

Campbell Plaza

125-157 Dolson Ave, Middletown NY 10940



2,700 SF Available

David Townes

Managing Director

+1 917 993 5515

david.townes@jll.com



Property Location

- » Prime retail location in Orange County, NY
- » High traffic grocery anchored neighborhood center
- » Situated at signalized intersection on busy Dolson Ave (19,250 VPD)
- » Access via route 6 and I-84
- » Anchored by high-volume Shoprite Supermarket



Property Details

- » Shopping center GLA: 136,000 SF
- » 2,700 SF
- » Asking Rent: Upon Request



Neighboring Tenants



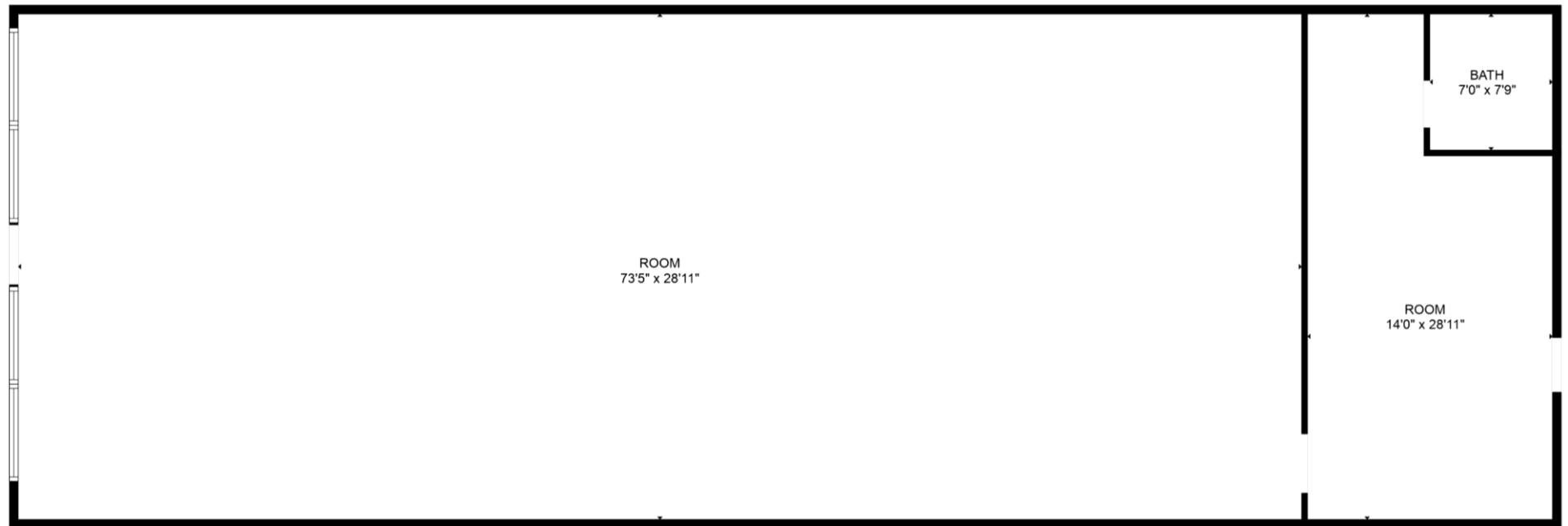
125-157 Dolson Ave, Middletown NY 10940



Store 30 – 2,700 SF



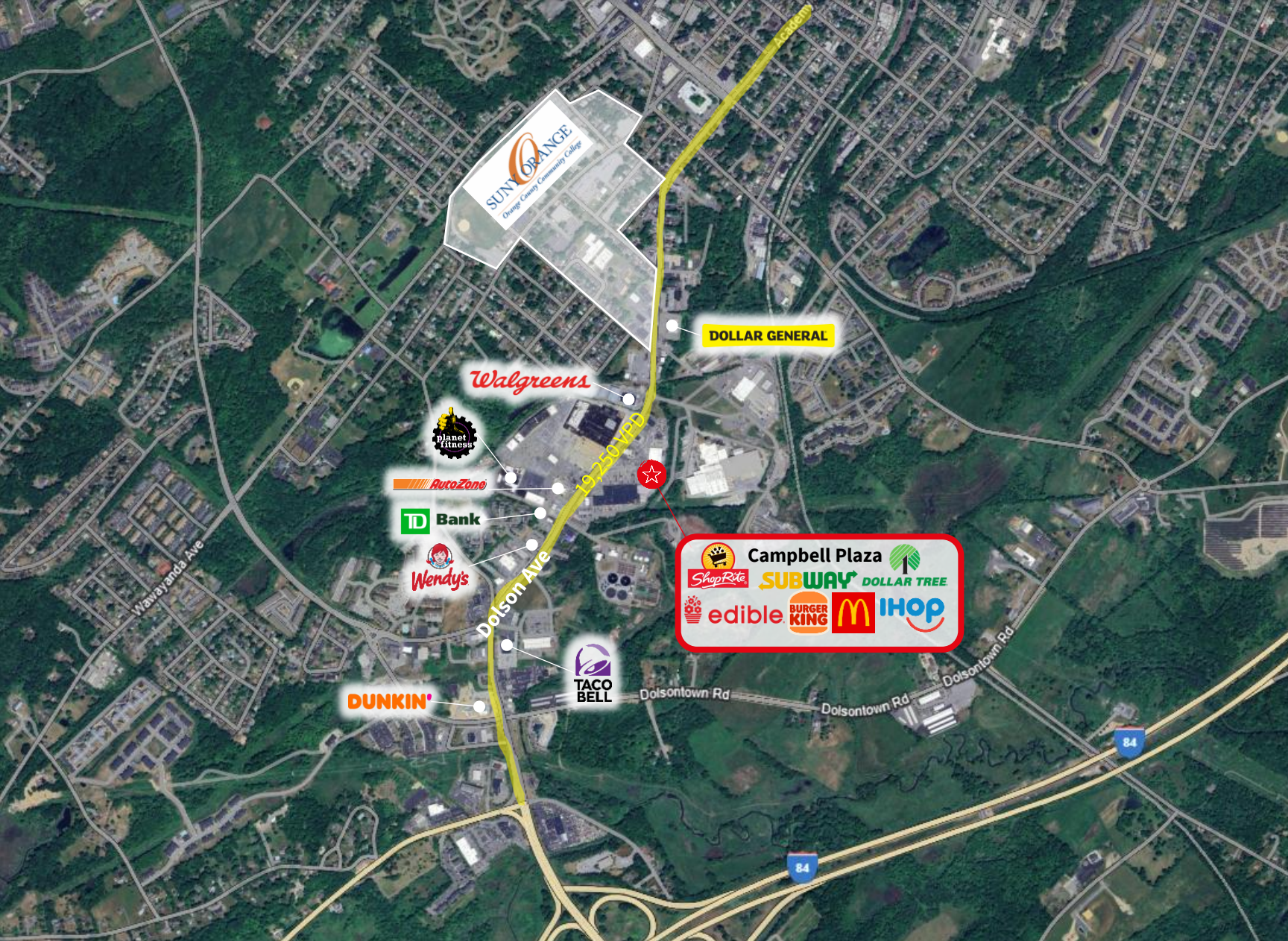
Floor Plan – 2,700 SF



Site Plan

Store #	Store	SF
1	North End Auto Repair	6,000
2-6	First Steps	5,450
7	Yes Beauty Supply	5,775
8-10	 Dollar Tree	9,650
11-12	Hudson Valley Liquors	3,750
13	Vilma Home Decor	1,850
14	 H&R BLOCK	2,000
15	Quick Cash	1,200
16	 SUBWAY	1,840
17	Chinatown Restaurant	1,200
18	LA Nail Salon	1,200
19	 T-Mobile	2,160
20	Cell Phone for Less	1,600
21	Dutch Girl Dry Cleaners	1,600
22	Landlords Office	2,500
23	Kung Fu Tea	1,185
24	Buttercup Jewelry	1,200
25	Mr. Washy Washy	2,300
26	CP Downtown Bagels	2,000
27	Brother Bruno's Pizza	2,170
28	 Shoprite	65,489
29	House of Birria	3,592
30	Available	2,700
31	Ultimate Spectacle	1,840
32	Stella's Tattoo Studio	1,050
33A	Classy Cuts	1,675
33B	Kasual Kutie	1,360
34	Grandma's Attic Finds	1,000
35-36	Body Oils NY	1,860
37	Holy Cow Burger	1,650
38	 THE UPS STORE	1,500





Demographics



44,520

Population



\$70,584

Med. HH Income



25,632

Employees



3,211

Businesses

For more information contact:

David Townes
Managing Director
Direct: +1 973 829 4678
Mobile: +1 917 993 5515
david.townes@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

Demographics taken within 3 miles
Source: CoStar 2024