AVAILABLE: 4,000 SF (40' x 100') - Divisible

CO-TENANTS: Walgreens, Tonayan Mexican Restaurant (Opening Soon), Starbucks, Happy Belly Kitchen, H&R Block and Airmont Unisex Salon

NEIGHBORING RETAILERS: Walmart, ShopRite, Citibank, AT&T, Club Pilates, Chase Bank, Dunkin' Donuts, Burger King, Sterling National Bank, European Wax Center, T-Mobile, Dykes Lumber Company, Subway, Wendy's, USPS, The Goddard School, Planet Fitness, Trustco Bank and many more

TRAFFIC COUNTS: 26,718 Cars per Day Along North Airmont Road 17,807 Cars per Day Along Route 59

ADDITIONAL INFORMATION: • 32,000 SF GLA Shopping Center • Located on the Corner of Route 59 and Airmont Road • 190 Parking Spaces • Great Location at Exit 14B of the NYS Thruway (I-287/87)

RENT: Call For Details

CAM/TAXES: $13.00/SF

AREA DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>7,197</td>
<td>81,446</td>
<td>195,702</td>
</tr>
<tr>
<td>Avg. HH Income</td>
<td>$137,869</td>
<td>$120,312</td>
<td>$128,825</td>
</tr>
</tbody>
</table>

For More Information, Please Contact:

Jeanine Kemm – Ext. 111
Jeanine@RoyalPropertiesInc.com

David Landes – Ext. 104
David@RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.