

374 Windsor Hwy, Vails Gate, NY

Big V Shopping Center

Multiple Leasing Opportunities...

Contact for more information...

Building Better Communities With....



PROPERTY SUMMARY

Big V Shopping Center
374 Windsor Highway | New Windsor, NY 12553



Property Summary

Lease Rate:	Pad= \$25/sf/yr InLine= \$18/sf/yr
Available SF:	Up to 91k
Frontage:	Route 32 and 2 secondary rds
Parking:	1045 Spaces
HVAC:	Yes
Zoning:	Highway Commercial

Property Overview

Multiple spaces available ranging from 2400sf up to 91k sf. Highway Commercial zoning allows for many interesting uses. Pricing for Jr Anchor space depends on total occupancy. Ownership open to many ideas for the space. Let's discuss your plans!

Location Overview

Just feet from the 5 corners intersection with Route 300, Route 94, and Route 32, this shopping center serves a densely populated mix of both commercial and residential users in the immediate surrounding area. Join the mix in a prime space with plenty of parking.

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PROPERTY PHOTOS

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Jr Anchor	62,062		\$0.00 /sf/yr	Flexible		Immediately
Anchor LL	24,024		\$0.00 /sf/yr	Flexible		Immediately
In Line	2,400		\$18.00 /sf/yr	General Retail		Immediately
Pad Site	2,656		\$25.00 /sf/yr	Bank Previously		Immediately

Highlights

237,586 SF Prime Shopping Center

1,045 Parking Spaces

7 Miles South of Newburgh, NY

Located on Route 32, a High Volume Retail Corridor

1/4 Mile from the 5 Corners Intersection

Nearby Places

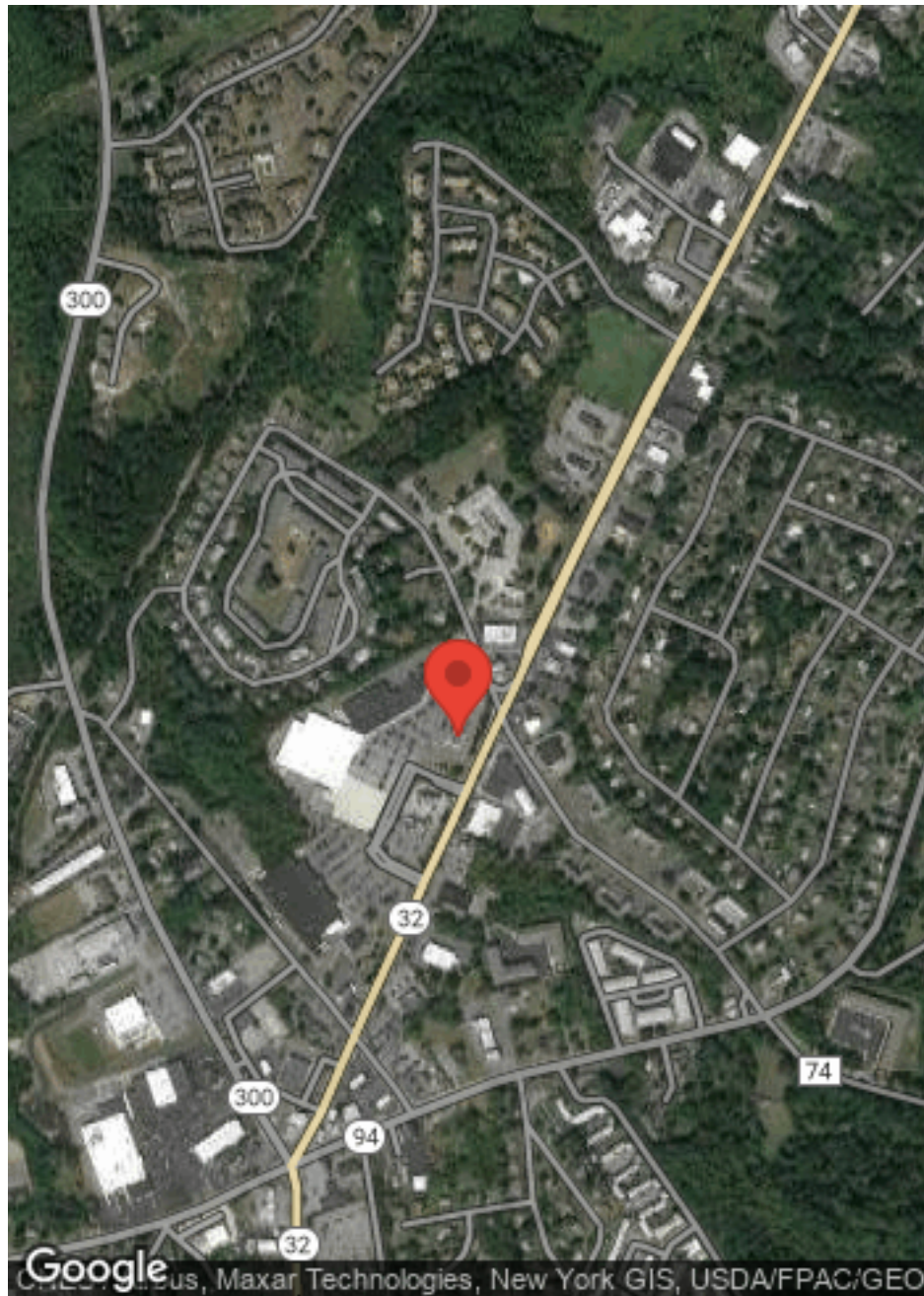
- Stewart Airport 5 miles away
- Amazon Distribution Center
- Intersection of I84 and I87 just 4 miles away
- Resorts World Casino Newburgh
- Tesla Distribution Center
- Dunkin, Starbucks, UPS, USPS, Hannaford, Price Chopper, Wendys, Tractor Supply, McDonalds, Walgreens

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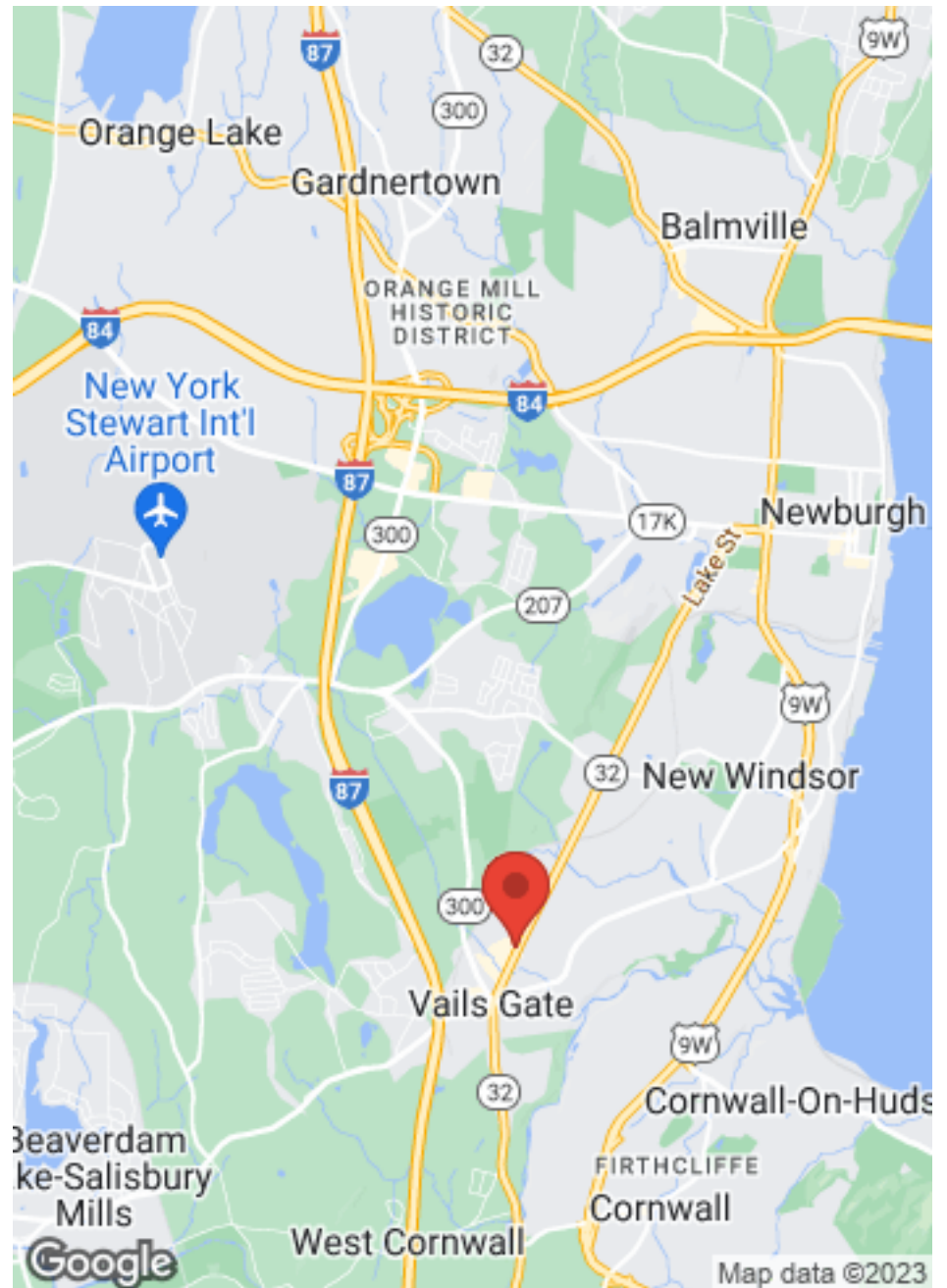
LOCATION MAPS

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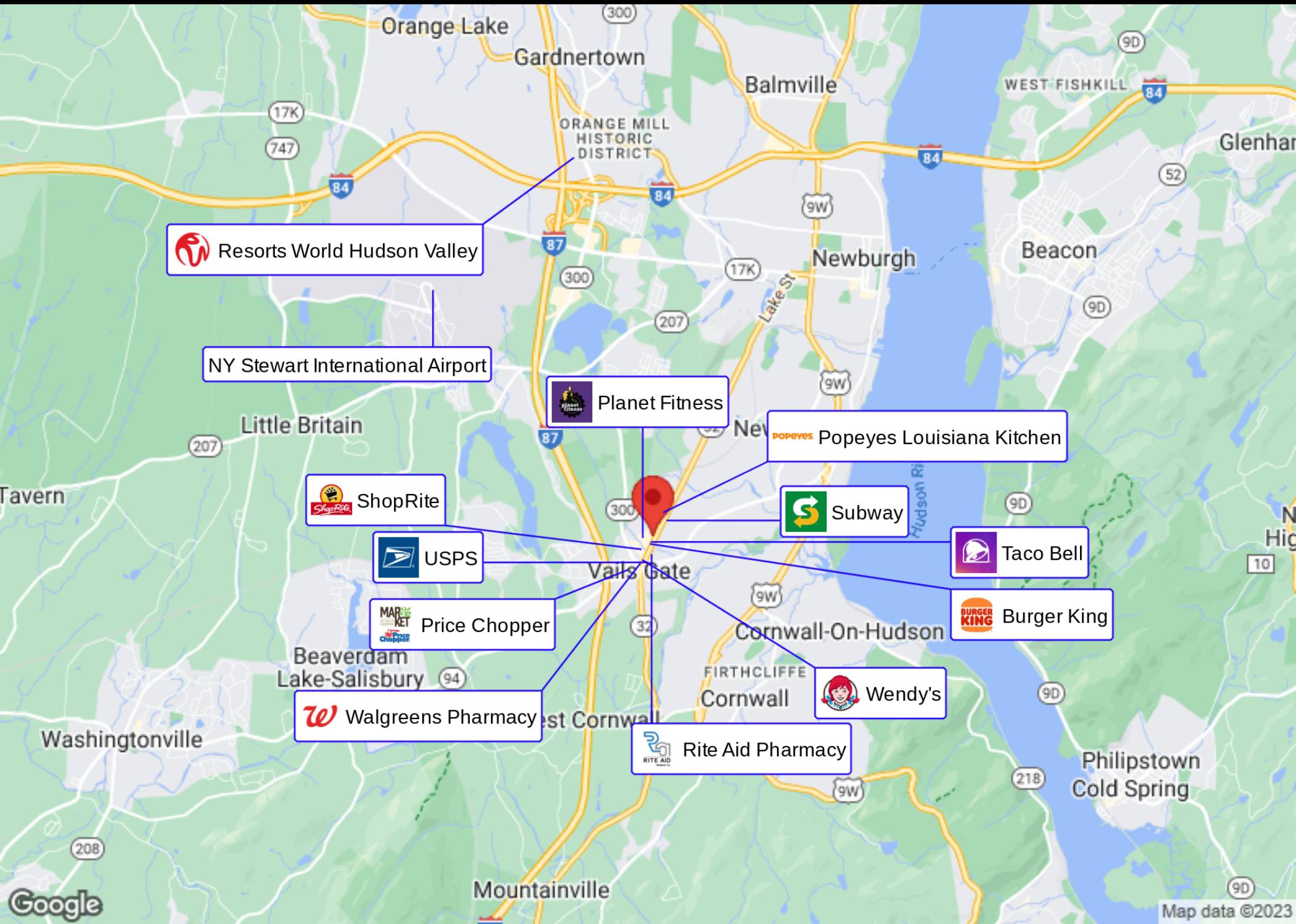
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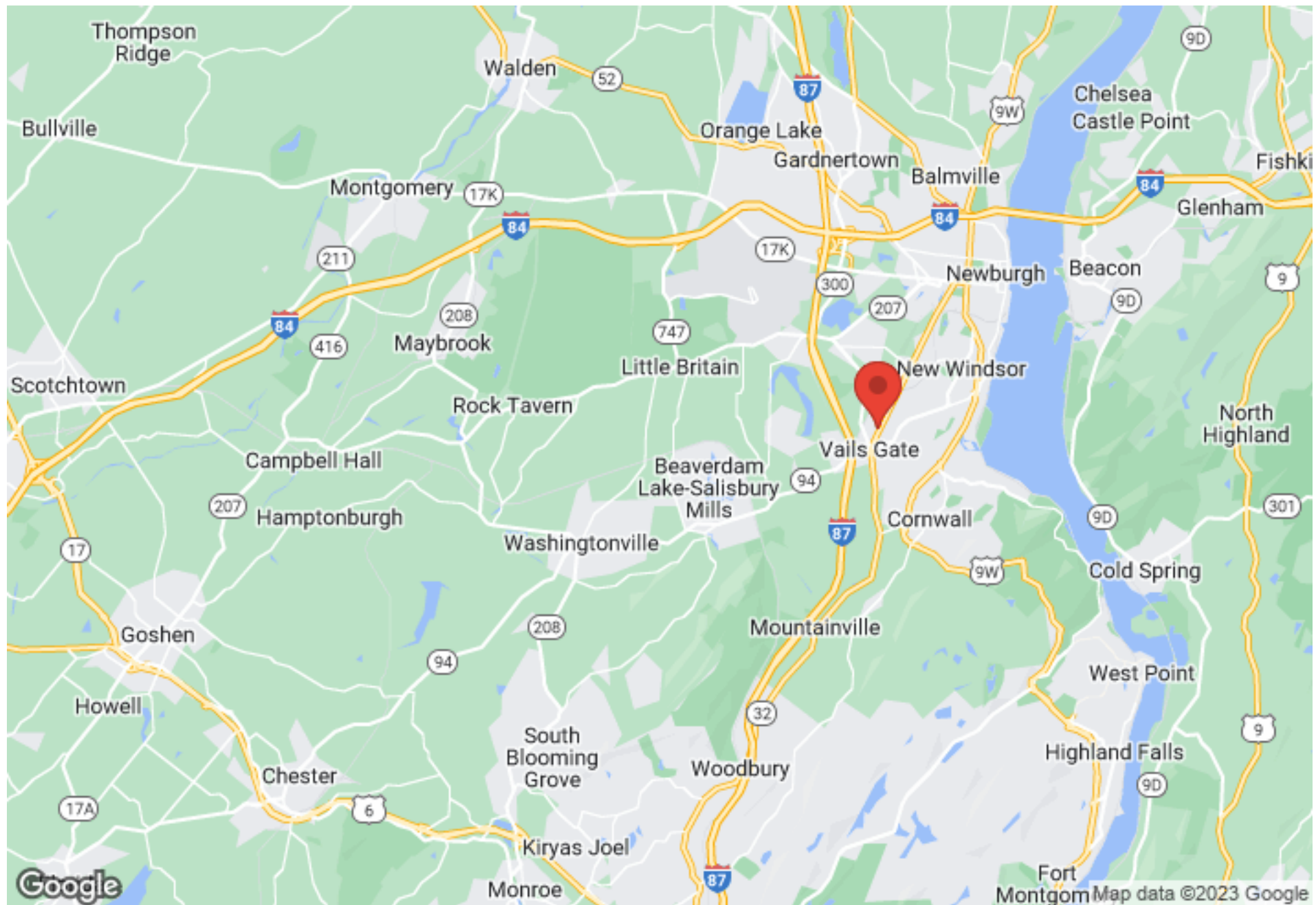
BUSINESS MAP

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REGIONAL MAP

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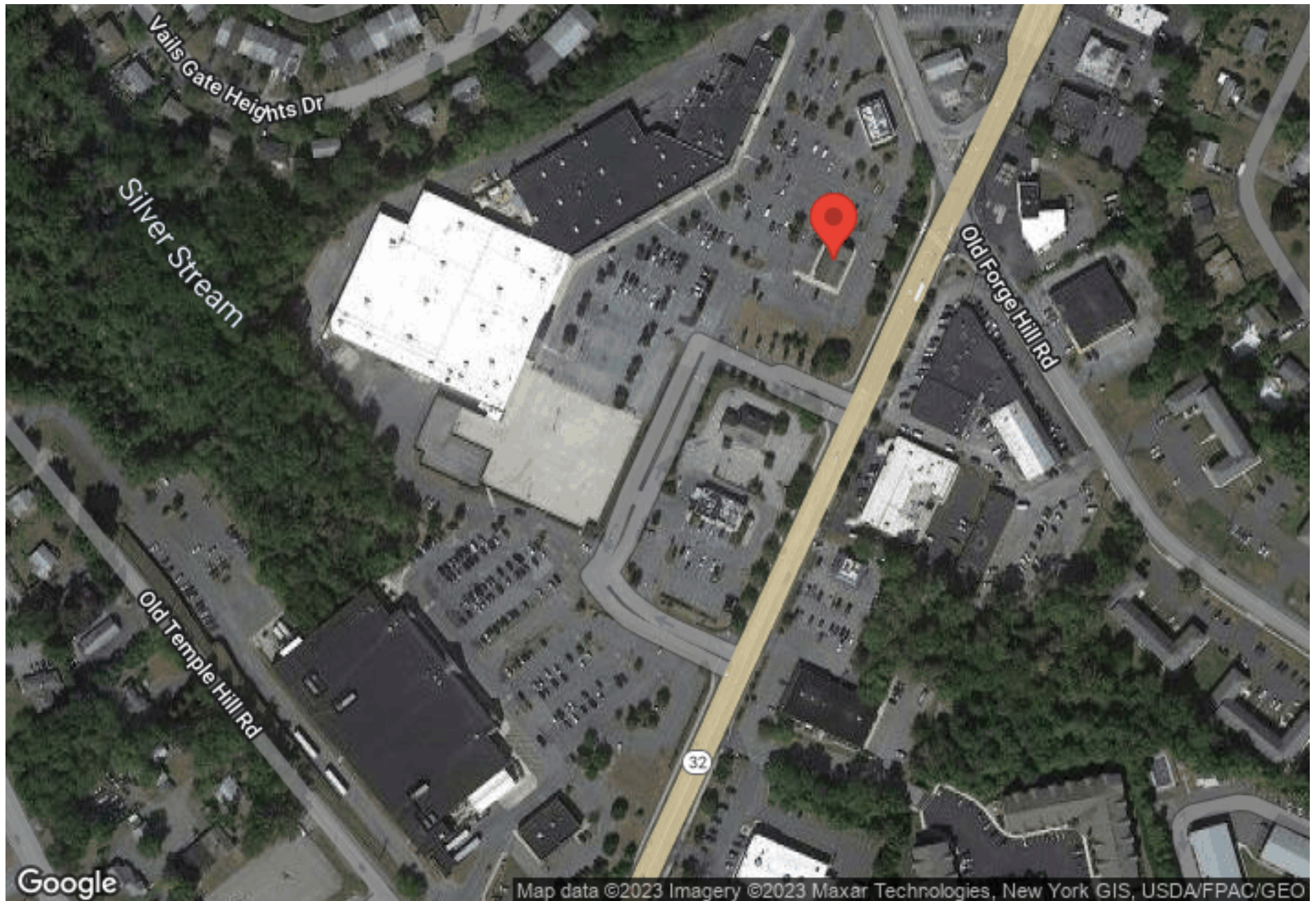


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AERIAL MAP

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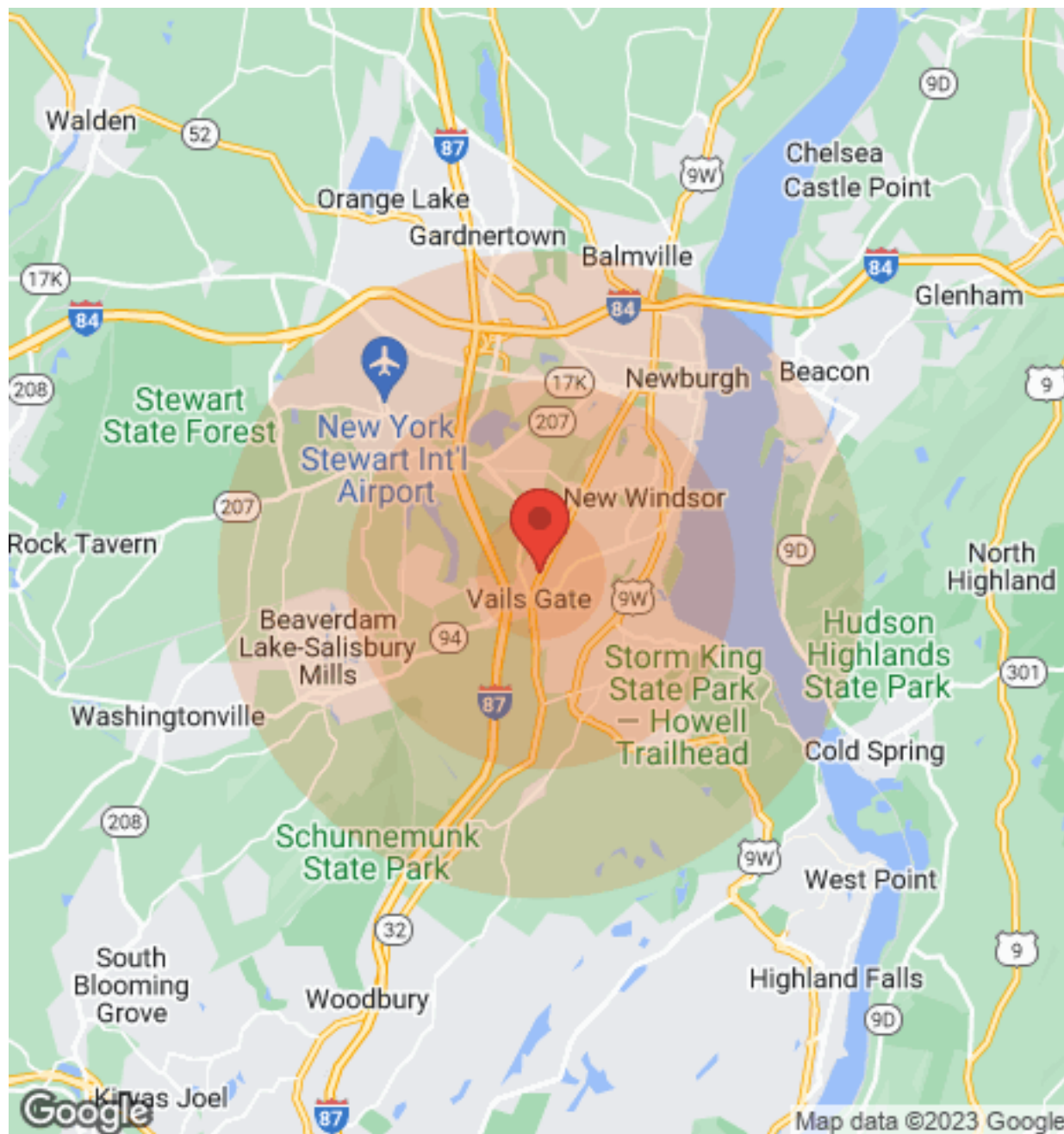


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,989	16,455	37,683
Female	2,127	17,360	39,709
Total Population	4,116	33,815	77,392

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	799	6,965	17,152
Ages 15-24	514	4,558	11,168
Ages 25-54	1,565	12,383	29,859
Ages 55-64	495	4,495	8,896
Ages 65+	743	5,414	10,317

Race	1 Mile	3 Miles	5 Miles
White	2,642	25,697	48,952
Black	643	3,730	13,935
Am In/AK Nat	N/A	6	337
Hawaiian	N/A	N/A	2
Hispanic	1,143	7,093	24,265
Multi-Racial	1,238	7,258	26,000

Income	1 Mile	3 Miles	5 Miles
Median	\$45,733	\$69,806	\$63,755
< \$15,000	76	1,051	2,842
\$15,000-\$24,999	321	1,025	2,342
\$25,000-\$34,999	184	1,202	2,759
\$35,000-\$49,999	415	1,505	3,271
\$50,000-\$74,999	241	2,355	5,191
\$75,000-\$99,999	154	2,053	3,765
\$100,000-\$149,999	211	2,301	4,231
\$150,000-\$199,999	73	845	1,550
> \$200,000	47	519	889

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,809	13,931	29,731
Occupied	1,693	13,065	27,114
Owner Occupied	847	8,913	16,824
Renter Occupied	846	4,152	10,290
Vacant	116	866	2,617

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PROFESSIONAL BIO

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HILARY RYAN GOLDMAN

NY Licensed RE Salesperson



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Hilary Ryan was born and raised in New York's beautiful Hudson Valley. She lived, worked, and studied in Europe for 15 years after attending Tulane University. Her extensive travels and spirit of adventure has taken her to many exotic locations and connected her to an array of interesting people all in the quest to build a wealth of knowledge and broad experience. Thanks to years of dedicated computer work and the curiosity of youth, Hilary is a marketing and social media wiz. She is resourceful, attentive to detail, and dedicated to her work. Animals and sports have always been an important component in her life. This unique talent stack is an asset at any stage of a deal. From meticulous research and working with community planners to the negotiating table and beyond, Hilary is a key advocate for her clients. Real estate doesn't end when the contracts are signed. She believes in building strong relationships professionally and throughout her community.

Let's build something together.

2021 Top Producer - Gold
2022 Top Producer - Gold
2022 - NYSCAR President's Award

2021 - 2022 NYSCAR Hudson Valley Board Secretary
2022-2023 NYSCAR Hudson Valley Board Secretary

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PAUL ADLER, ESQ SIOR

RC Chief Strategy Officer, Licensed Broker

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Paul Adler Esq. is an Attorney, veteran commercial real estate broker and creative development professional who has an outstanding reputation as an industry leader throughout the New York State, NJ, Connecticut and the New York City area for more than three decades. As the Chief Strategy Officer of Rand Commercial, Paul utilizes his incomparable knowledge and expertise as the ultimate “go-to” resource for clients, community leaders and his colleagues.

A native of Rockland County, Paul earned his BA degree from Pace University, Masters Public Administration from Long Island University with Honors, and Juris Doctorate from Pace University School of Law. In addition to his work in real estate, he held prominent positions in both the private and public sectors.

Paul has also been extremely active in his community and his industry over the years as a member and an officer of numerous governmental, public, civic, charitable and professional organizations in New York State.

Paul currently serves on the Montefiore-Nyack Hospital Board of Directors: Board of Directors of Rockland Community Foundation, Legal Services of the Hudson Valley, Justice Brandeis Law Society Executive Committee, Holocaust Museum for Tolerance and Education Advisory Board, Hudson Gateway Association of Realtors – Legislative Steering Committee, Nyack Branch of the NAACP Executive Board, Rockland PRIDE founding Board Member and Westchester County Association’s Blueprint for Smart Growth Committee and The Real Estate Taskforce. In 2019, Paul was inducted into the Rockland County Civil Rights Hall of Fame.

Paul is married to Mary and they have five children, two grandchildren and live in Nyack, NY.

DISCLAIMER

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