

Hyde Park Mall

Route 9 - 3999 Albany Post Road, Hyde Park, NY 12538



AZARIAN
REALTY CO.



16,190 SF

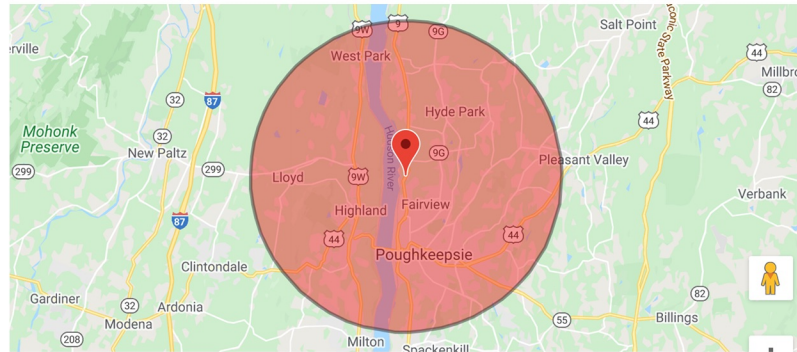
LEASING AVAILABILITY:

- 900-16,190 SF available

PROPERTY HIGHLIGHTS:

- Renovated one-story shopping center with 14 tenant spaces ranging between 800-55,000 SF. Large pylon sign at the property's entrance.
- GLA: 130,000 SF; Parking: 435 spaces.
- Use: Retail, restaurant, office & fitness.
- Neighborhood: Near Marist College, Vassar College, Dutchess Community College, and The Culinary Institute of America.
- Location: Located at busy signalized intersection. Only grocery-anchored shopping center in the area.

DEMOGRAPHICS:



Radius	Population	Median HH Income	Median Age
3 mile	14,000	\$ 74,000.00	43
5 mile	36,000	\$ 69,000.00	39
8 mile	106,000	\$ 61,000.00	39

Ideal location for eateries & fitness uses.

TENANT MIX:



Stop&Shop®



HudsonValley®
CREDIT UNION

**Advance/
Auto Parts**



DOLLAR TREE

+7 more



Kevin Pelio

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



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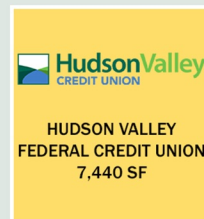
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* For tenant location and square foot reference only.



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

Kevin R. Pelio

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

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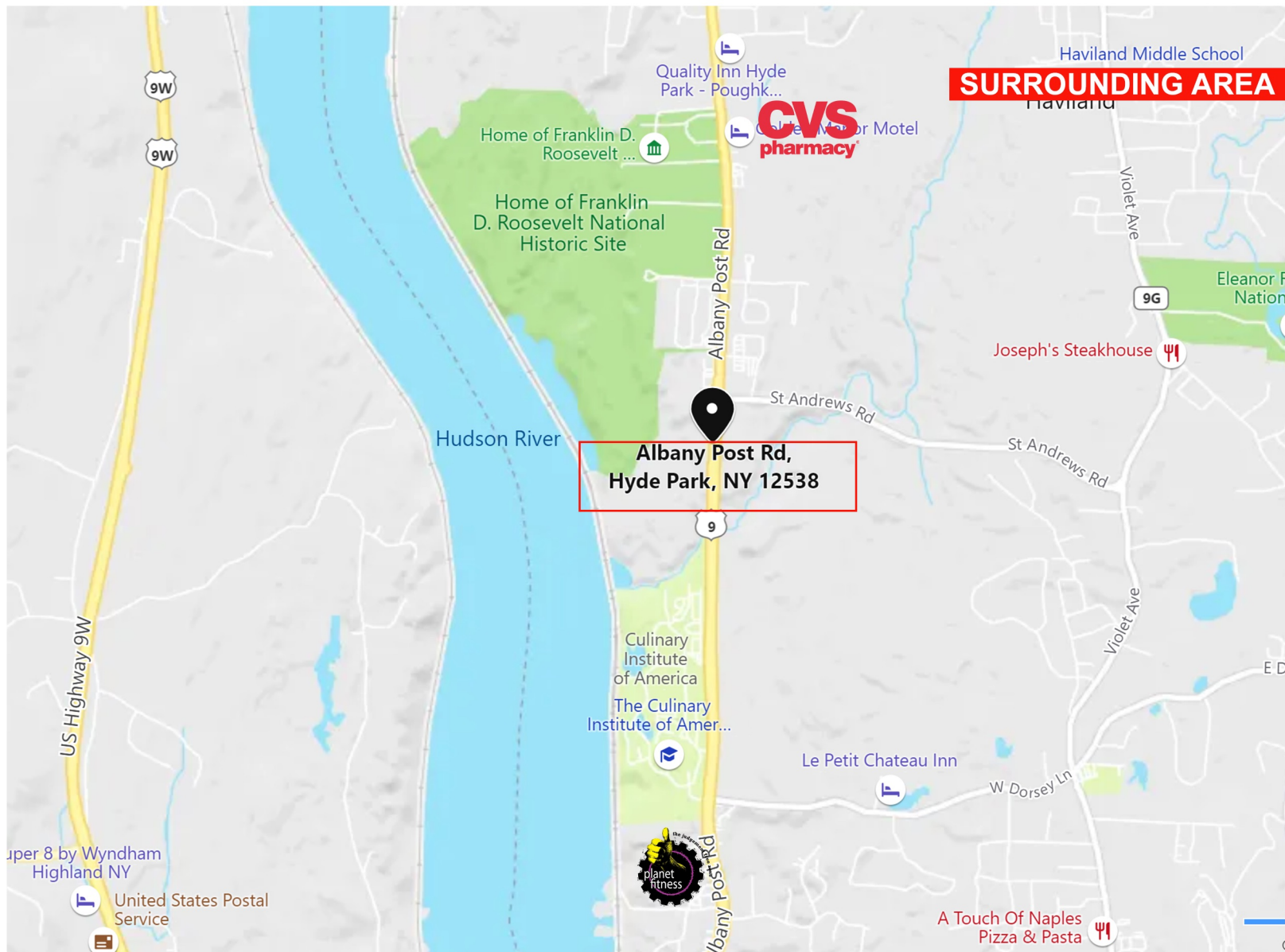


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