

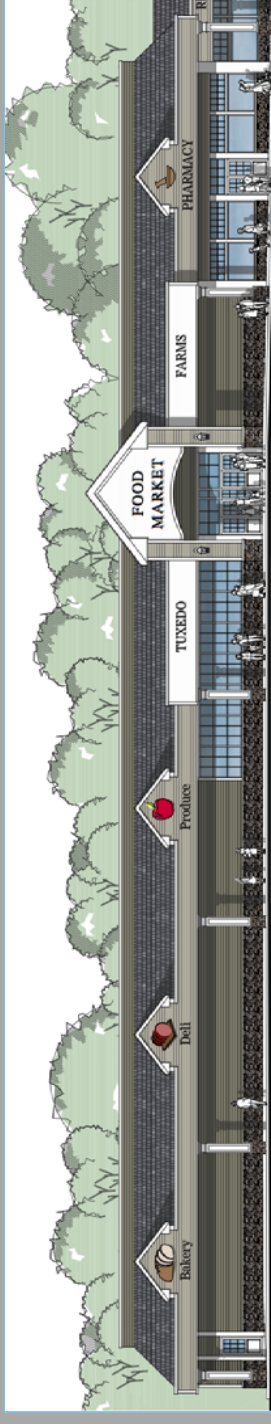
Drive Time	10 Min	15 Min
Population	19,689	100,321
Households	7,806	33,631
Average HH Income	\$130,151	\$148,414



Tuxedo, New York

Tuxedo Farms Shopping Center

New Retail on Orange Tpk/Route 17



Available:

15,500 sf Grocery Anchor Position
 Pad Sites & Small Shops - Various Sizes

Description:

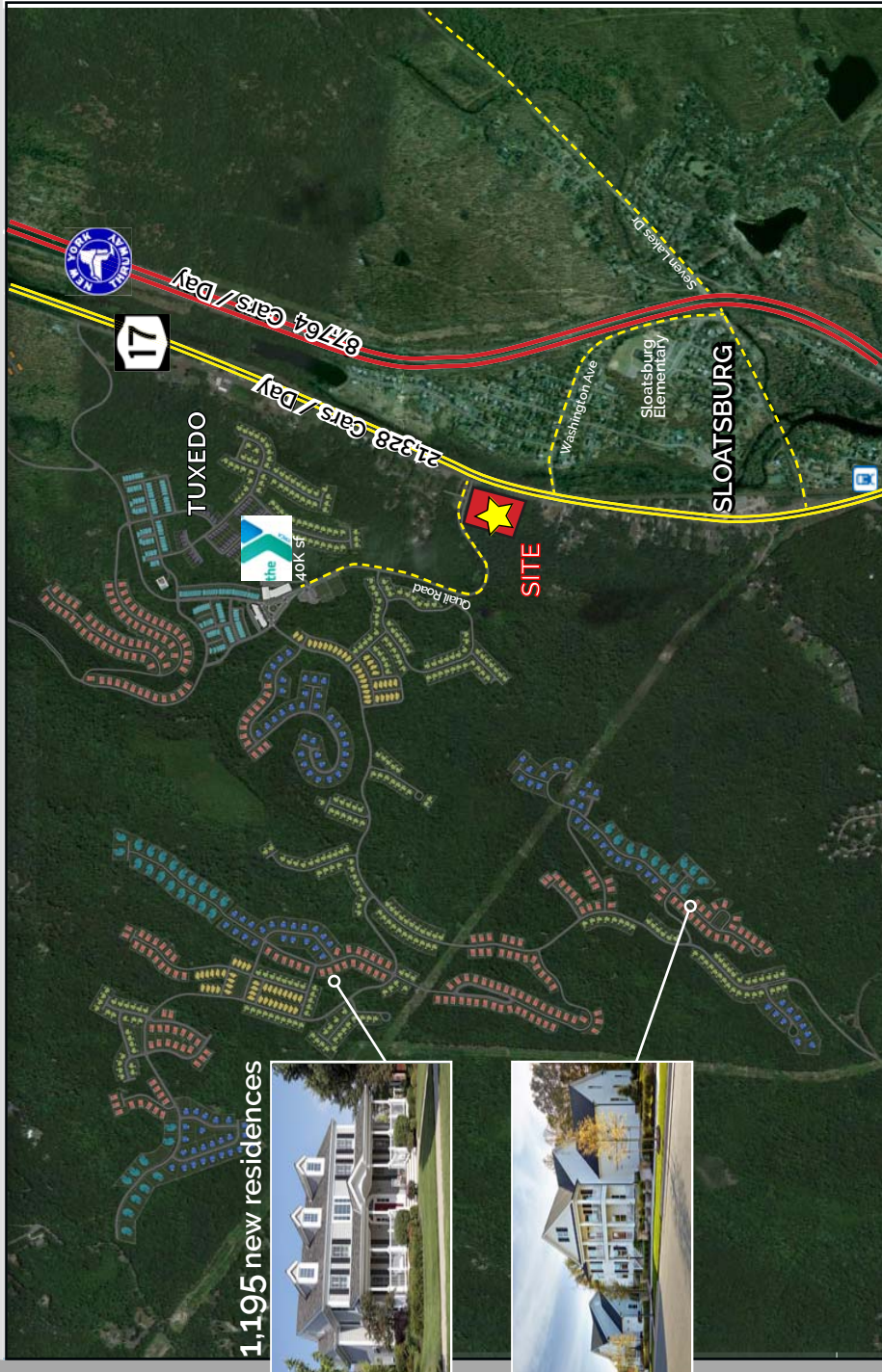
Village center at the entrance to Related's 800-acre residential development, Tuxedo Farms. Directly adjacent to 1,195 homes and a new 40,000 sf state-of-the-art YMCA.

Traffic count:

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

Easy Access:

Signalized intersection entrance & direct access from Rt 17



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

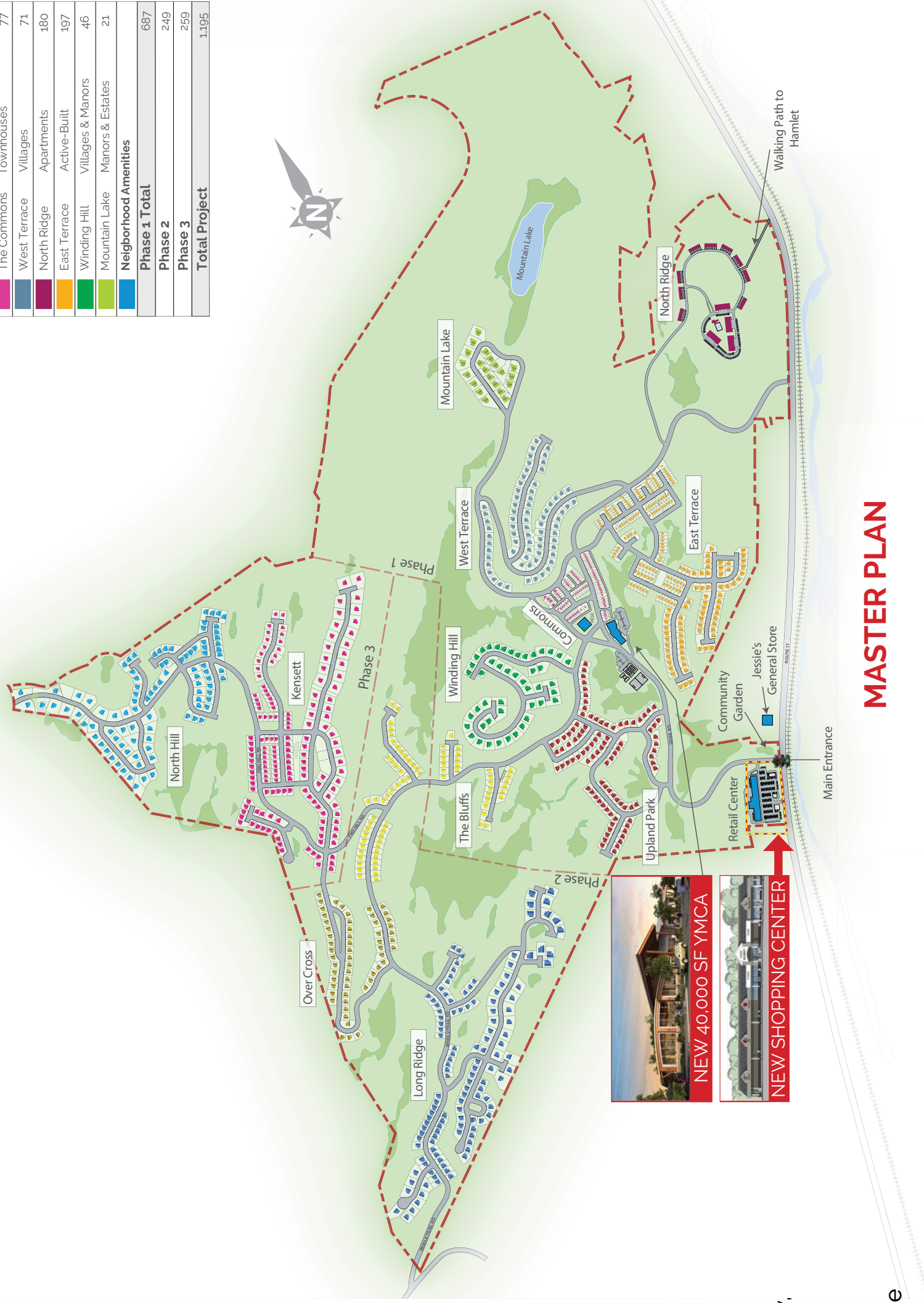
ABOUT RELATED

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