

# Middletown NY 2 Acre Pad Site



## Intersection of Route 17 and Interstate 84 Ideal for: Hotel - Restaurant – Office – Retail - Medical

Pad Site for Lease

**Suitable for  
Hotel or Office**

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  
PaulF@CBmoves.com

**Marian C. Conde**  
516-474-7199  
Marian.Conde@CBmoves.com



# Middletown NY 2 Acre Pad Site



NRT

## Middletown Opportunity

2 Ben Gillman Way

Middletown (Wallkill) 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 Southern 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, and West Point, NY and West to Scranton, PA.

NY Route 17 runs Southeast to Woodbury Premium Outlets, Harriman and Goshen, the home of Legoland and the Harness Racing Museum & Hall of Fame, 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

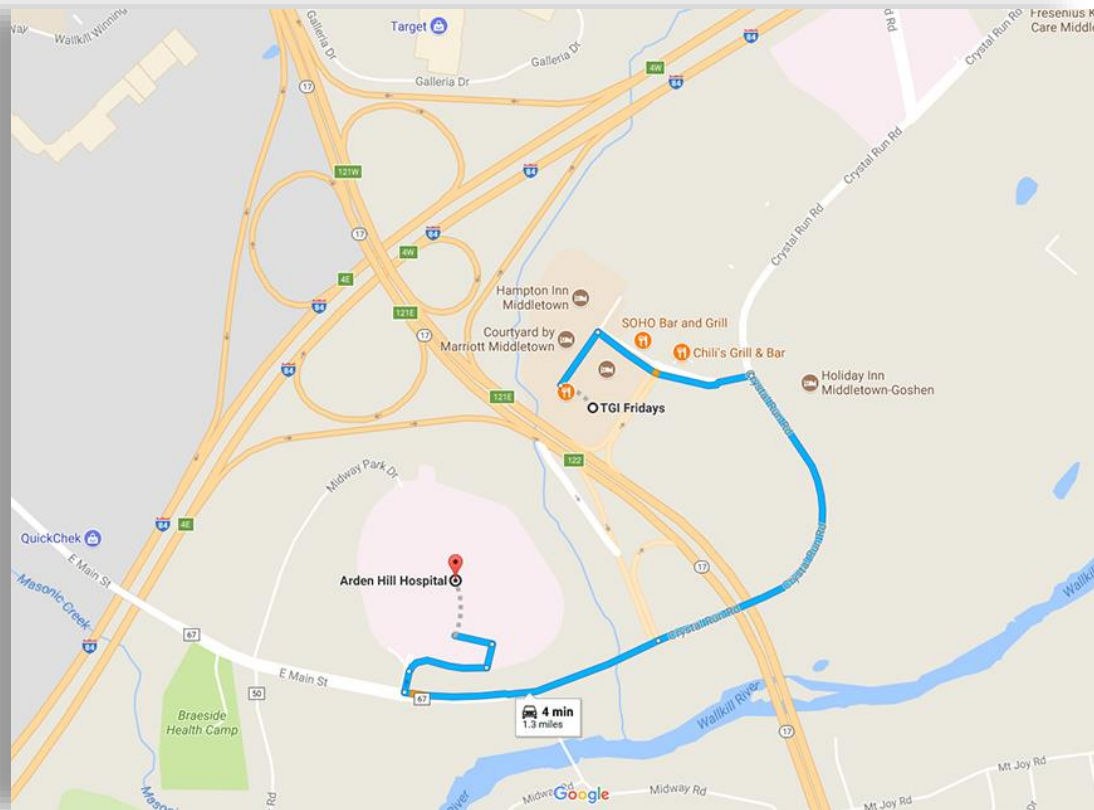
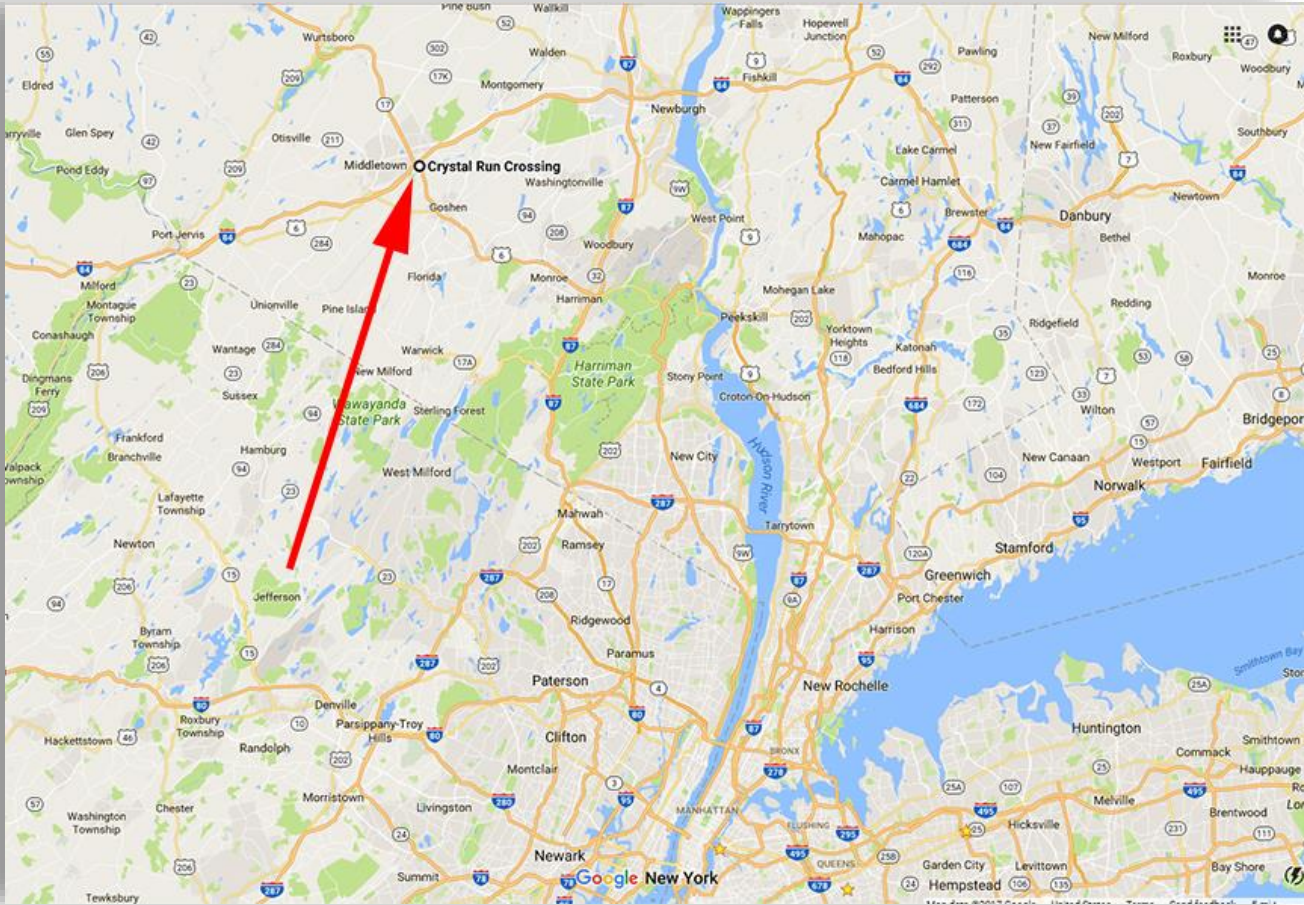




# Middletown NY 2 Acre Pad Site

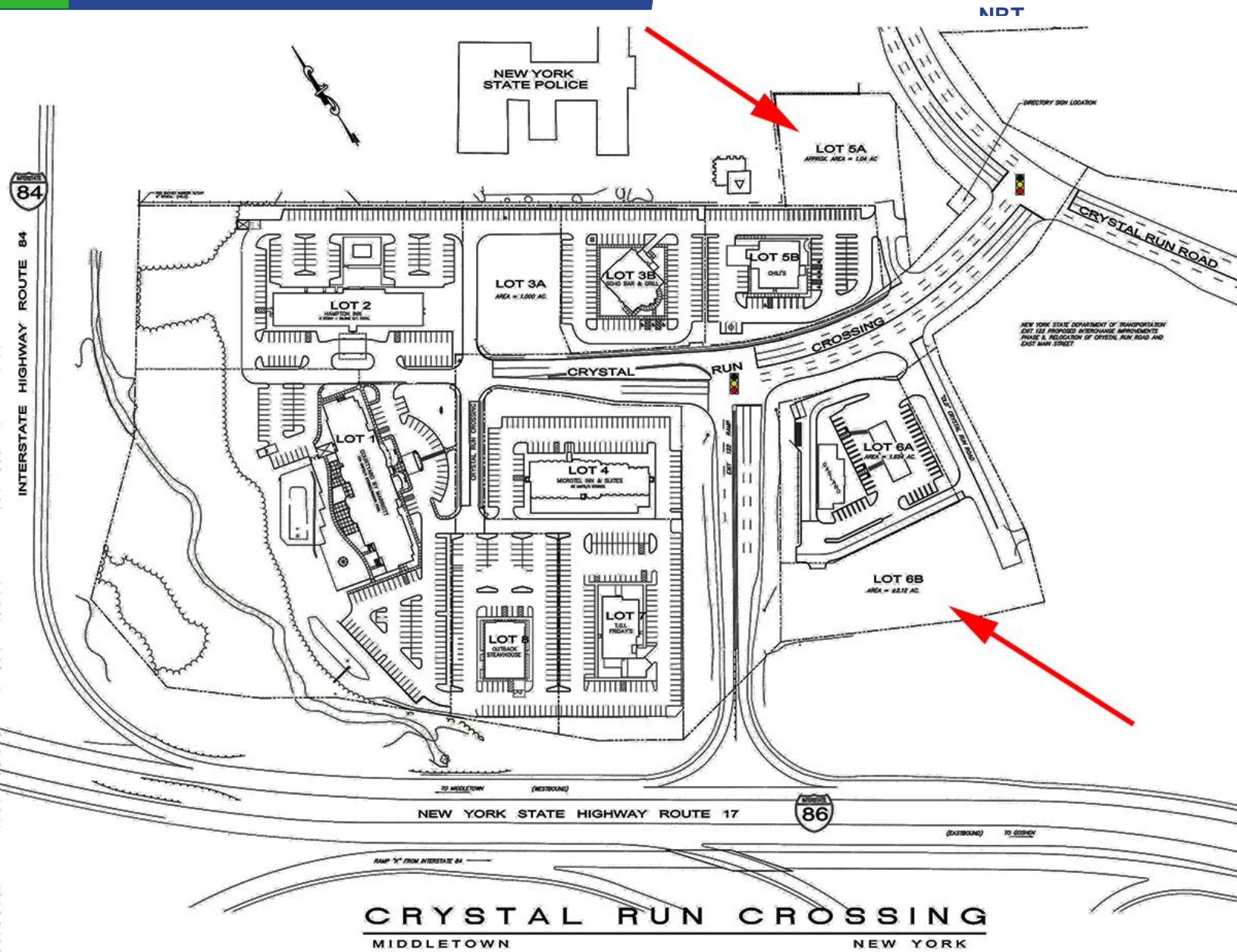


NRT





# Middletown NY 2 Acre Pad Site

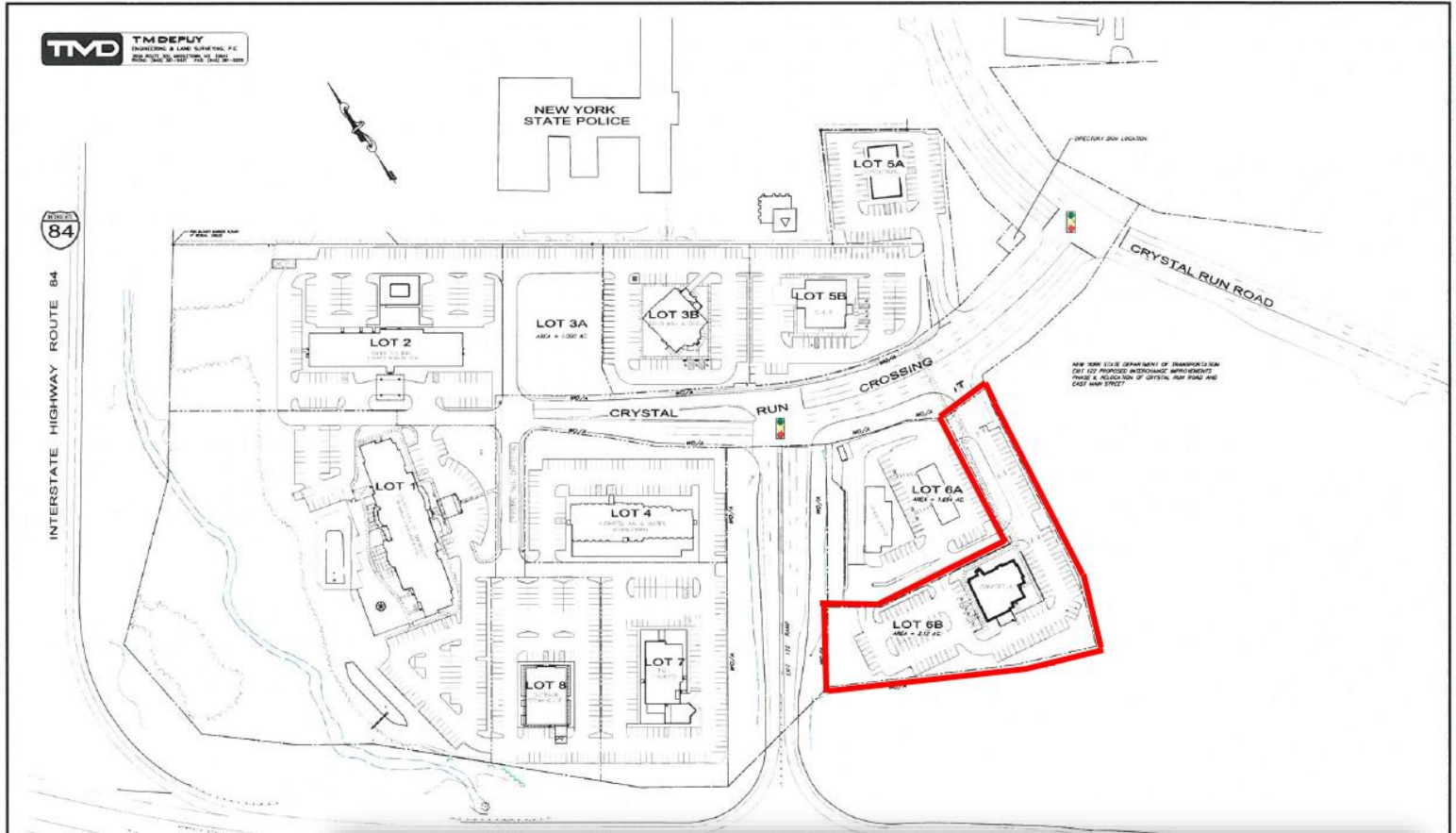


Crystal Run Crossing is a 17 Acre Development  
Two Parcels Remain Available for Development  
Parcel 5A of 1 Acre for Restaurant, Retail or Medical  
Parcel 6B is 2 Acres for a Hotel or Office

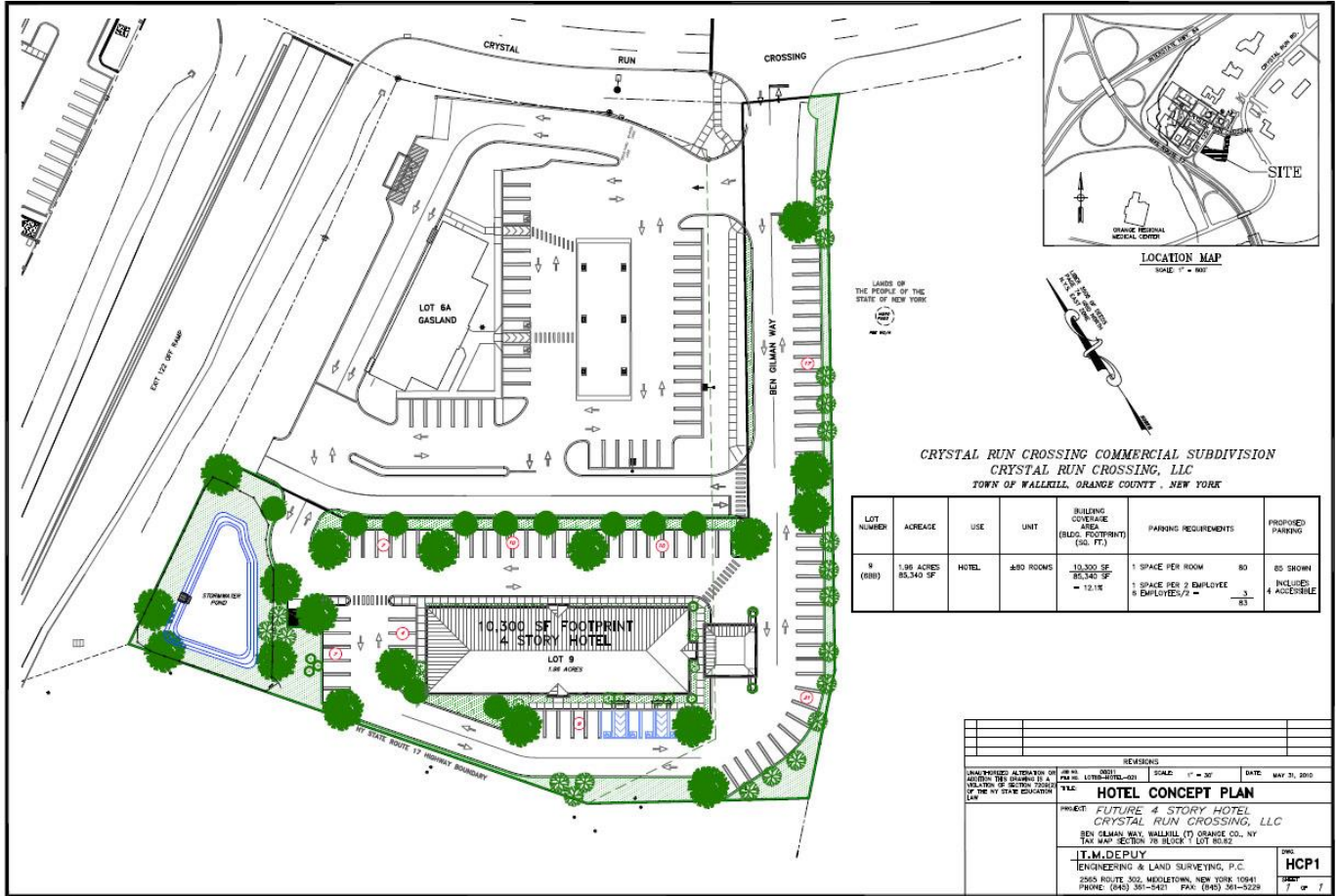


# Middletown NY 2 Acre Pad Site

NRT



## Proposed Layout for a Hotel with Landscaping



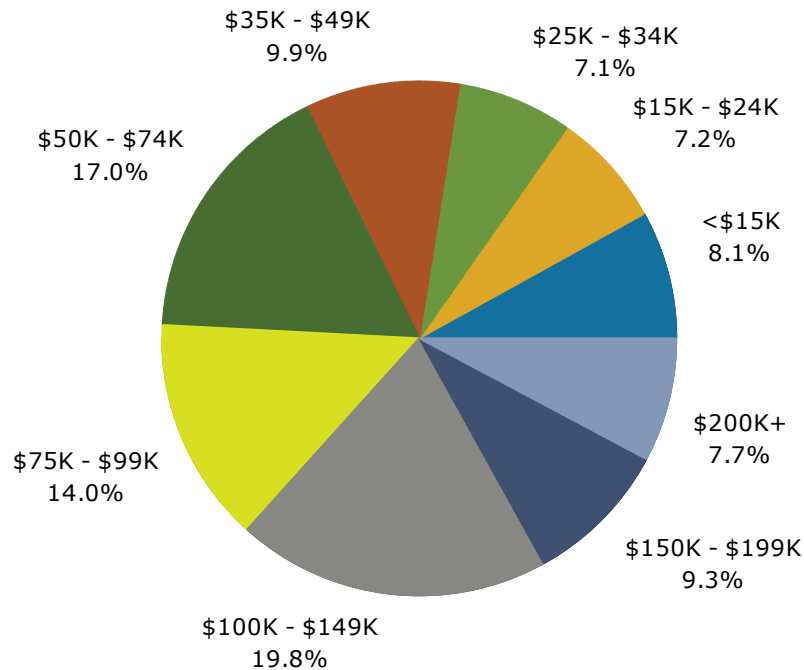
Site will be delivered with appropriate Water, Sewer, Electric and Gas Services

## DEMOGRAPHICS

Data for all businesses in area	5 miles	10 miles	20 miles
Total Businesses:	3,250	5,372	16,161
Total Employees:	46,080	67,807	181,112
Total Residential Population:	67,169	130,974	454,380
Employee/Residential Population Ratio (per 100 Residents)	69	52	40

	Population	Average Household Income	Median Household Income
5 Mile Radius	67,169	\$ 87,156	\$ 67,139
10 Mile Radius	130,974	\$ 97,125	\$ 77,235
20 Mile Radius	454,380	\$ 96,694	\$ 76,016

### 2017 Household Income





## CONTACT INFORMATION

For more information, please contact:

**Paul G. W. Fetscher CCIM CRX CLS**

Senior Commercial Real Estate Advisor

**COLDWELL BANKER COMMERCIAL NRT**

One Huntington Quadrangle Suite 1C07

Melville, NY 11747

Phone: 516-889-7200

Text: 516-984-7272

**PaulF@CBmoves.com**

**Marian C. Conde**

Licensed Real Estate Agent

**COLDWELL BANKER COMMERCIAL NRT**

One Huntington Quadrangle Suite 1C07

Melville, NY 11747

Phone: (631) 638-6158

Fax: (631) 236-1461

Mobile: (516) 474-7199

**Marian.Conde@CBmoves.com**



## CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential tenant in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the owner.

The projections and information contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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.