

## Highly Visible, Centrally Located PAD SITE FOR LEASE

Regional Location, Adjacent to the Metropolitan NYC Market  
**Crystal Run Crossing, Middletown, NY**



### Property Highlights:

- Approval to build up to +/-4,500 SF free-standing retail building with a drive-thru on +/- 1 acre of land
- Can divide for two (2) tenants
- Last remaining parcel of land in this development comes with municipal water, sewer, storm, gas and electric with zero lot lines
- Reciprocal easement agreements that will maximize the density of the specific project while ensuring adequate parking, landscaping and convenience.
- 100,000+ daily vehicle traffic with outstanding visibility
- Direct access to interstate highways
- Within the vicinity of the future Legoland, NY, a 500-acre theme park resort scheduled to open in 2021
- 26 miles south of the newly opened Resorts World Catskill casino complex

For more information or to view this property, contact 914.422.0100

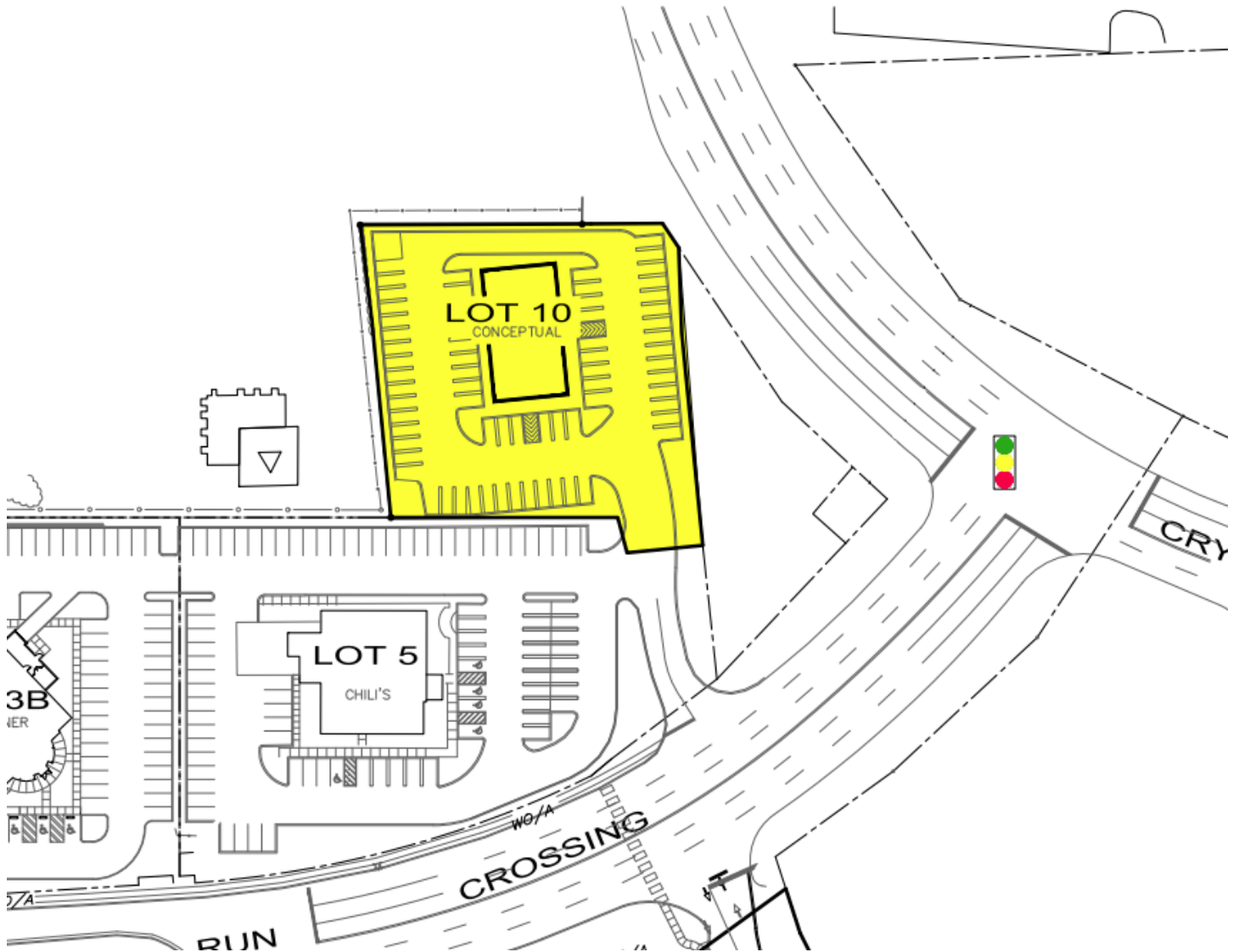
David Richman at x 13 or [David@Rakowgroup.com](mailto:David@Rakowgroup.com)

Michael Litsky at x 15 or [MLitsky@RakowGroup.com](mailto:MLitsky@RakowGroup.com)

Cristian Castro at x 20 or [Cristian@RakowGroup.com](mailto:Cristian@RakowGroup.com)

10 New King Street, White Plains, NY 10604 | [RakowGroup.com](http://RakowGroup.com)

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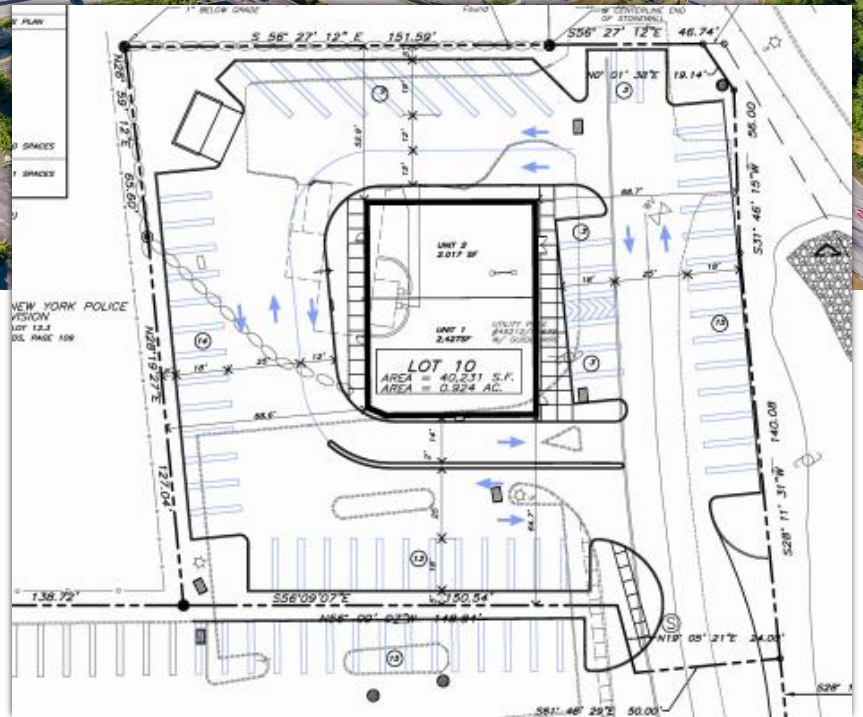
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