

341 STATE ROUTE 211 EAST

Middletown, NY 10940

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 8,500 SF

Lease Rate: \$12.00 SF/yr (NNN)

Building Size: 8,500 SF

PROPERTY OVERVIEW

Join Aldi and Smoothie King in the Heart of the Middletown, NY Retail Corridor!

Space is 8,500 +/- Sq. Ft. next door to a very busy Aldi at a lit intersection.

For more information please contact the Listing Broker.

PROPERTY HIGHLIGHTS

- Great Visibility
- At a Lit Intersection
- Great Co-Tenants
- In the Heart of the Market

Christopher Farrell

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Barry Feinman

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

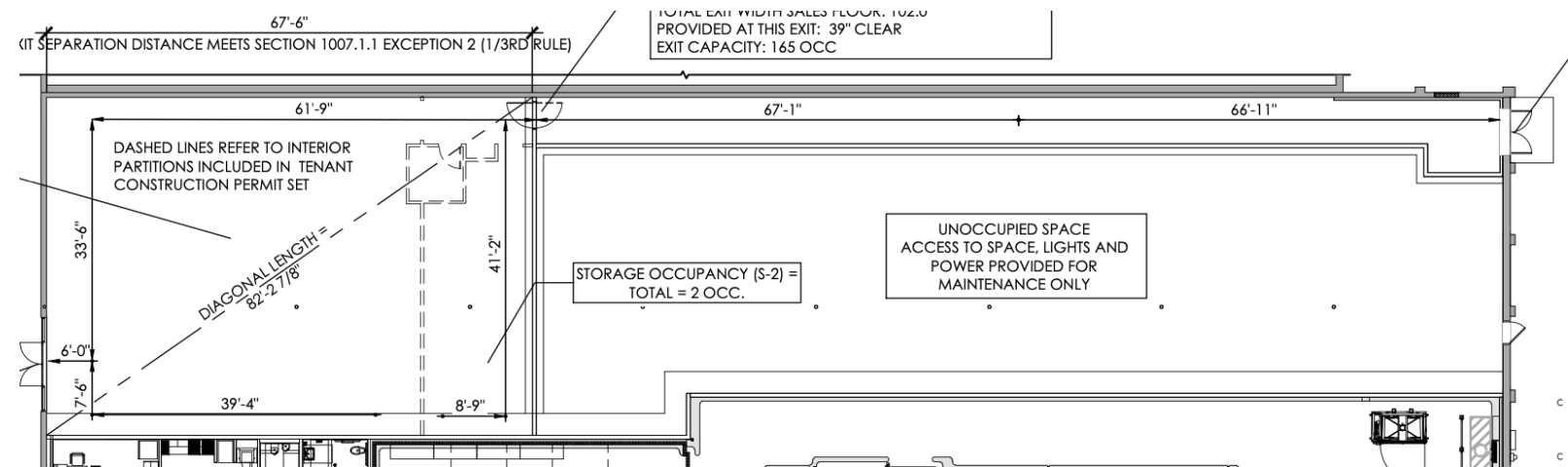
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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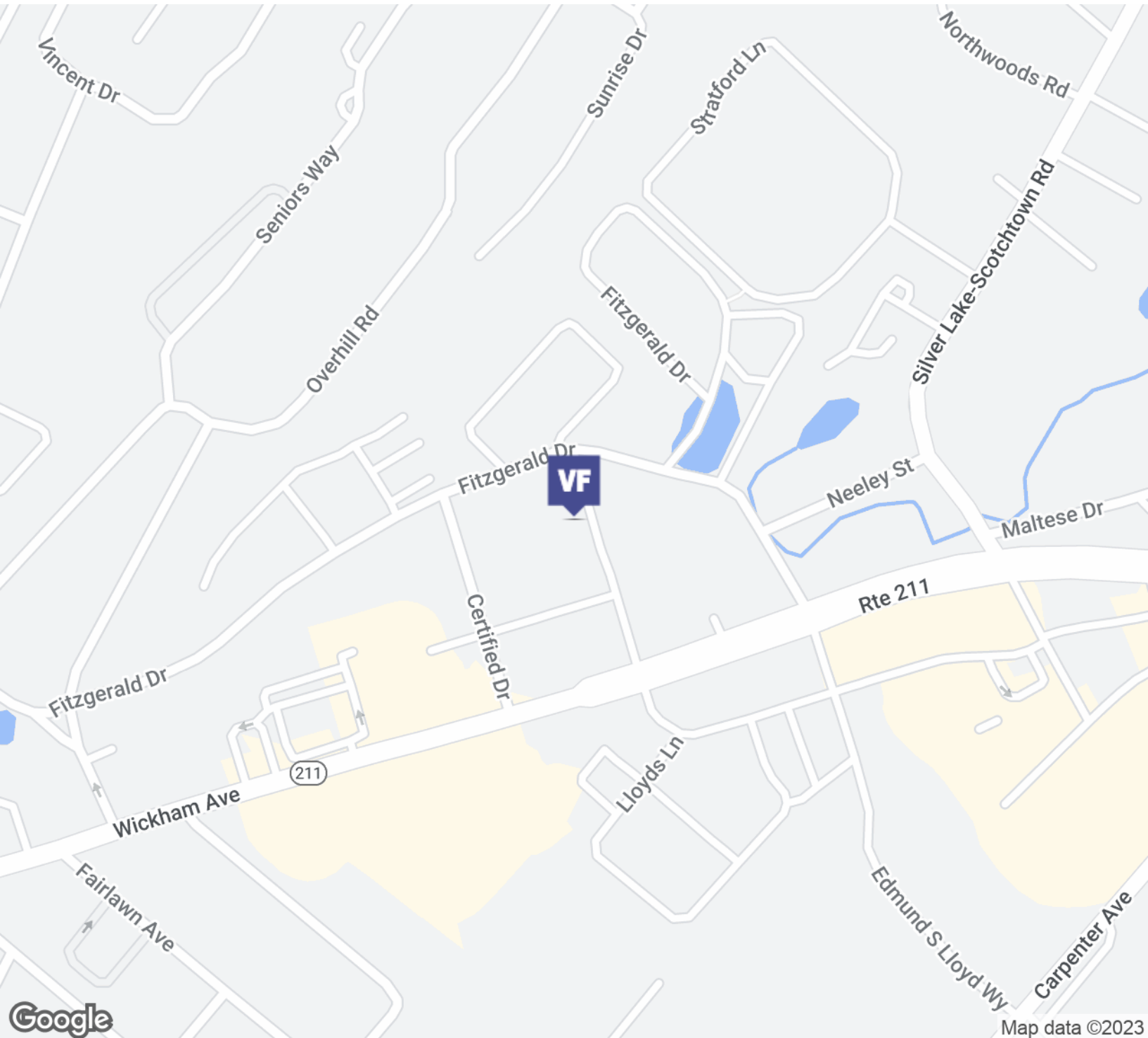
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LOCATION MAP



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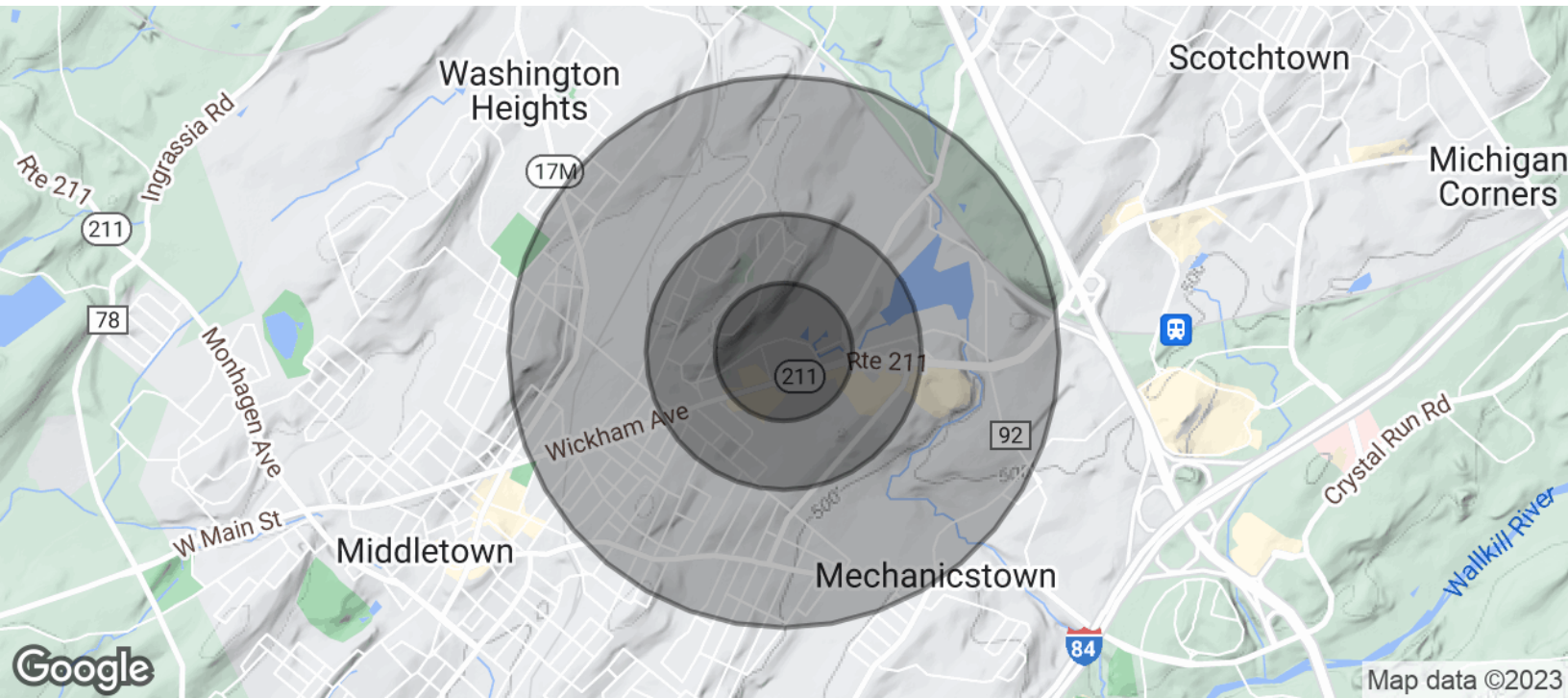
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,357	3,800	12,033
Average Age	32.1	34.7	37.1
Average Age (Male)	25.7	28.5	32.6
Average Age (Female)	35.3	39.7	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	535	1,560	4,749
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$71,399	\$70,484	\$73,175
Average House Value	\$192,194	\$200,255	\$207,411

* Demographic data derived from 2020 ACS - US Census

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