



Mid Valley Mall

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

Center Type: Community
GLA: 254,228
Parking Spaces 1,376

Leasing Contact

Josh Dreyer

888-834-7004

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PROPERTY HIGHLIGHTS

- **Dominant Retail Destination:** Highest trafficked shopping center within a 15-minute radius, attracting approximately 2.2 million annual visits.
- **Grocery Anchor:** Anchored by the newly renovated Market 32, the dominant grocer serving the Newburgh trade area.
- **Strong Co-Tenancy:** Co-anchored by Planet Fitness, Citi Trends, and Dollar Tree, creating a strong daily-needs retail mix.
- **Prime Interstate Access:** Located directly off I-84 with exposure to approximately 76,000 vehicles per day.
- **Expansion Opportunities:** Junior anchor spaces and proposed pad sites available for additional retail growth.

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 ● Coming Available

AVAILABLE SPACES

- 1A 3,057 SF
- 3 2,000 SF
- 6 7,581 SF
- 9 35,595 SF
- 14 3,600 SF
- 28 2,000 SF

COMING AVAILABLE

- 13 16,500 SF



CURRENT TENANTS

1	Capri School of Beauty	6,484 SF	13	Citi Trends	16,500 SF	24	Exclusive Dry Cleaners	1,500 SF
2	Mid Valley Wine & Liquor	15,116 SF	15-16	Verizon Wireless	2,656 SF	25	Fantastic Cuts	1,650 SF
4	Blend Smoothie & Salad Bar	840 SF	17	Great Wall Chinese Restaurant	1,750 SF	26	Middletown Medical	2,440 SF
5	DSI Newburgh Dialysis	8,748 SF	18	Market 32	73,863 SF	27	Downtown Bagels	1,828 SF
7	Planet Fitness	22,000 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
			23	Mid-Valley Laundromat	2,040 SF	31	KFC	2,250 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.