



NEWBURGH MALL

1401 Route 300, Newburgh, NY 12550

A Reimagined Regional Retail Destination in the Heart of the Hudson Valley



Newburgh Mall represents a rare and compelling opportunity to join one of the most significant retail transformations in the Hudson Valley. Located on Route 300 in the Town of Newburgh at the convergence of I-87, I-84, and Route 17K the property sits at Orange County's most strategic retail crossroads, drawing shoppers and commuters from across the region.

Ownership is executing a comprehensive redevelopment of the former enclosed mall into a modern open-air strip center with individual storefronts, new façades, and a fresh national tenant lineup. Resorts World Hudson Valley Casino which opened following a \$50 million renovation anchors the property and serves as a powerful round-the-clock traffic driver. Planet Fitness, Harbor Freight, and O'Reilly Auto Parts have all recently opened, occupying newly built-out storefronts as part of the center's transformation.

With limited modern retail supply across Orange County and Route 300 functioning as the primary north-south retail corridor connecting Newburgh to surrounding communities including New Windsor, Cornwall, Washingtonville, and Monroe, demand for well-located space at this property is strong. The regional trade area draws from a broad population base, with over 94,000 residents within 5 miles and the property itself draws 3M+ annual visits, driven by Resorts World Hudson Valley Casino and a growing lineup of national retailers.

With flexible space options ranging from 9,000 SF to 250,000 SF, Newburgh Mall is ideal for national and regional operators seeking a high-visibility Hudson Valley location with strong demographics, committed co-tenancy, and aggressive deal terms for the right tenants.

HIGHLIGHTS

- Comprehensive Redevelopment – Former Enclosed Mall Transformed into Modern Open-Air Strip Center
- Anchored by Resorts World Hudson Valley Casino – \$50M Renovation, Round-the-Clock Traffic
- 3,000,000+ Annual Visits – One of the Hudson Valley's Highest-Traffic Retail Destinations
- Planet Fitness, Harbor Freight & O'Reilly Auto Parts – All Recently Opened
- Positioned at the Convergence of I-87, I-84 & Route 17K – Orange County's Primary Retail Crossroads
- Limited Modern Retail Competition in Orange County – Strong Demand from National Retailers
- Flexible Configurations: 9,000 SF – 250,000 SF
- Aggressive Deal Terms for Qualified Tenants



Property Details

SPACE DETAILS

	TOTAL RETAIL AVAILABLE	249,000 SF
	AVAILABLE IN-LINE SPACE	240,000 SF
	AVAILABLE OUTER PARCE	9,000 SF
	MAXIMUM CONTIGUOUS	240,000 SF
	MINIMUM DIVISIBLE	9,000 SF
	LEASE RATE	TBD
	2026 NNN EST	\$5.30 SF



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
 2029 Proj. Population	4,320	39,108	94,470
 Median House Value	418,907	380,824	420,570
 Average HH Income	\$114,400	\$105,755	\$107,770
 2029 Proj. Household	1,700	14,300	33,600
 Average HH Size	2.8	2.75	2.74

Road

Traffic Volume

New York State Thruway	53,000 + VPD
I-84	59,000 + VPD
Union Ave Rt. 300	25,000 + VPD

More Than Brokers, Trusted Partners.

Site Plan & Availabilities

AVAILABILITIES TABLE

Large Box/Anchor
Up To 250,000 SF

MID-BOX RETAIL	42,000 SF
JUNIOR BOX	26,000 SF
SUITE A	20,000 SF
SUITE B	15,000 SF
SUITE C	12,000 SF
SUITE D	9,000 SF



Distance Map

Manhattan, NY

±67 miles



Woodbury Commons

(±17 miles) - 220+ stores - Largest outlet center in NY



West Point Military

(±15.5 miles) - Oldest continuously operating U.S. military service academy

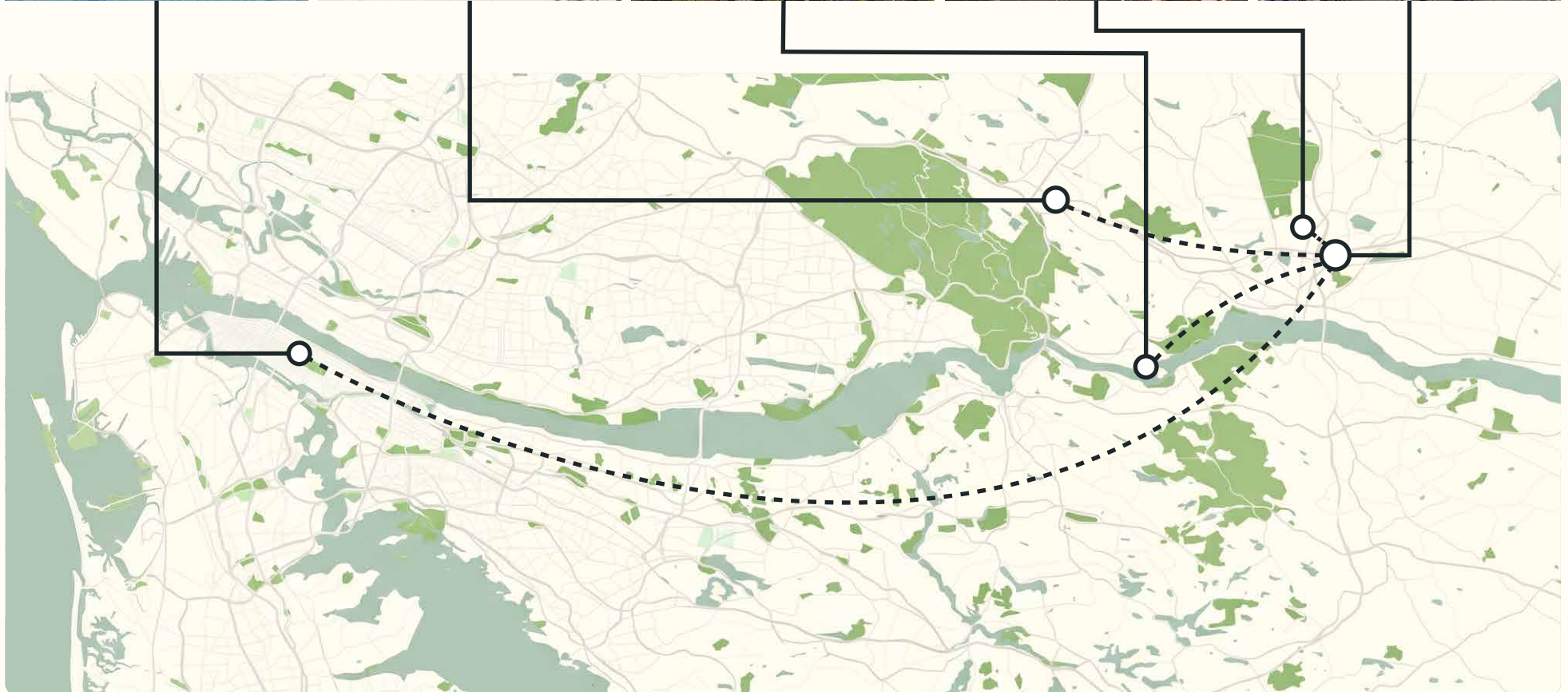


Stewart Intl. Airport

(±3.5 miles) - Port Authority operated - Major cargo & passenger hub for Hudson Valley



Newburgh Mall



Area Highlights

WEST POINT MILITARY ACADEMY - REGIONAL TRAFFIC GENERATOR

Located just 15.5 miles from Newburgh Mall, the United States Military Academy at West Point is the oldest continuously operating U.S. military service academy, founded in 1802. West Point draws year-round traffic from graduations, football games including the historic Army-Navy rivalry, campus tours, and military heritage tourism.

The academy's significant visitor population, combined with military families, cadets, faculty, and staff, creates consistent demand for retail, dining, and service uses throughout the Hudson Valley corridor. West Point's prestigious reputation as the nation's premier leadership institution attracts visitors from across the country, making it a major driver of regional economic activity and tourism.

The proximity to West Point positions Newburgh Mall to capture traffic from this built-in customer base seeking convenient retail and dining options before or after visiting the academy.

WOODBURY COMMON PREMIUM OUTLETS - 14+ MILLION ANNUAL VISITORS

Located just 17 miles south of Newburgh Mall, Woodbury Common Premium Outlets is the largest outlet center in New York State with over 220 stores. Drawing more than 14 million shoppers annually, Woodbury Commons establishes Route 300 as a primary north-south retail corridor connecting the Hudson Valley to one of the most visited shopping destinations in the country.

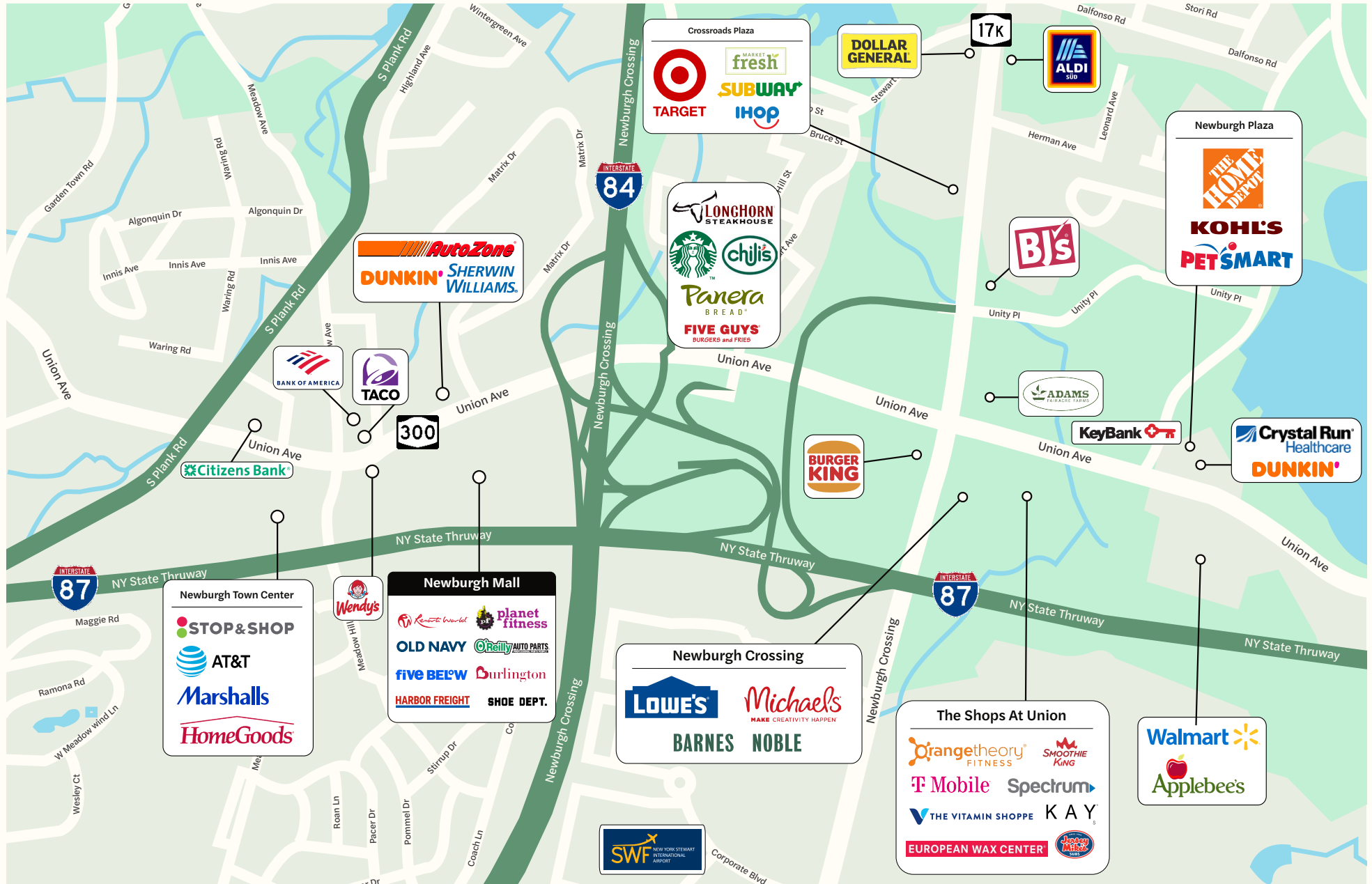
The massive visitor volume traveling through the corridor creates significant spillover demand for complementary retail, dining, and entertainment uses. Shoppers traveling to and from Woodbury Commons represent a built-in customer base seeking convenience stops, meal options, and additional retail experiences along their route.

Newburgh Mall's position on this heavily-traveled corridor allows it to capture traffic from domestic and international tourists who make Woodbury Commons a destination, further strengthening the property's regional draw and tenant appeal.

Property Photos + Rendering



Market Aerial



PREMIER REDEVELOPMENT. REGIONAL DESTINATION. EXCEPTIONAL

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