

Town Plaza II

500 Route 303, Orangeburg, NY 10962



LEASING AVAILABILITY:

900 - 1,760 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

Paradise Taqueria

Wok King

Marty's Bagels

Specialty:

Grace Nails

Town Plaza Foot
& Body Work

The Laundry
Lounge

Overdrive Fitness



Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103

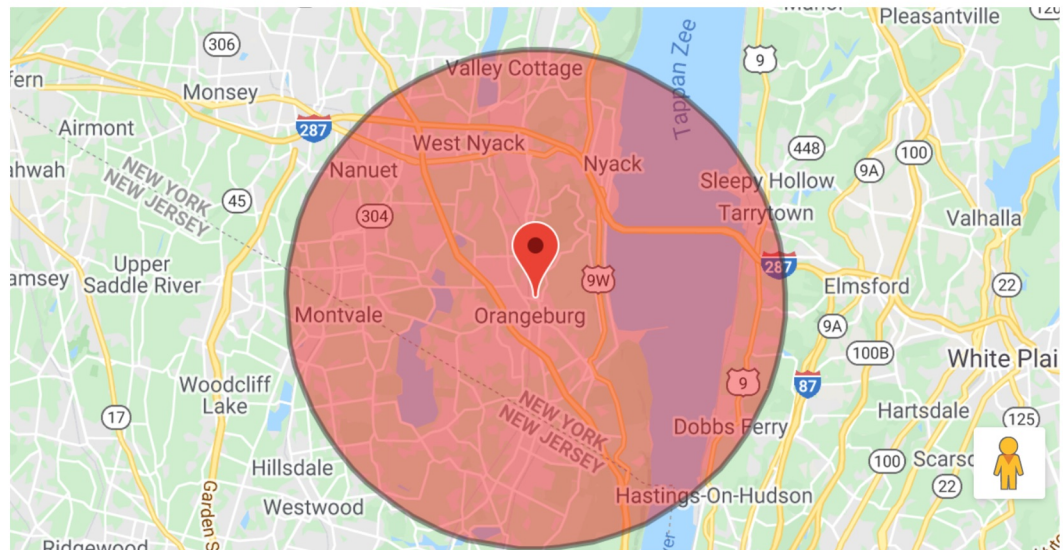


Town Plaza II

500 Route 303, Orangeburg, NY 10962



NEIGHBORHOOD:



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



Kevin Pelio
 Executive Vice President
 Broker Associate, NJ & NY
 kpelio@azariangroup.com
 201-444-9888 x 103

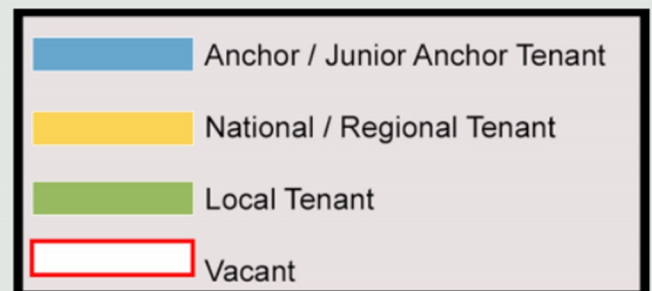
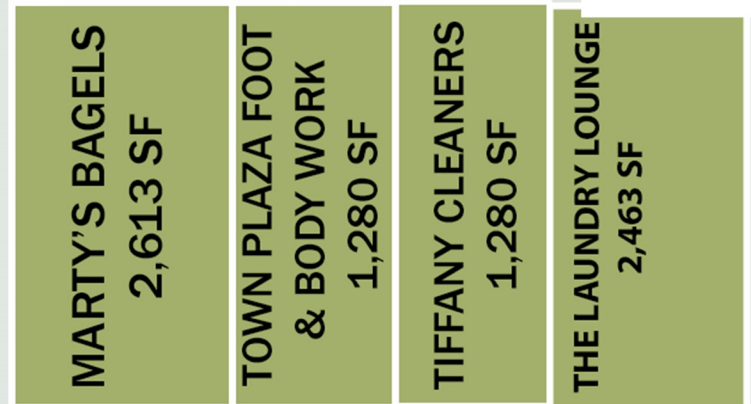


Town Plaza II

500 Route 303, Orangeburg, NY 10962



AZARIAN
REALTY CO.



For tenant location and square footage reference only.
Actual proportions and site details may vary.



Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103



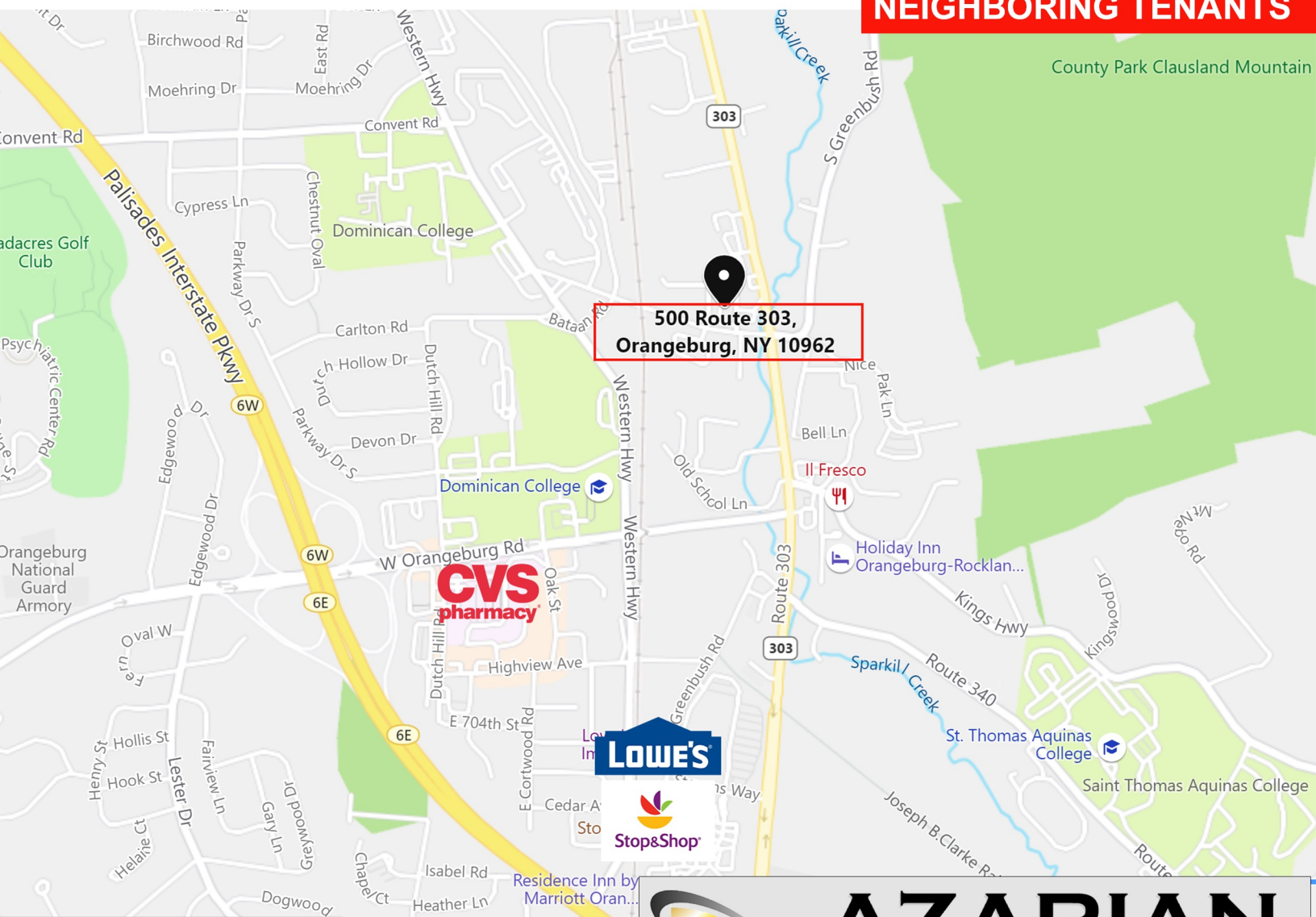
Town Plaza II

500 Route 303
Orangeburg, NY 10962



AZARIAN
REALTY CO.

NEIGHBORING TENANTS



AZARIAN
REALTY CO.

Kevin R. Pelio

Director of Leasing
Broker Associate
kpelio@azariangroup.com
201-444-9888 x 103

The Azarian Building

6 Prospect Street, Suite 2A
Midland Park, NJ 07432
201-444-9888
azariangroup.com

