

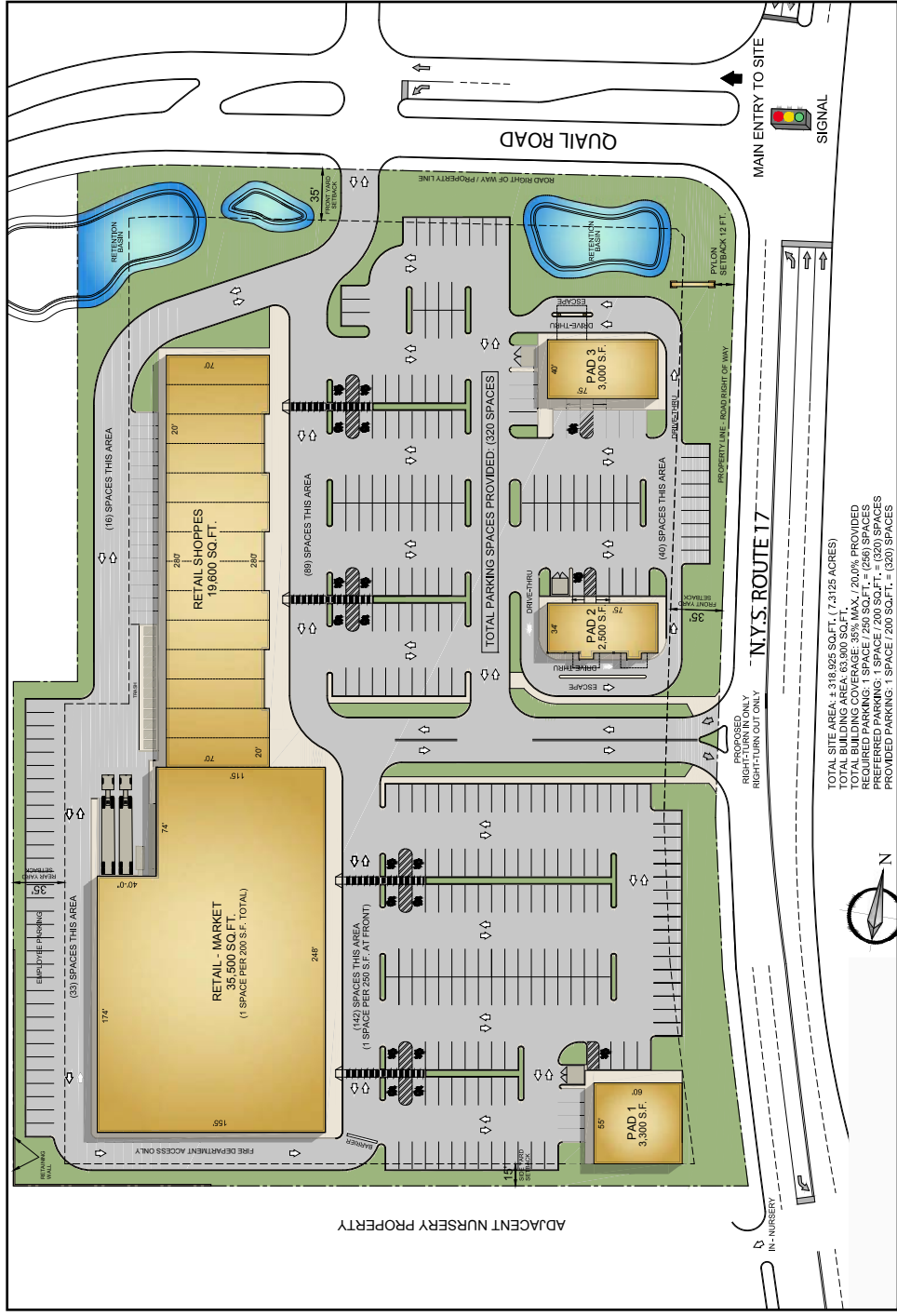
Drive Time

10 Min
19,689
7,806
\$130,151

15 Min

Population
Households
Average HH Income

100,321
33,631
\$148,414



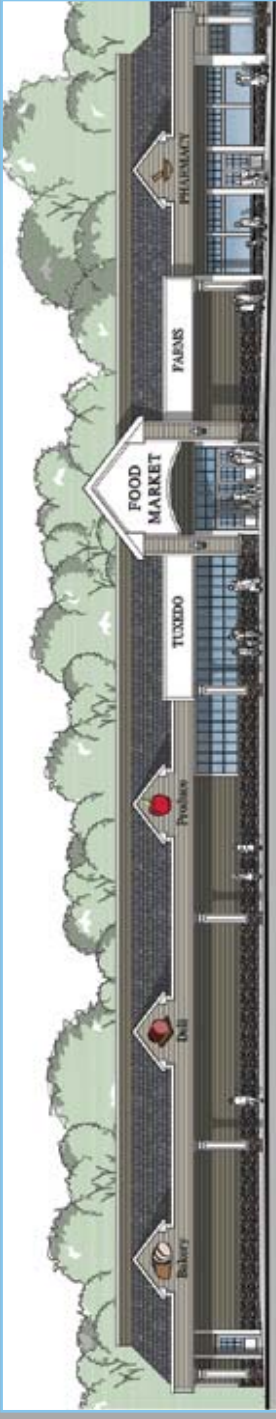
TOTAL SITE AREA = 318,925 SQ.FT. (7.3125 ACRES)
TOTAL BUILDING AREA = 63,900 SQ.FT.
TOTAL BUILDING COVERAGE = 36% MAX. / 20.0% PROVIDED
TOTAL PAVED AREA = 10,700 SQ.FT. / 3.35% PROVIDED
PREFERRED PARKING: 1 SPACE / 200 SQ.FT. = (320) SPACES
PROVIDED PARKING: 1 SPACE / 200 SQ.FT. = (320) SPACES



Tuxedo, New York

Tuxedo Farms Shopping Center

New Retail on Orange Tpk/Route 17

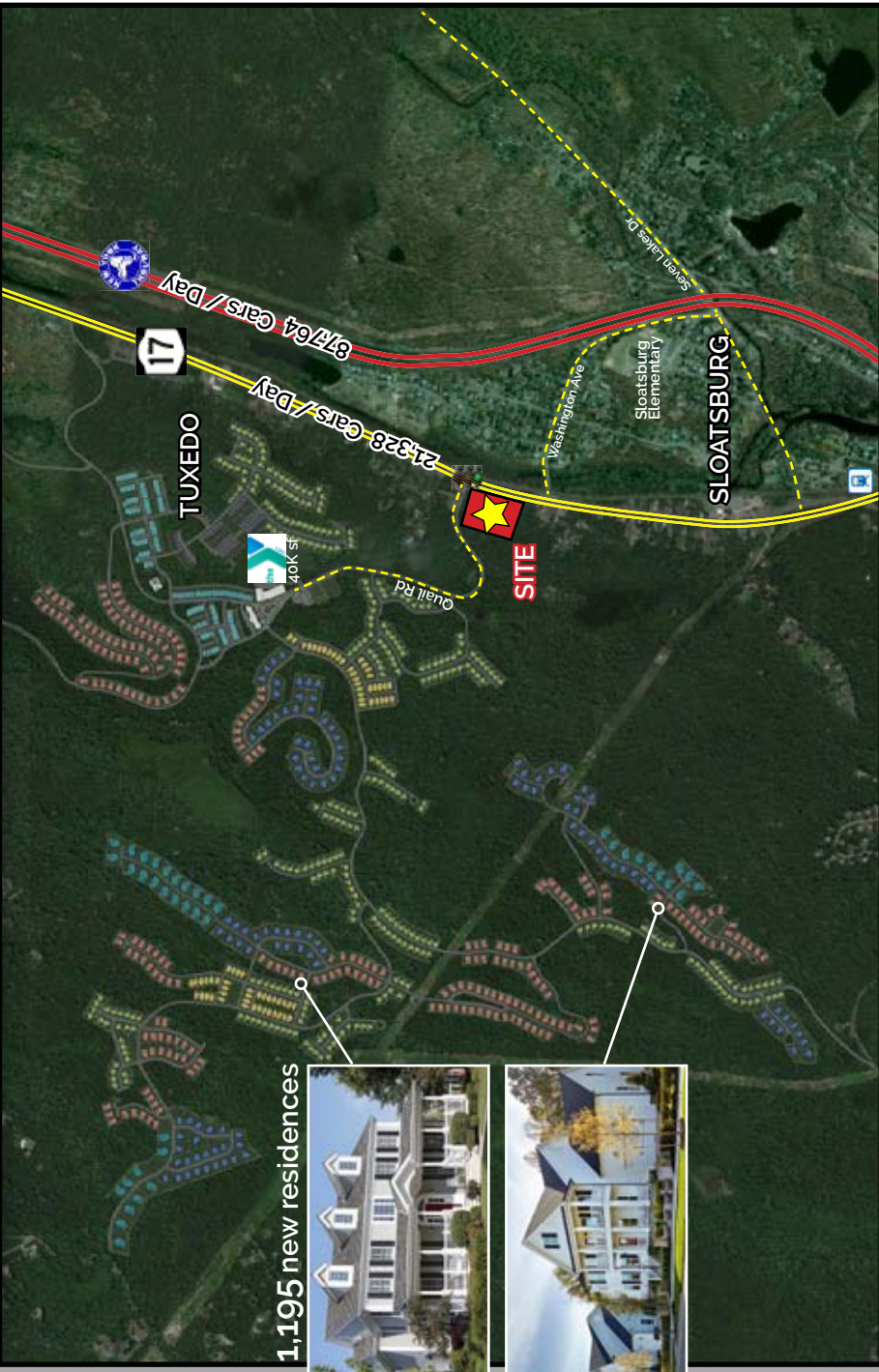


Available: 35,500 sf Grocery Anchor Position
Pad Sites & Small Shops - Various Sizes

Description: Village center at the entrance to Related's 800-acre residential development, Tuxedo Farms. Directly adjacent to 1,195 homes and a new 40,000 sf state-of-the-art YMCA.

Traffic count: 21,328 vehicles per day on Orange Tpk / Rt 17

Easy Access: Signalized intersection entrance & direct access from Rt 17



1,195 new residences



WELCO REALTY, INC. • 2525 Palmer Avenue, New Rochelle, NY 10801 • T (914) 576-7500 / Fax: 7596 • www.welcorealty.com

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications.

Tuxedo Farms 199 Orange Turnpike



ABOUT TUXEDO FARMS

Tuxedo Farms is located 35 miles from Manhattan in the historic town of Tuxedo, NY.

Tuxedo Farms' twelve distinct neighborhoods and abundance of amenities have been carefully designed to cohesively complement the unique geographical character of the area. Tuxedo Farms offers the charm of small town living while boasting close proximity to local shops, respected schools, restaurants, recreation and local transit.

- Minutes to Tuxedo and Sloatsburg Metro-North Train Stations
- One-hour to Penn Station and Port Authority
- 36 miles to Midtown Manhattan
- One-hour to Newark Airport
- 45 minutes to Westchester County Airport
- 30,000 square-foot, state-of-the-art YMCA
- 800 acres of preserved open space
- Freshwater lake with swimming dock and beach area
- Community Center with Post Office & Great Hall
- Village Green for social gatherings and community events
- Jitney Service to and from Metro-North Tuxedo Train Station

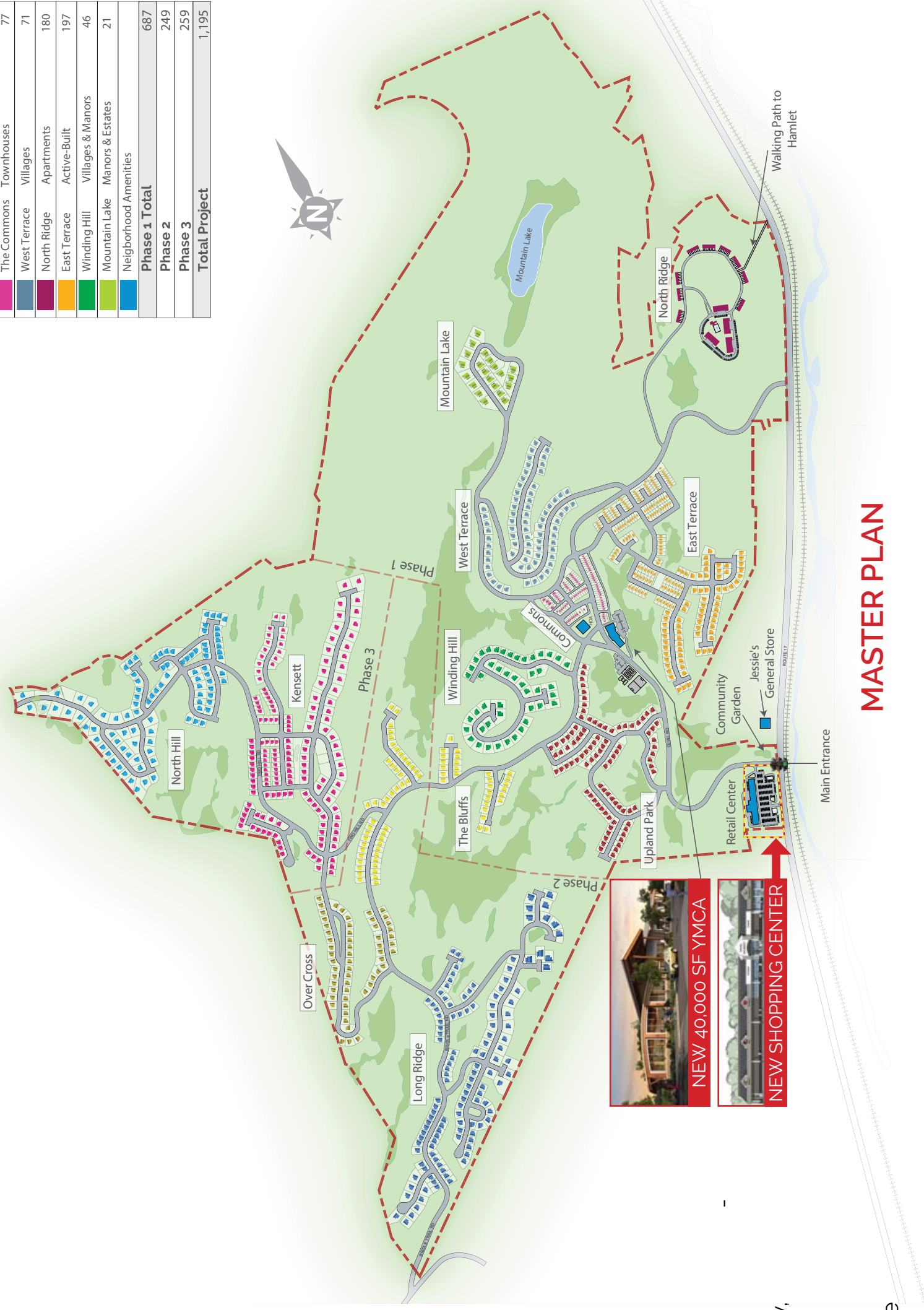
ABOUT RELATED

Related Companies is the most prominent privately-owned real estate firm in the United States.

Formed in 1972, Related is a fully-integrated, highly diversified industry leader headquartered in New York City, and with 9 offices across the U.S.A., Related's real estate portfolio is made up of best-in-class residential, retail, office, mixed-use and affordable properties. Related has developed such preeminent mixed-use projects as Time Warner Center in New York City and CityPlace in West Palm Beach.

Phase 1

Neighborhood	Home Type	# of Homes
Upland Park	Cottages	95
The Commons	Townhouses	77
West Terrace	Villages	71
North Ridge	Apartments	180
East Terrace	Active-Built	197
Winding Hill	Villages & Manors	46
Mountain Lake	Manors & Estates	21
Neighborhood Amenities		
Phase 1 Total		687
Phase 2		249
Phase 3		259
Total Project		1,195



MASTER PLAN