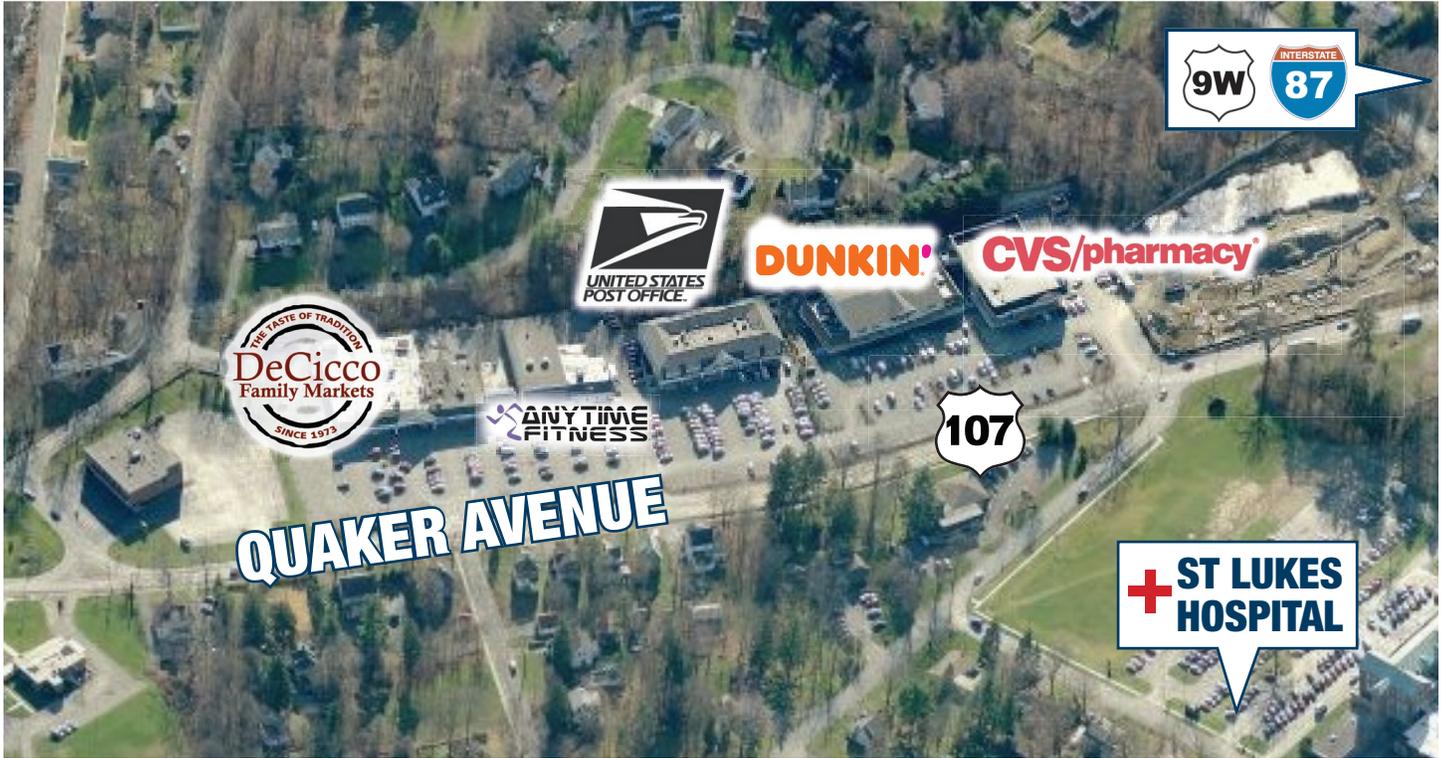




Philips International is a premier leader and innovator in the real estate industry.

CORNWALL PLAZA | CORNWALL, NEW YORK



PROPERTY OVERVIEW

- Cornwall Plaza is located on Quaker Avenue in the heart of Cornwall, just east of Route 9W
- Only shopping center in Cornwall directly across the street from St. Luke's Hospital

DAILY TRAFFIC COUNTS	
▪ Route 9W	16,450 VPD
▪ Route 32	18,800 VPD

DEMOGRAPHIC INFORMATION	
▪ Cornwall	54,510
▪ Primary Trade Area	\$93,005
▪ Average HH Income	21,574

AREA BUSINESSES (PARTIAL LIST)	
▪ Key Food	▪ Cornwall Hospital
▪ Merritt Florist	▪ Laundromat
▪ US Post Office	▪ Leo's Pizza Restaurant
▪ Travel Agency	



CONTACT: Michael Robbins | T: 212-951-3828 | F: 212-545-1355 | mrobbins@pihc.com



CORNWALL PLAZA | CORNWALL, NEW YORK

Professional (Office) and Retail Space Available



10/22

PROPERTY BUSINESSES (PARTIAL LIST)

First Floor

- 1. Decicco Family Market
- 2. Chinese Restaurant
- 3. **Available 1,225 sf**
- 4. Pizza Restaurant
- 5. **Available 2,400 sf**
- 6. Anytime Fitness
- 7. US Post Office
- 8. Dance Studio
- 9. Jewelry Store
- 10. Liquor
- 11. Travel
- 12. Smoke Shop

Second Floor

- 201. Hair Salon/Spa
- 202. **Available 700 sf**
- 203-206. Boeing
- 207. **Available 1,300 sf**
- 208. Attorney Office
- 210. **Available 600 sf**

CONTACT: Michael Robbins | T: 212-951-3828 | F: 212-545-1355 | mrobbins@pihc.com

All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.

