

RETAIL SPACE FOR LEASE

±2,624 SF - ±10,838 SF



NEWBURGH COMMONS RETAIL STRIP CENTER

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

Executive Vice President

Exclusive Broker

MB CORPORATE
REAL ESTATE

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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 the Newburgh Mall.

AVAILABLE:

- ±4,100 sq. ft.,
- ±4,114 sq. ft.
- ±2,624 sq. ft.

TRAFFIC: Traffic count is ±61,850 (2022).

FRONTAGE: 349' frontage on Union Avenue.

TENANTS:

- Dunkin' Donuts
- Auto Zone
- Sherwin-Williams Paint

FOR LEASE

**±2,624 - ±10,838 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 the 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:** ±61,850 (2022)
- DESCRIPTION:** 34,610 sq. ft. Retail strip center built in 1995 on ±5.00 acres.
- SPACE AVAILABLE:**
- | | |
|----------|-------------------------------|
| Space 1: | ±4,114 sq. ft. retail |
| Space 2: | ±4,100 sq. ft. office/retail. |
| Space 3: | ±2,624 sq. ft. retail |
| | ±10,838 sq. ft. |
- PARKING:** 200 surface spaces are available; ratio of 5.77/1000 sq. ft.
- TENANTS:** Dunkin Donuts
Auto Zone
Sherwin-Williams Paint

**1404 Union Avenue
Newburgh, NY
Page 2 of 3**



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



1404 Union Avenue
Newburgh, NY
Page 3 of 3



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

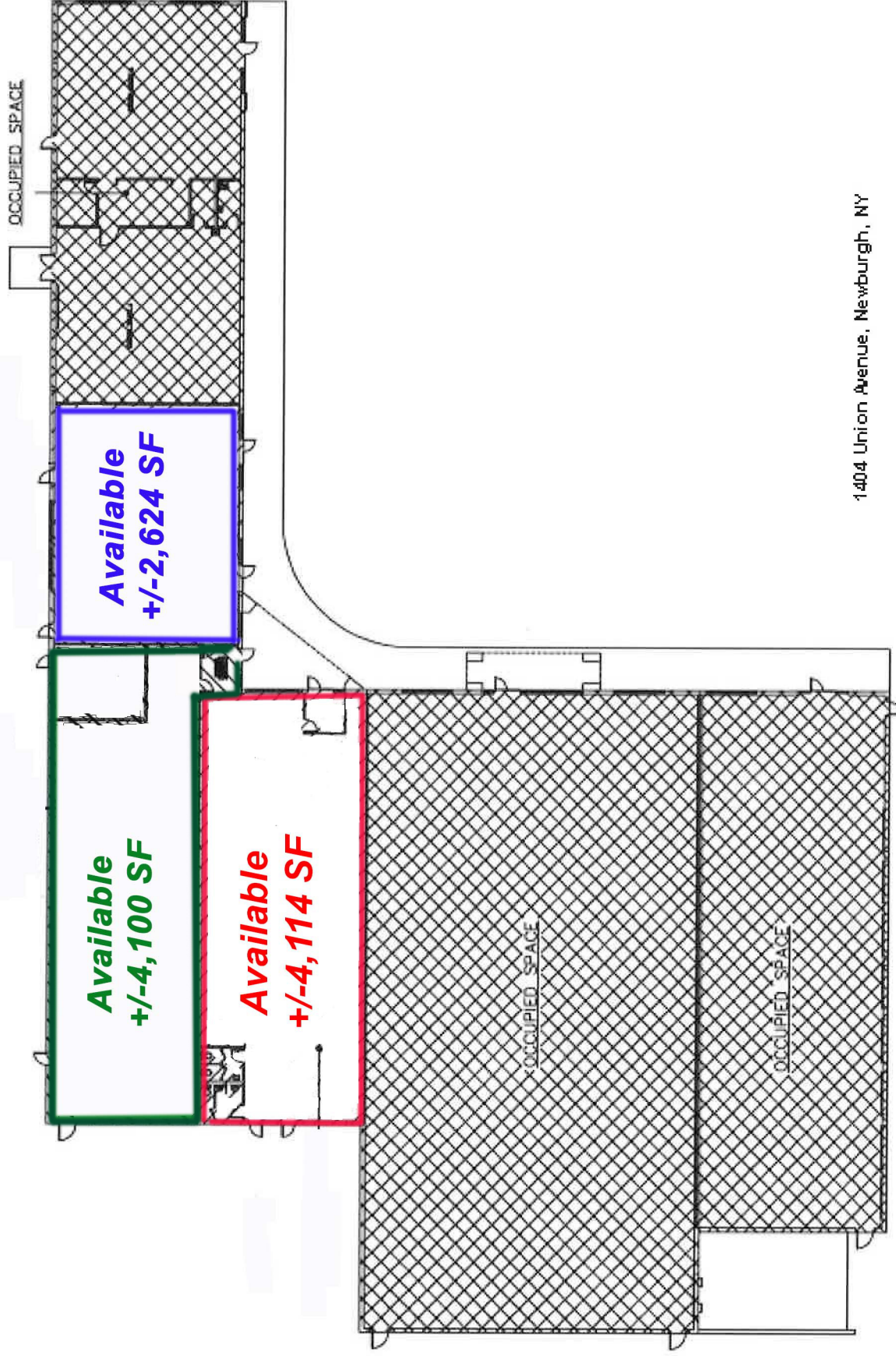
**MB CORPORATE REAL ESTATE, INC.
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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/1404 Union Ave Newburgh/Fact Sheet_1404 Union Avenue Newburgh_8-6-26.doc JM 8/5/2026



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]

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 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)	Lot Surface Coverage (percent)							
1. Storage buildings up to 50% of the floor area of the principal building 2. Cafeterias, clinics and recreation facilities for the use of employees engaged on the premises 3. Signs in accordance with § 185-14 a. Professional b. Business c. Identification 3a. Signs in accordance with § 185-14.1 4. Off-street parking as required by the principal use 5. Truck-loading facilities 6. Sales of used motor and camping vehicles, boats and snowmobiles in conjunction with a franchised dealership 7. Fuel tanks in accordance with § 185-39 8. Satellite earth stations in accordance with § 185-40 9. Accessory uses to an existing principal residence as listed for the R-1 District 10. Fast-food establishments 11. Restaurants and conference and banquet facilities 12. Retail outlets 13. Swimming pools, tennis courts and other recreational facilities, including related cabanas 14. Car wash	C1, D5, 7, 11 and 13 D5, 7-9, 13 and 18	1. Municipal buildings and town activities 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 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		NA	NA	NA	NA	NA	NA	NA	20%	35	50%									
	D5	20,000		125	150	40	40	15	30	25%	35	50%										
		15,000		100	125								50									
		17,500												175								
		30,000													150							
				22,500	125								150	50								
	25,000	200		150		60	100															
	D5, 7-14 and 18 D4-7, 12, 13 and 16-18				2 acres			200	40	50	30	60	40%	35	NA	40%	80					
		40,000		150	50	60	50	100	40%	35												
		5 acres		300	60	60	50	100	30%	40												
				300	60	60	50	100	30%													
					50	50																
		D3-4, 12 and 18 D12 and 18 D8 and 13 D5, 7-9, 12, 13 D10 and 11		300	300	50	50	60	30	80	40%	40%	80%									
														40,000				150	150	50	60	30
50			50																			
	50														50	60	30					

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 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)
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 10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28				50								
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10		11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28				50						20%		
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4		12. Hotels and motels in accordance with § 185-27	5 acres	200	200	50	60	50	100		1	25%	50	60%
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		13. Business parks in accordance with § 185-41	10 acres	400	400	60	60	50	100			25%	40	50%
			14. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA		NA	20%	35	50%
			15. Self-storage centers in accordance with § 185-35	3 acres	100	125	80	40	30	60			30%	15	60%
			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	12 acres	400	400	60	60	50	100		NA	30%	35	80%
			19. Schools and colleges for general and technical education with related facilities ³	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)