

# Patriot Plaza

176 Windsor Highway, New Windsor, New York 12553

**15,000 SF Hudson Valley Freestanding Building for Lease**

**50,000 SF Buildable Development Site**



## Property Highlights

Patriot Plaza is a 15,000 sf center located on Route 32 at Union Avenue, with room to expand! The center is situated in the middle of the Newburgh/Vail's Gate Retail Corridor. Patriot Plaza is part of the Patriot Ridge master planned community that contains 102 homes built by AVR with approximately 178 in planning stages.

## Property Details

- No columns
- 101 parking spots
- Sits on the corner of Rt. 32 and 69 with ADT of 14,418 and 7,572 respectively
- 3 frustration free entry points and signalized intersection

## Demographics

### The 2026 population projection

- 1 mile: 7,000 people
- 3 miles: 60,000 people
- 5 miles: 100,000 people
- Average Household Income: \$117,000
- The population growth in a 1-mile radius was nearly 8% since the last census!

### Children 0-4

- 3 mile: 4300
- 5 mile: 6600

## Leasing Contact:

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AVR REALTY  
COMPANY

## PROPERTY PHOTOS





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## LOCATION MAP

