est. Avg. HH Income	\$120,022
Households	21,476
Total Employees	33,576

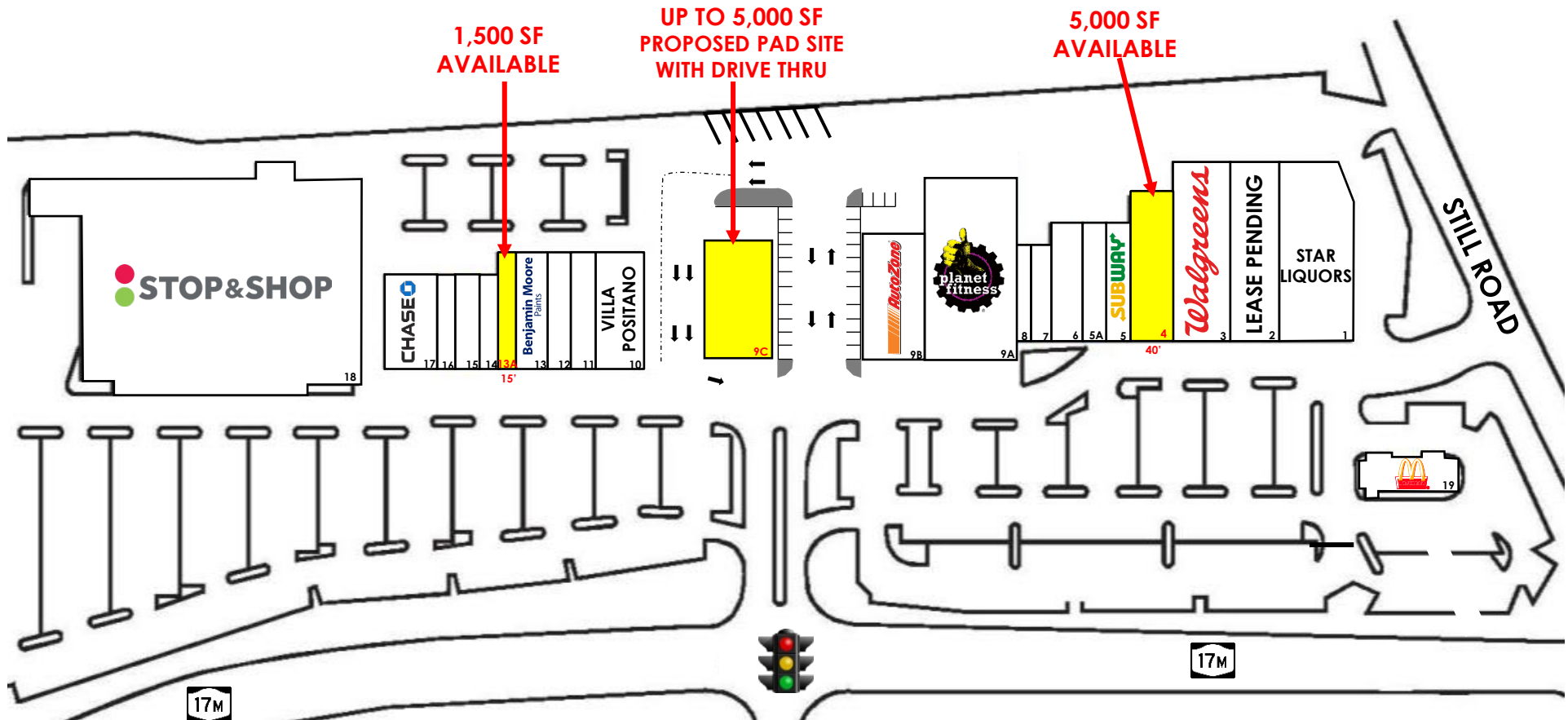
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SITE PLAN

1,500 – 5,000 SF | UP TO 5,000 SF PROPOSED PAD SITE WITH DRIVE THRU



#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
1	Star Liquors	9,600	8	Blend Smoothie	1,600	13A	AVAILABLE	1,500
2	Lease Pending	4,324	9A	Planet Fitness	20,000	14	Tin Tin II	1,200
3	Walgreens	10,240	9B	AutoZone	7,100	15	Card\$mart	2,000
4	AVAILABLE	5,000	9C	AVAILABLE	5,000	16	Monroe Cleaners	1,600
5	Subway	1,500	10	Villa Positano	4,060	17	Chase Bank	3,200
5A	Chocolate Nail Spa	3,000	11	Cyrus Jewelers	2,000	18	Super Stop & Shop	46,926
6	United Martial Arts Centers	2,500	12	Benjamin Moore	2,000	19	McDonald's	Pad
7	Bagel World	1,600	13	Orange County Orthodontics	2,500			

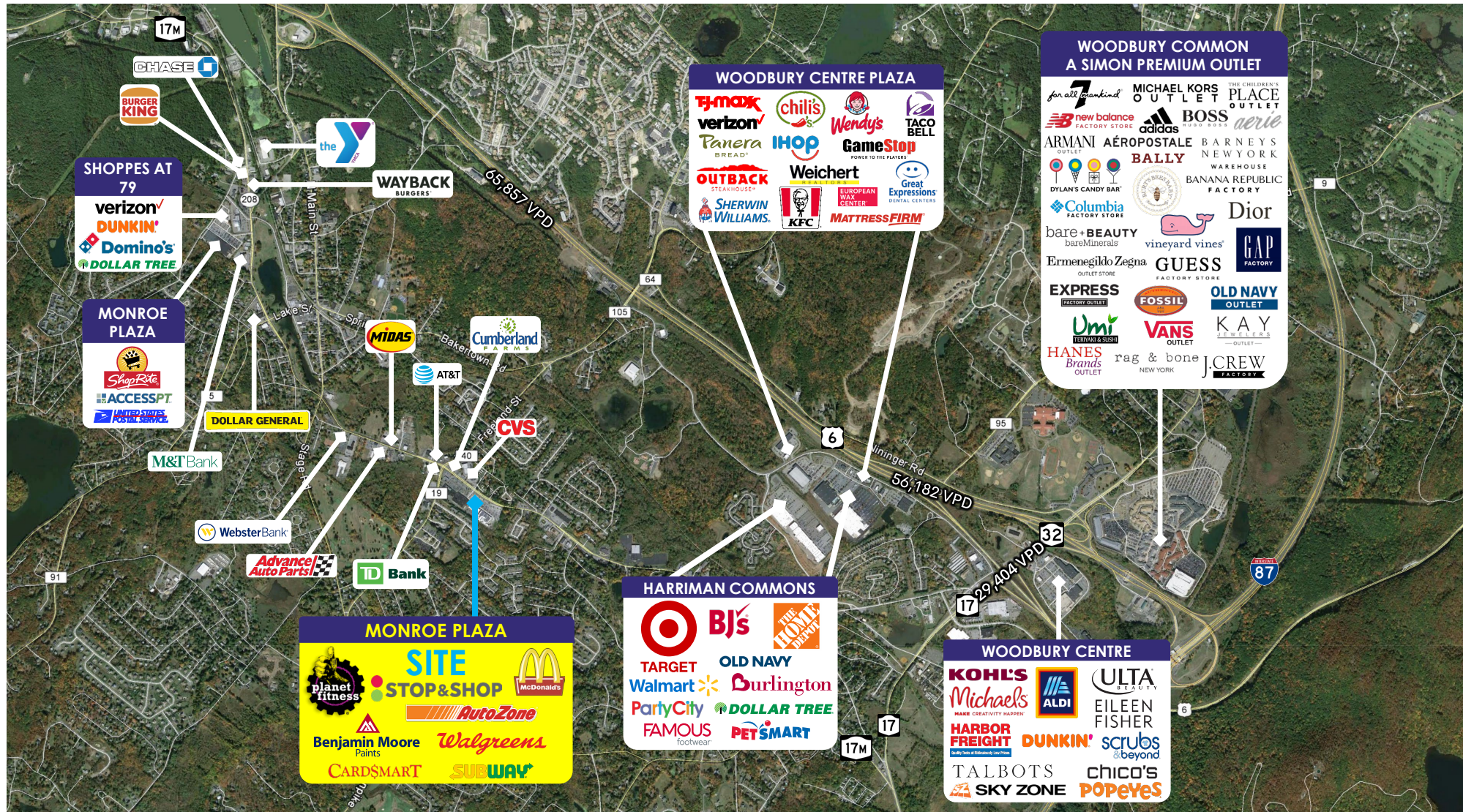
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TRADE AREA
AERIAL

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