



THE SHOPS AT WOODBURY

11.2

Total Acres

8

Super-Premium Pad Sites

13,700,001

Annual Visitors

Presented By



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

Conveniently located diagonally across from
Woodbury Common Premium Outlets at
6 Locey Lane,
Woodbury, Orange County, New York

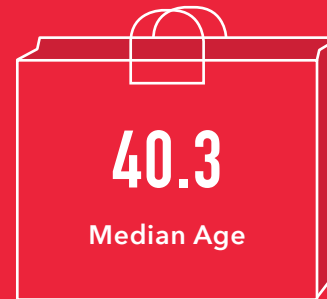


Welcome To Woodbury

Welcome To Global Shopping Wealth

Demographically, Woodbury Common is a sampling of all individual shopper profiles in the world. Consumers and tourists from virtually every community globally flock in to experience what Woodbury offers—and to willfully spend the upper register of their disposable income in the immediate area.

WOODBURY, ORANGE COUNTY, NY DEMOGRAPHICS AT A GLANCE [WITHIN 30 MILES]



THE LOCAL COUNTIES ARE EQUALLY INFLUENTIAL—AND AFFLUENT:

Hudson Valley Population

2.33 million

A Booming Metropolis
Steeped In History

Orange County Population

377,674

The Fastest Growing County
In New York State

INVEST IN THE FUTURE

Just one mile from The Shops at Woodbury, 1,500 residences and 250,000 square feet of commercial space are proposed near the Harriman Metro-North station. This bustling “transit village” area is located in a top-ranked school district and continues to attract commuters and their families. Alongside ongoing highway renovations, the growing Woodbury community proves to be a lucrative trade area for The Shops at Woodbury.



Location Is Luxury

Welcome To The Gateway Of The Hudson Valley

Situated in New York State's premier retail trade area, The Shops at Woodbury will offer an outdoor destination of upscale shopping, dining and entertainment in one of the busiest and fastest-growing corridors of the Northeast. With Orange County drawing millions of visitors each year, this site remains the most highly sought-after in the entire region.

KEY ADVANTAGES AT A GLANCE



50 miles

north of New York City, the most visited metropolis in the United States



Seconds

away from Woodbury Common Premium Outlets, the most prolific retail complex in New York



Intersection

of Rt.17 [1-86] and I-87, the most traveled thoroughfares in Orange County

TRANSPORTATION INNOVATION

The sprawling, meticulously landscaped property will be highly visible and accessible from Routes 17 and 32. The proposed renovation of Exit 131 will direct millions of Woodbury Common visitors directly around The Shops at Woodbury via an access ramp heading southbound toward New Jersey and New York City.

Specifically, this renovation proposes to expand the Route 32 corridor to serve as an efficient distribution road to Route 6 (Leading to the Palisades Parkway and The George Washington Bridge), Interstate 87 (leading to the Tappan Zee Bridge), Route 17 South (New Jersey) and Route 17 West (Sullivan County Casino area). The project will also reconfigure the existing diamond interchange to a partial cloverleaf design that incorporates access to local frontage roads as well as Route 17 (Future I86). The project will also improve the approach to the Harriman Toll Plaza with additional lanes and advanced electronic guide signing.

Vicinity Is Value

The Shops at Woodbury enjoy close proximity to some of the world's most renowned retail and tourist attractions. Every year, millions of people flock to the Hudson Valley with their sights set on world-class shopping, dining, lodging and entertainment experiences.

Woodbury Common A Simon Premium Outlet

Annual Daytime Population

13,700,001

Annual Trade Area Population

11,814,857

The Shops at Woodbury are diagonally positioned across from one of the world's largest contiguous outlet complexes and the country's largest collection of designer outlets, Woodbury Common Premium Outlets (WCPO). As the area's leading shopping destination, WCPO includes retailers and restaurants with the highest sales volume in New York State. WCPO recently completed a \$100 million renovation that included an expansion of 50,000 square feet and the construction of a state of the art four-level parking garage that includes smart park technology.

WOODBURY COMMON PREMIUM OUTLETS AT A GLANCE

900,000

Square Feet Of Space

220

Premium Outlet Stores

4,000

Employees And Growing

1.2 Billion

Estimated Annual Sales

THE FOLLOWING TOURIST ATTRACTIONS ARE ALSO LOCATED
WITHIN MINUTES OF THE SHOPS AT WOODBURY:



New York City

Distance: 50 miles



Legoland (proposed)

Distance: 13 miles



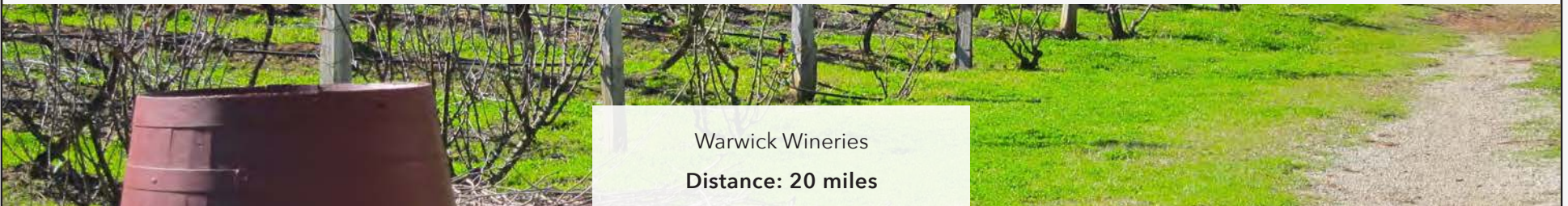
The USMA at West Point

Distance: 10 miles



Bear Mountain State Park

Distance: 10 miles



Warwick Wineries

Distance: 20 miles



Picture The Possibilities

Then Pick Your Pad Site

The Shops at Woodbury are currently leasing 8 freestanding pad sites ranging from 4,770 to a possible 30,000 total square feet. Pad sites may be combined or reconfigured to suit your development criterion. All sites feature ample parking (558 parking spaces), great visibility from two prominent highways and ease of access at the signalized intersection of Route 32 and Locey Lane.



The Shops at Woodbury Village



Opportunity Awaits

Lock in a lease for
what officials call the
most precious gem of
New York shopping

The Shops at Woodbury
6 Locey Lane
Woodbury, Orange County, NY

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