

Campbell Plaza

125-157 Dolson Ave, Middletown NY 10940



860 & 1,850 SF Available

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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
- » Store 13 – 1,850 SF
- » Store 35 – 860 SF
- » Asking Rent: Upon Request

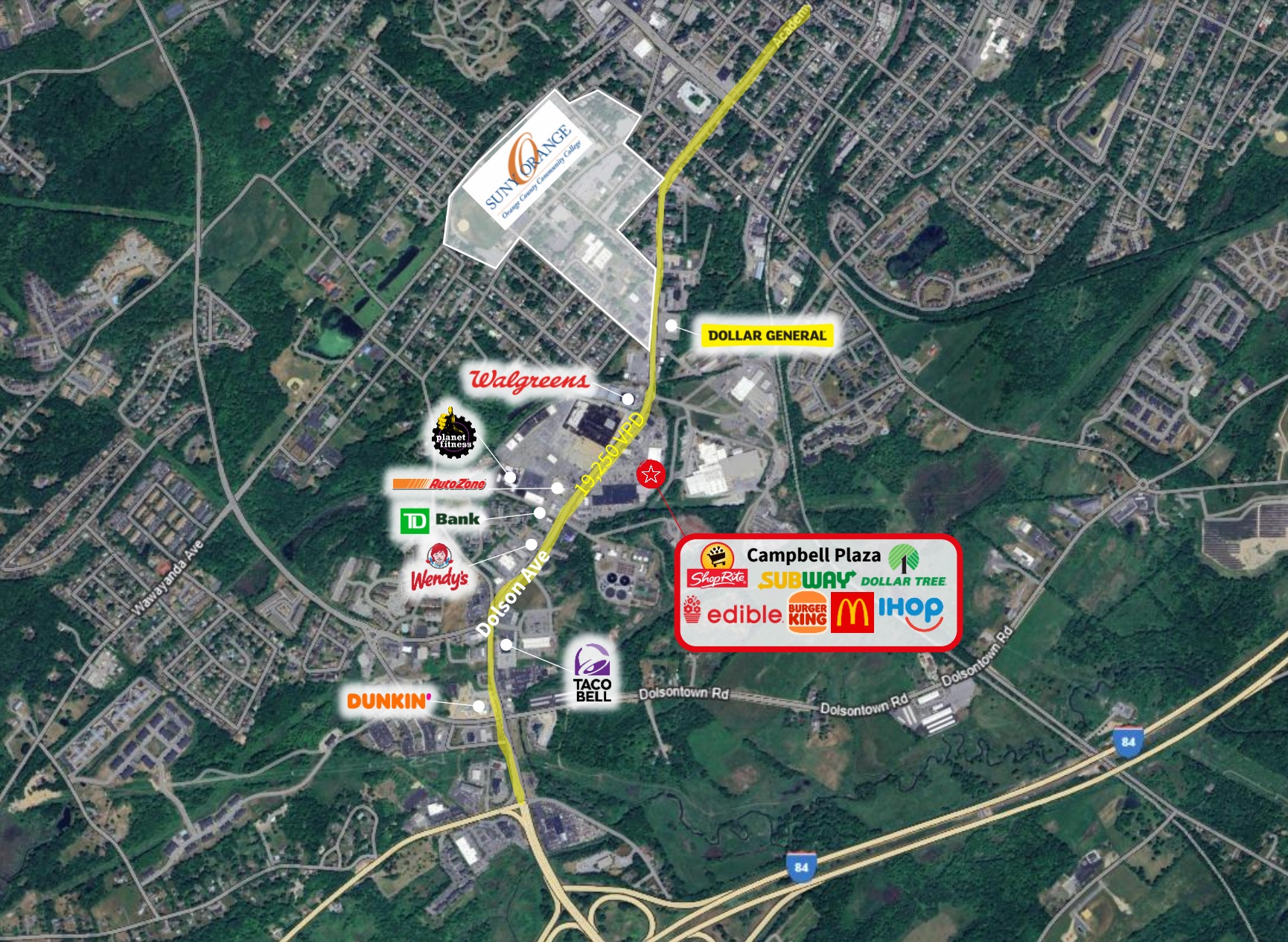
Neighboring Tenants



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	Available	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	500
22A	Allstate	1,000
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	Appliances 4 Less	2,700
31	Ultimate Spectacle	1,840
32	Stella's Tattoo Studio	1,050
33A	Classy Cuts	1,675
33B	Lincare Inc.	1,360
34	Grandma's Attic Finds	1,000
35	Available	860
36	Love at First Sight	1,000
37	Holy Cow Burger	1,550
38	THE UPS STORE	1,550





Demographics



44,520
Population



\$70,584
Med. HH Income



25,632
Employees



3,211
Businesses

For more information contact:

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Demographics taken within 3 miles
 Source: CoStar 2024