

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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CORFAC
International

- 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.

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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



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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 NORTHEAST**

**WOODBURY COMMONS
FACTORY OUTLETS**

EXIT 17

NY ROUTE 17

U.S.HWY 6

NY THRUWAY (INTERSTATE 87)

NY ROUTE 17

NY ROUTE 17M



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



**130-ACRE MIXED-USE SITE, HARRIMAN, NY--
VIEW TOWARDS NORTH**



**130-ACRE MIXED-USE SITE, HARRIMAN, NY--
VIEW TOWARDS NORTHWEST**



**130-ACRE MIXED-USE SITE, HARRIMAN, NY--
VIEW TOWARDS SOUTHWEST**



**130-ACRE MIXED-USE SITE, HARRIMAN, NY--
VIEW TOWARDS SOUTH**



**130-ACRE MIXED-USE SITE, HARRIMAN, NY--
VIEW TOWARDS SOUTHEAST**

