



# Mid Valley Mall

Route 32 (N. Plank Rd) & Gidney Ave  
39-47 N. Plank Rd  
Newburgh, NY 12550

Center Type: Community  
GLA: 244,378  
Parking Spaces 1,376

Leasing Contact

**Jordan Leon**

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## PROPERTY HIGHLIGHTS

- Highest trafficked shopping center in a 15-minute radius with 2.2M annual visits.
- Anchored by newly renovated Market 32, the dominant grocer in Newburgh.
- Co-anchored by Planet Fitness, Citi-Trends and Dollar Tree.
- Located directly off of I-84 with a traffic count of 76,000 VPD.
- Jr. Anchor opportunities and proposed pad sites available.

## DEMOGRAPHICS

|               | 1 MI     | 3 MI     | 5 MI     |
|---------------|----------|----------|----------|
| POPULATION    | 8,231    | 56,902   | 104,794  |
| HOUSEHOLDS    | 2,927    | 19,722   | 37,284   |
| AVG HH INCOME | \$83,164 | \$79,862 | \$91,858 |

## MAJOR TENANTS





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### AVAILABLE SPACES

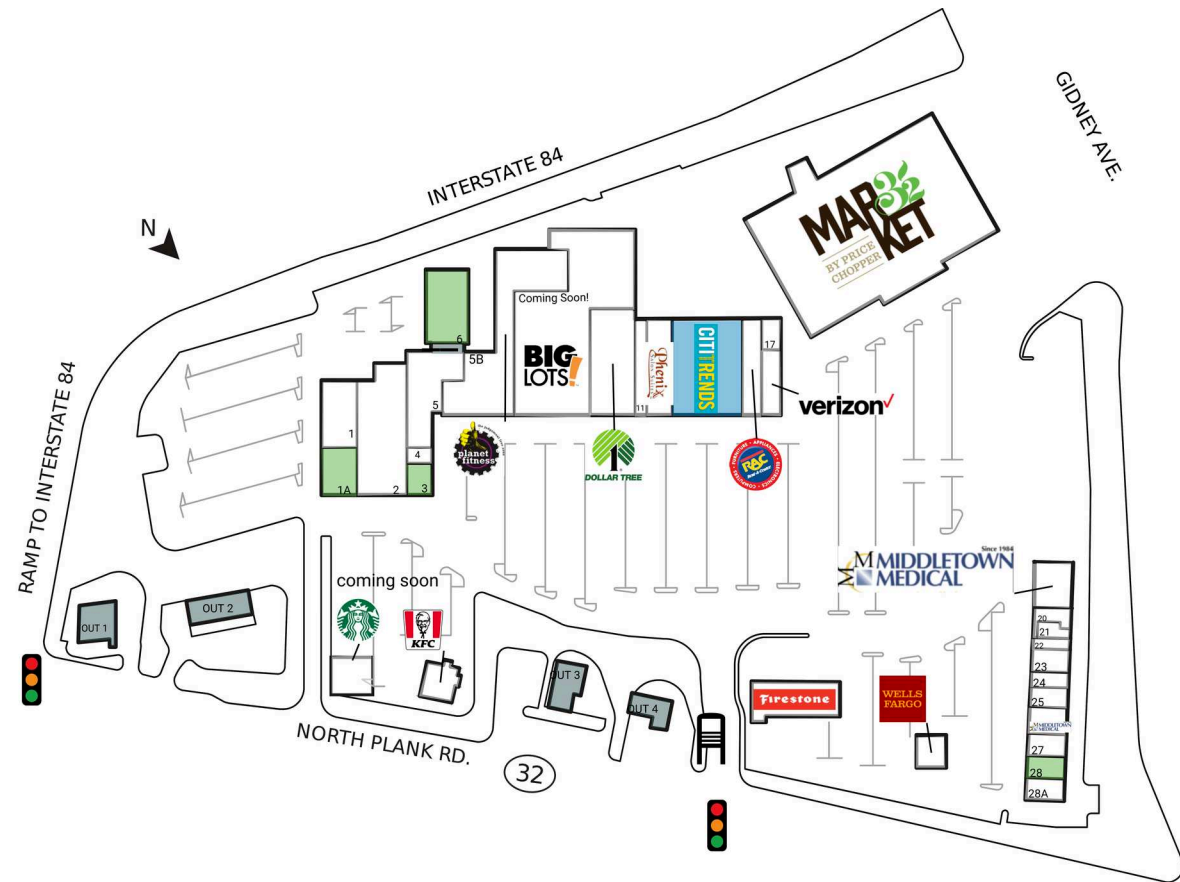
|    |          |
|----|----------|
| 1A | 3,057 SF |
| 3  | 2,000 SF |
| 6  | 7,581 SF |
| 28 | 2,000 SF |

### COMING AVAILABLE

|    |           |
|----|-----------|
| 13 | 16,500 SF |
| 14 | 3,600 SF  |
| 28 | 2,000 SF  |

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



### CURRENT TENANTS

|    |                            |           |       |                                  |           |     |                        |          |
|----|----------------------------|-----------|-------|----------------------------------|-----------|-----|------------------------|----------|
| 1  | Capri School of Beauty     | 6,484 SF  | 13    | Citi Trends                      | 16,500 SF | 23  | Mid-Valley Laundromat  | 2,040 SF |
| 2  | Mid Valley Wine & Liquor   | 15,116 SF | 14    | Rent-A-Center                    | 3,600 SF  | 24  | Exclusive Dry Cleaners | 1,500 SF |
| 4  | Blend Smoothie & Salad Bar | 840 SF    | 15-16 | Verizon Wireless                 | 2,656 SF  | 25  | Fantastic Cuts         | 1,650 SF |
| 5  | DSI Newburgh Dialysis      | 8,742 SF  | 17    | Great Wall Chinese Restaurant    | 1,750 SF  | 26  | Middletown Medical     | 2,440 SF |
| 7  | Planet Fitness             | 22,000 SF | 18    | Market 32                        | 73,863 SF | 27  | Downtown Bagels        | 1,828 SF |
| 9  | Big Lots                   | 35,595 SF | 19    | Middletown Medical               | 4,500 SF  | 28A | Sushi Village          | 2,000 SF |
| 10 | Dollar Tree                | 10,000 SF | 20    | New York Eyewear                 | 1,360 SF  | 29  | Wells Fargo            | 2,300 SF |
| 11 | Planet Pizza               | 2,470 SF  | 21    | Kimmy Glamour Nail Spa           | 1,700 SF  | 30  | Firestone              | 6,800 SF |
| 12 | Phenix Salon Suites        | 6,000 SF  | 22    | Raji's Threading & Waxing Studio | 1,000 SF  | 30A | Starbucks              | 2,600 SF |
|    |                            |           |       |                                  |           | 31  | KFC                    | 2,250 SF |