

PRIME SHOPPING CENTER SPACE AVAILABLE!

**Town Plaza II
Shopping Center
500 Route 303
Orangeburg, NY**

**900-4,313 square feet available for
immediate occupancy! Will subdivide!**

**Shopping center
highlights in-
clude:**

- Busy location at traffic light inter-section!
- 6000 people within 3 miles; 130,000 people within 5 miles!
- 2 large colleges nearby with LARGE resident dorm population of students!
- Annual average household income of \$85,000!
- Ample parking!
- Numerous single family homes, families, kids, apartments!
- 12 stores!
- Act now before it's too late!



Please visit our website (http://azariangroup.com/Properties/Townplaza_II-bldg.html) for more pictures, information, tenant list, demographics, company info, etc.

**PRIME SHOPPING CENTER SPACE AVAIL-
ABLE FOR LEASE!**

For more information please contact:

Existing shopping center
stores include:

John M. Azarian, CSM, Broker
THE AZARIAN BUILDING
6 Prospect Street, Suite 1B
Midland Park, NJ 07432
www.azariangroup.com
(201) 444-7111 x27
(201) 444-6655 FAX
jazarian@azariangroup.com

- Marty's Bagels
- Tiffany Cleaners
- A&A Deli
- Spampi's Restaurant
- Calabria Pizza
- Nail Plaza
- Wok King
- Mountain View Liquors





THE AZARIAN BUILDING

6 Prospect Street, Suite 1B

Midland Park, NJ 07432

Postmaster: PLEASE FORWARD