

Middletown NY 2 Acre Pad Site



Intersection of Route 17 and Interstate 84

2 Acre

Pad Site for Lease

Hotel – Office - Retail

2 Ben Gillman Way

Middletown (Wallkill) NY 12589

PREPARED BY:

Coldwell Banker Commercial NRT
One Huntington Quadrangle
Melville, NY 11747

Join These Exciting Co-Tenants



Paul G. W. Fetscher CCIM CRX CLS
516-889-7200
Paul@RestaurantExpert.com

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Middletown Opportunity

Hotel – Office - Retail

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Middletown (Walkill) NY 12589

The subject property is located immediately off Exit 122 of New York Route 17. This is at the intersection of Route 17 and Interstate 84. This is the most heavily trafficked intersection in Orange County, New York.

The property is located at the Eastern Quadrant of the intersection.

The Galleria at Crystal Run, an enclosed regional mall is located in the Northern Quadrant. This is the largest shopping center in Orange County.

The Orange Regional Medical Center is in the Western Quadrant. That is the largest medical facility within 50 miles. **Orange Regional Medical Center has been recognized as a Best Hospital for 2017-18 in the Hudson Valley region by U.S. News & World Report.**

The market extends beyond Orange County into Ulster and Sullivan Counties to the North, and also serves residents of Passaic and Sussex Counties in Northern New Jersey.

Interstate 84 runs East to Newburg, NY and West to Scranton, PA.

NY Route 17 runs Southeast to Harriman and Goshen, the home of Legoland and the Harness Racing Museum & Hall, just 5 miles away from the site.

Route 17 continues to the Northwest and is the major route from New York City to the Resorts World Catskill Casino and the Monticello Raceway.

Route 17 is going to be renamed Interstate 86.



Galleria at Crystal Run



Orange Regional Medical Center

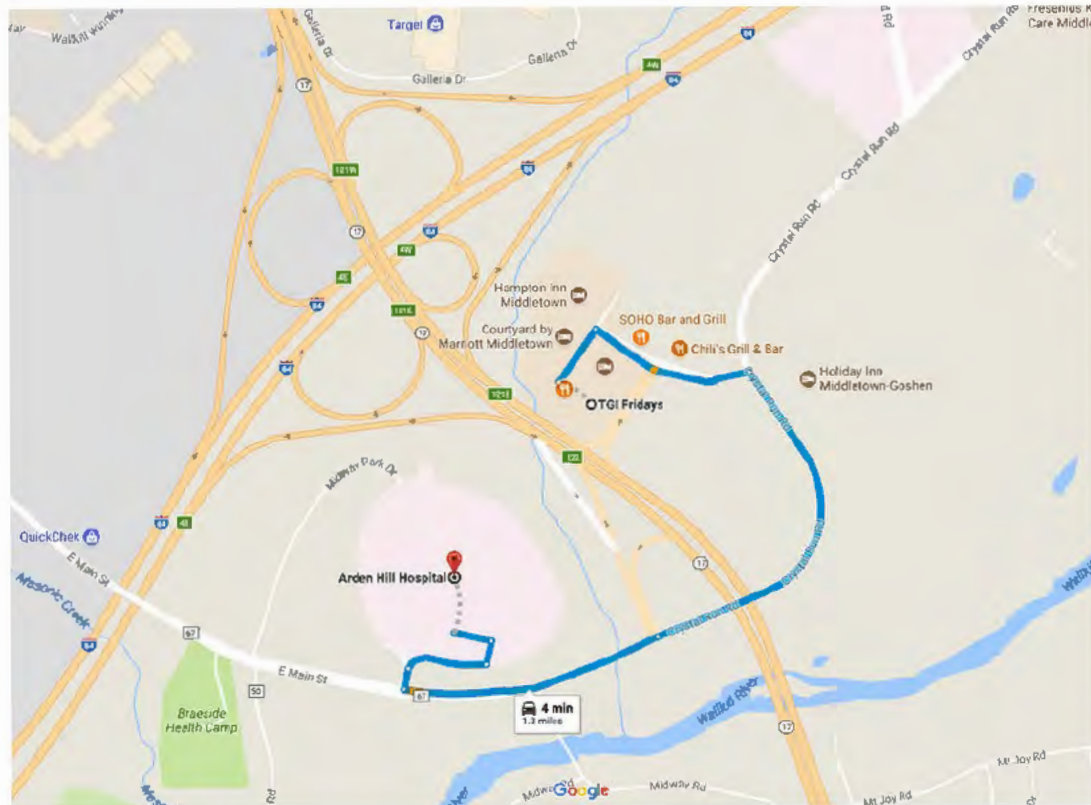
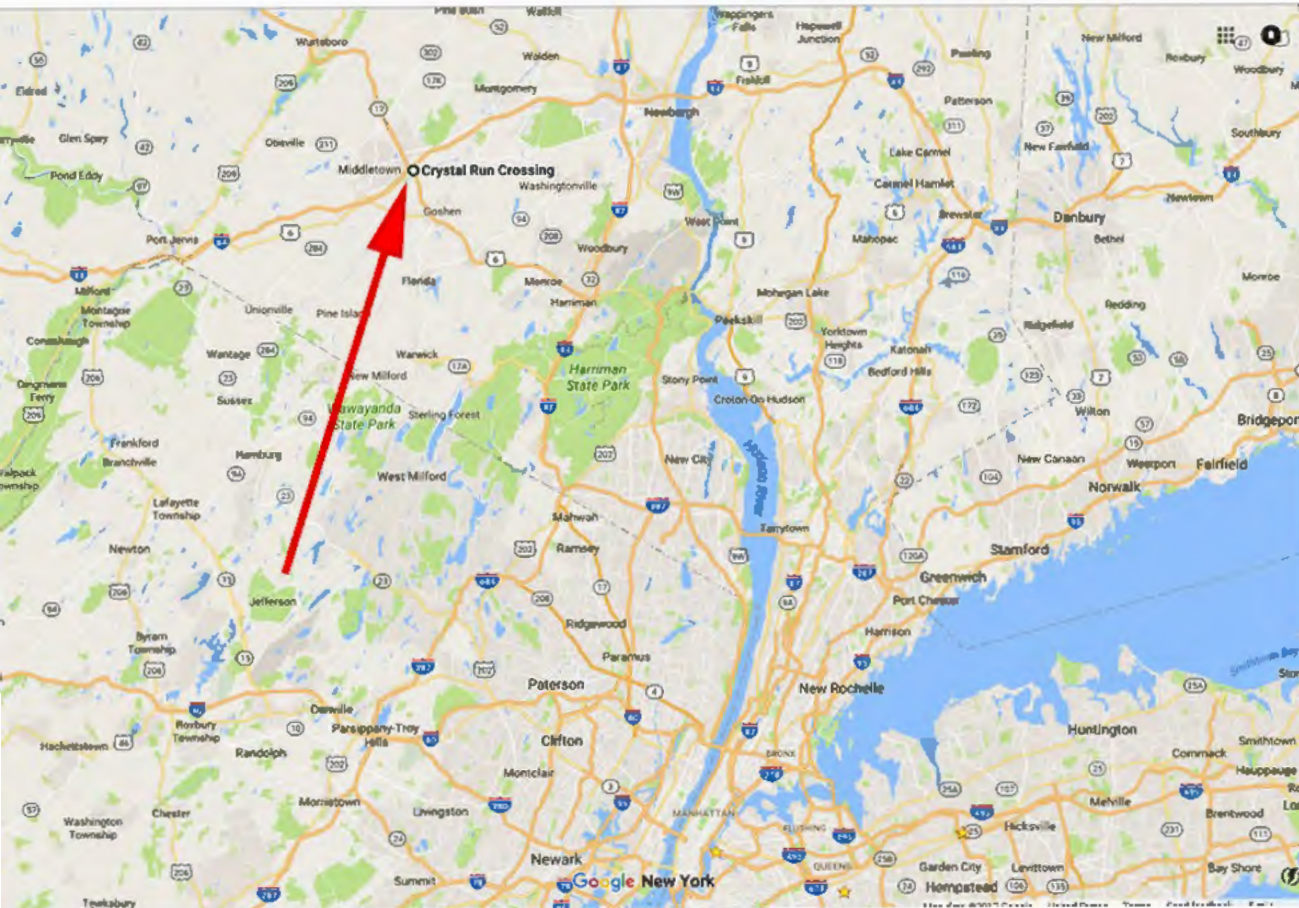


Legoland, Goshen NY

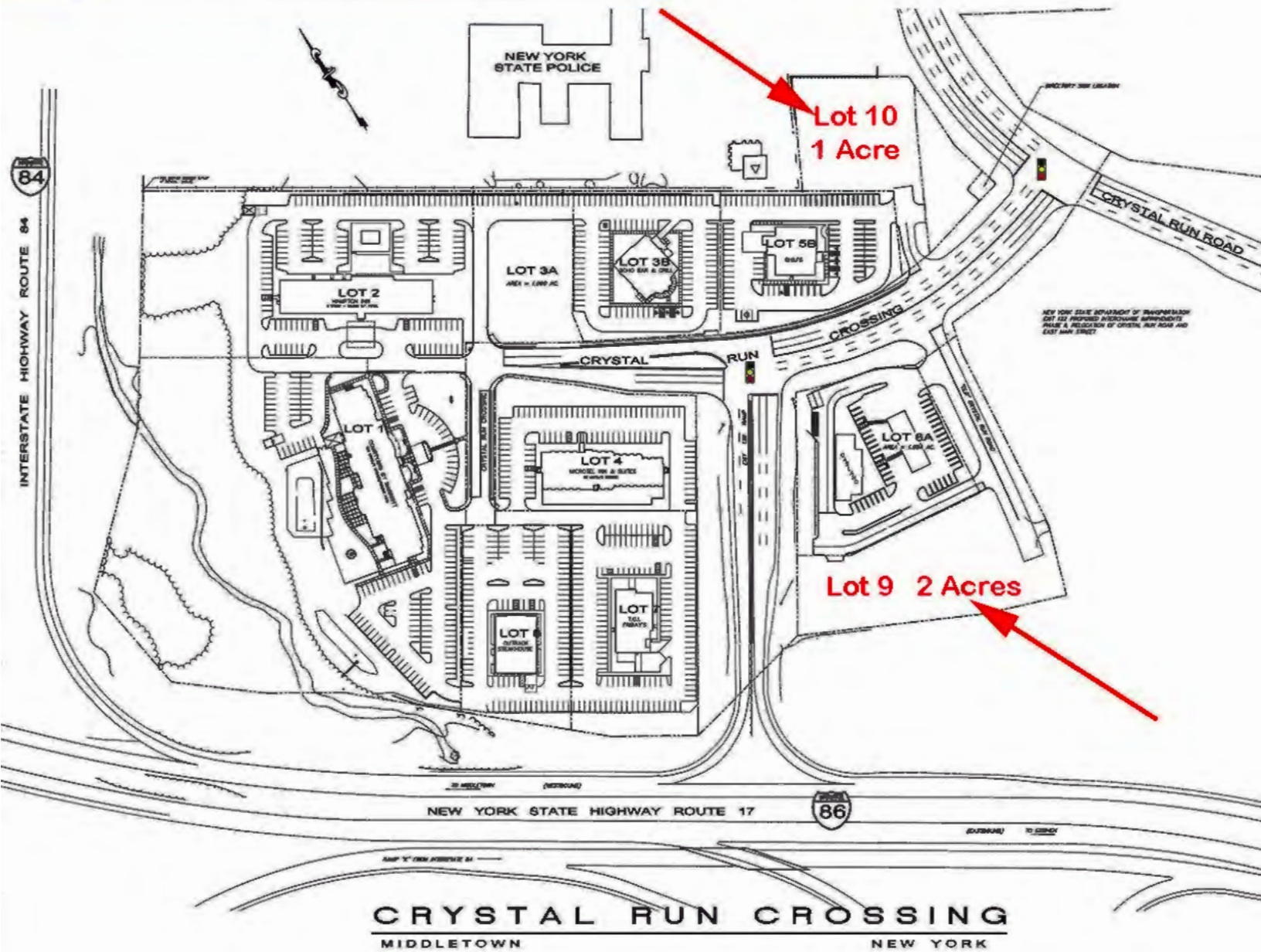


Resorts World Catskill

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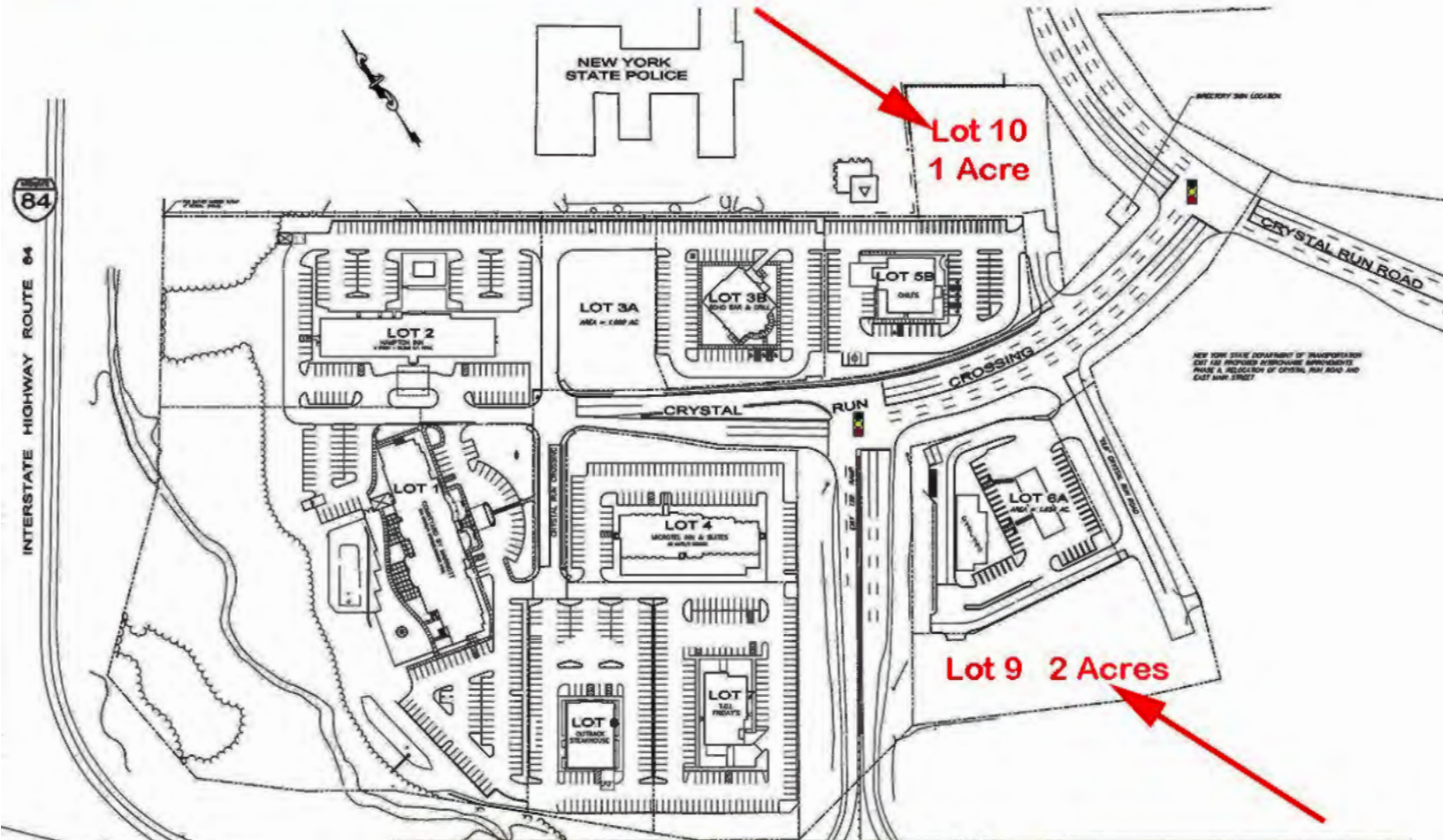


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Crystal Run Crossing is a 30 Acre Development
Two Parcels Remain Available for Development
Parcel 10 of 1 Acre for Restaurant, Retail or Medical
Parcel 9 is 2 Acres for a Hotel or Office

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Proposed Layout for a 4 Story – 120 Key Hotel



Site will be delivered with appropriate
Water, Sewer, Electric and Gas Services

DEMOGRAPHICS

Data for all businesses in area	5 minutes	10 minutes	15 minutes
Total Businesses:	257	2,599	4,374
Total Employees:	4,813	38,581	60,451
Total Residential Population:	2,014	49,241	92,281
Employee/Residential Population Ratio (per 100 Residents)	239	78	66

Latitude: 41.44788

10 Minute Drive Time

Population 49,241

Average Household Income \$85,293

15 Minute Drive Time

Population 92,291

Average Household Income \$90,917

CONTACT INFORMATION

For more information, please contact:

Paul G. W. Fetscher CCIM CRX CLS

GREAT AMERICAN BROKERAGE INC.

100 W. Park Avenue

Long Beach, NY 11561

Phone: 516-889-7200

Text: 516-984-7272

[Paul@RestaurantExpert.com.com](mailto:Paul@RestaurantExpert.com)

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Interested lessees should be aware that the Seller is offering the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Owner reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written lease to be prepared by the Landlord and executed by both parties; and (iii) approved by Owner and such other parties who may have an interest in the Property. Neither the prospective buyer nor Owner shall be bound until execution of the lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.