

# Town Plaza II

500 Route 303, Orangeburg, NY 10962



## LEASING AVAILABILITY:

900 - 2,463 SF available

*FULLY BUILT-OUT 2ND GEN.  
RESTAURANTS & END CAP  
OPPORTUNITIES*

## PROPERTY HIGHLIGHTS:

- GLA: 25,000 SF; Parking: 103 spaces
- Layout: One-story shopping center with 12 tenant spaces. Large pylon sign.
- Neighborhood: Single family homes, assisted living, colleges, office, and industrial buildings.
- Location: Busy signalized intersection on Route 303. 22,000 VPD.
- Near 3 colleges with local student population of over 10,000.

## TENANT MIX:

### Eateries:

M&R United Deli  
& Convenience

C&E Island Flavor

Wok King

Marty's Bagels

### Specialty:

Mountainview  
Liquors

Grace Nails

Town Plaza Foot  
& Body Work

Tiffany Cleaners

Overdrive Fitness



### Kevin Pelio

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### James Azarian

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## FEATURED SPACE FOR LEASE

### 2ND GENERATION RESTAURANT

**1,909 SF - Available Now**

Fully equipped kitchen  
including hood and  
restaurant fixtures



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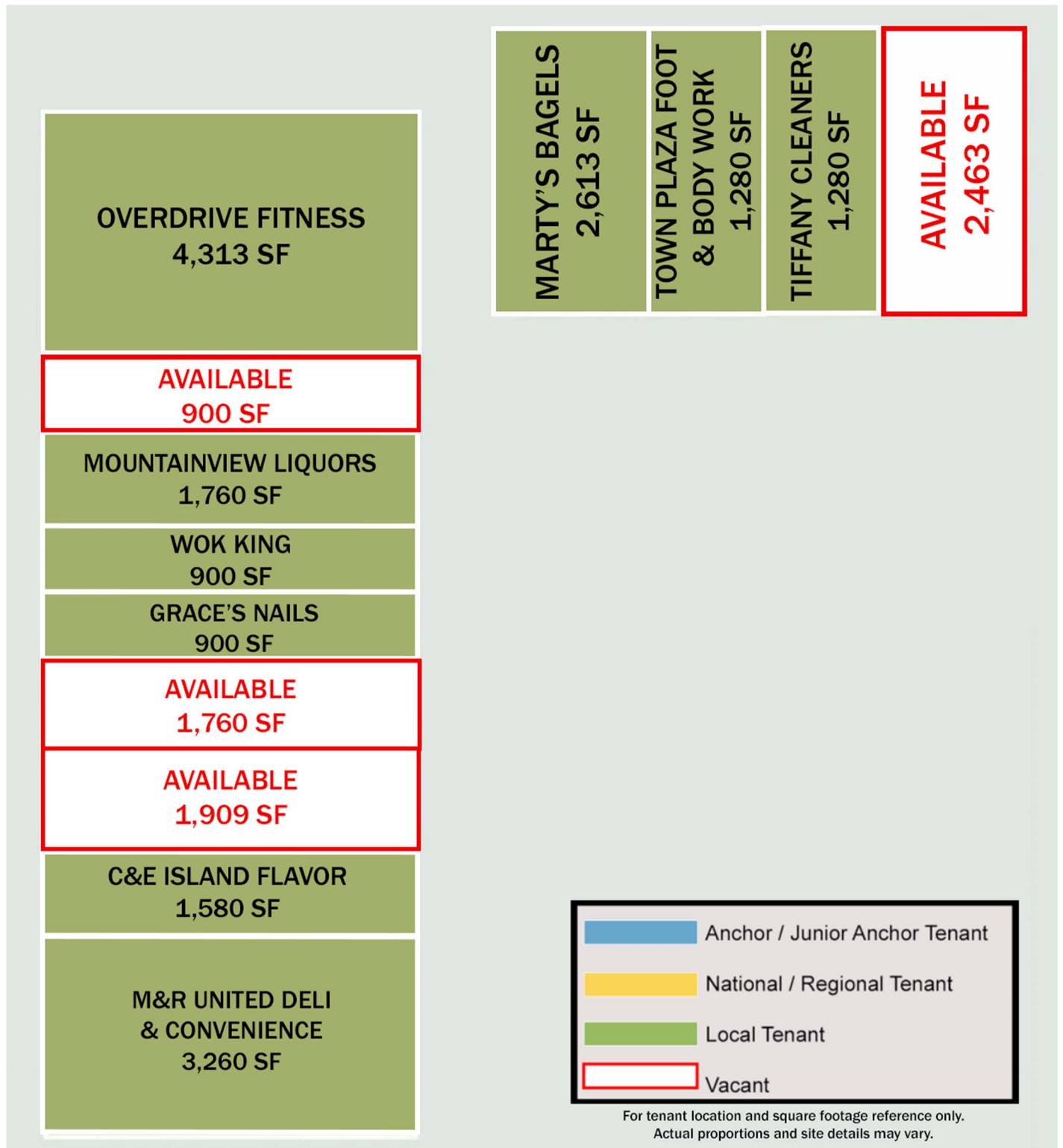
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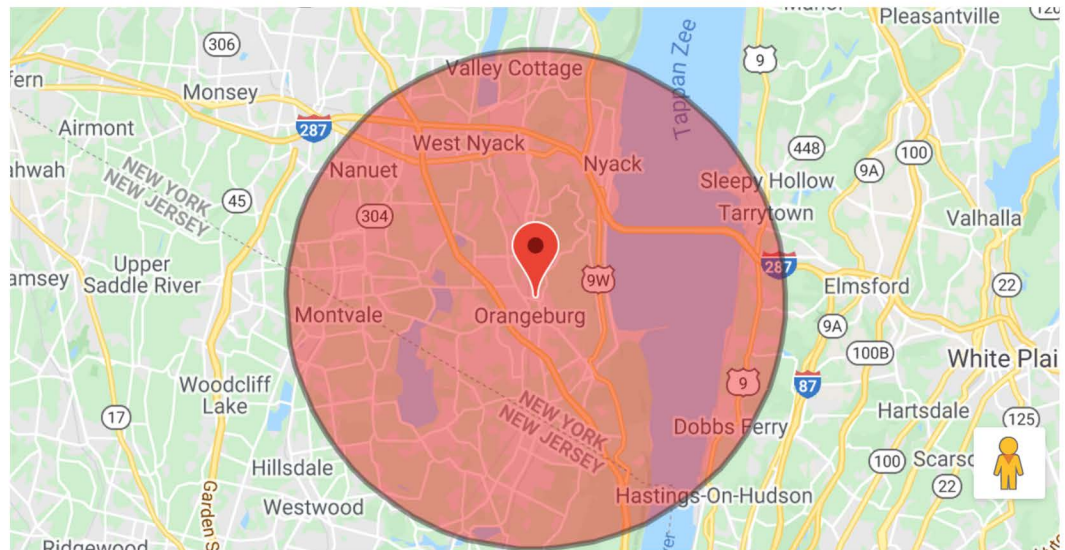
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### NEIGHBORHOOD:



### SITE PLAN:



Radius	Population	Median HH Income	Median Age
3 Mile	42,000	\$111,000	41
5 Mile	148,000	\$109,000	42
8 Mile	505,000	\$104,000	39



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