AVAILABLE ±130 ACRE MIXED-USE DEVELOPMENT SITE (RETAIL / OFFICE / INDUSTRIAL / RESIDENTIAL) NY ROUTE 17 @ N.Y. THRUWAY, EXIT 16 Villages of Harriman & Woodbury, Orange County, NY



FOR ADDITIONAL INFORMATION CONTACT *Exclusive Broker*

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McBride

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Visit us on the web: www.McBrideCorpRE.com

Great Location 50 miles north of NYC in Hudson Valley at Intersection of N.Y. Thruway (I-87) and N.Y. Route 17 (future I-86)

- Suitable for destination or regional retail. Site is less than one mile from several major retail centers:
 - Woodbury Commons Premium Outlets Owned by Simon/Chelsea GCA, reputed to be the most successful premium outlet center in the nation, with over 220 stores and gross leasable area of ±844,000 sq. ft. Over 12 million visitors annually, with average sales over \$500 per sq. ft.
 - Harriman Commons 832,000 sq. ft. GLA center owned by RD Management, tenants include Wal-Mart, Home Depot, BJ's, Target, and TJ Maxx
 - Woodbury Centre 228,000 sq. ft. GLA center. Tenants include Kohl's, Michaels, Staples, & Modells. Also 150-room Hampton Inn.

Excellent demographics--Fastest growing County in NY State!

Substantial new residential construction in area, with NYC commuter rail station one mile away.

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

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WOODBURY COMMONS FACTORY OUTLETS (844,000 S.F. GLA - 220 STORES)

ROUTH

NY THRUWAY EXIT 16

RUWAY

WOODBURY CENTRE (228,000 S.F. GLA- KOHL'S, MICHAEL'S, STAPLES & 150 RM HAMPTON INN)

> INTERCHANGE COMMERCE CENTER BUSINESS PARK

HARRIMAN COMMONS (832,000 S.F. GLA- WAL-MART, BJ'S, HOME DEPOT, TARGET, HOME GOODS, PET SMART)

FOR MORE INFORMATION, CONTACT: MCBRIDE CORPORATE REAL ESTATE (845) 928-6500

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- Currently Zoned Office/ Industrial, Municipal Officials have said they are willing to rezone site to also permit development of Retail, Hospitality, and/or Multi-family Residential
- Well-Suited for Destination Retail
 - Reportedly the nation's most successful outlet center, Woodbury Common Premium

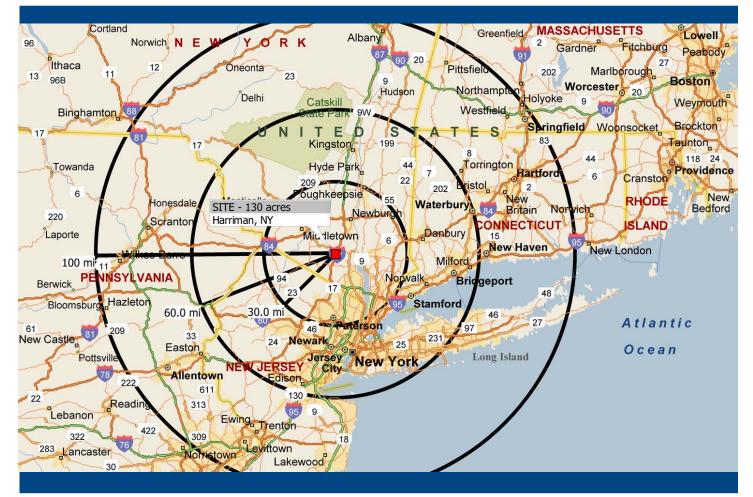


Outlets is located less than one mile north.

- Over 12 million visitors annually, with sales reportedly over \$500 per sq. ft.
- Well-Suited for Regional Retail
 - Rapid Retail Growth in southeastern Orange County NY's fastest-growing County
 - Site less than one mile from **Woodbury Centre** (228,000 sq. ft. GLA) and **Harriman Commons** (832,000 s.f. GLA)
 - Good Demographics See info on back cover of brochure
- Well-Suited for Hospitality
 - Strong demand from 12 million annual visitors to Woodbury Commons, visitors to West Point (10 miles west), and drive-by customers.
 - 150-room Hampton Inn 1/2 mile south of site to open Summer 2008
- Good Traffic Counts on Adjoining Roads
 - 94,000 vehicles daily on N.Y. Thruway (Interstate 87)-2006 AADT
 - 57,600 AADT on Route 17 at Exit 126
 - 27,500 AADT on U.S. Hwy. 6
- Well-Suited for Moderate Density Residential
 - Rapid Population and Residential Growth in southeastern Orange County
 - NJ Transit commuter rail station only one mile away, and bus park-and-ride facilities within walking distance
 - Local, County, and State Officials have endorsed Transit Village concept for site
- Site Served by Municipal Water and Sewer, and Natural Gas



±130 ACRE MIXED-USE DEVELOPMENT SITE NY ROUTE 17 @ N.Y. THRUWAY, EXIT 16 Villages of Harriman & Woodbury, Orange County, NY DEMOGRAPHICS



RADIUS	POPULATION	AVERAGE HOUSEHOLD INCOME
5 Mile	53,279	\$93,624
10 Mile	130,154	\$104,518
15 Mile	493,269	\$102,601
30 Mile	2,743,105	\$113,110
60 Mile	18,916,600	\$95,457
100 Mile	27,579,352	\$92,656

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130-ACRE MIXED-USE SITE, HARRIMAN, NY--VIEW TOWARDS EAST









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