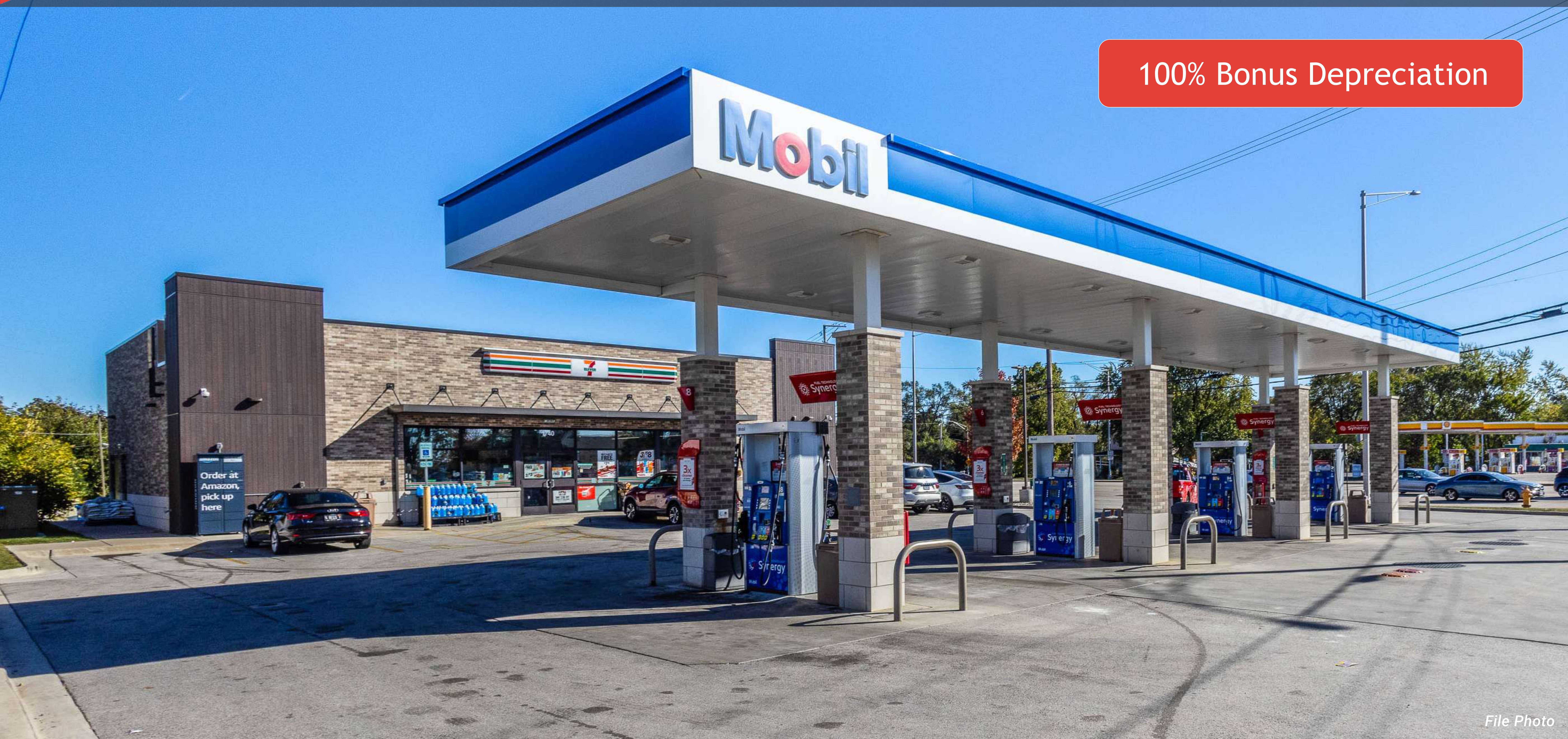


SECURE
NET LEASE

100% Bonus Depreciation



File Photo

7-Eleven

\$3,372,000 | 5.50% CAP

173 Windsor Hwy, New Windsor, New York 12553

- ✓ **New 5-Year Lease Extension** | Low Rent | Rare New York Store
- ✓ **High-Visibility NY Route 32 Location** | Direct Connectivity to I-84 & Route 9W | Primary Hudson Valley Arterial
- ✓ **Established Vails Gate Retail Corridor** | Near ShopRite, Home Depot, Hannaford, Walgreens, McDonald's, Dunkin' & More
- ✓ **3 Miles from New York Stewart International Airport** | 277,000+ Annual Passengers | 1,100 On-Site Jobs | \$643M Regional Economic Impact
- ✓ **Strategic Hudson Valley Location** | ~60 Miles North of NYC | Near Newburgh & Beacon | Convenient I-84 & NYS Thruway Access

7-Eleven is the World's Largest Convenience Store Chain. The company **operates 86,000+** stores in **19 countries** and continues to develop new stores year-round. They are constantly thinking of innovative ways to increase consumer engagement and continues to expand its Evolution store format with **larger food service offerings**.



INVESTMENT OVERVIEW

7-ELEVEN NEW WINDSOR, NY



File Photo

CONTACT FOR DETAILS

Russell Smith

Vice President
(214) 915-8890

rsmith@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

In-State Broker: Brian Brockman

License #: 10311208985
Bang Realty-New York Inc
bor@bangrealty.com
513-898-1551

\$3,372,000

5.50% CAP

NOI

\$185,448

Building Area

±3,588 SF

Land Area

±0.61 AC

Year Built

2007

Lease Type

NNN

Occupancy

100%

- ✓ **New 5-Year NNN Lease Extension with 7-Eleven** with 10% Rental Increases & (3) 5-Year Options to Renew
- ✓ **High-Visibility Route 32 Location** – Positioned along Windsor Highway/NY Route 32, a primary north-south arterial serving New Windsor, Newburgh, and the broader Hudson Valley. The corridor provides direct connectivity to Interstate 84, Route 9W, and regional employment, retail, and residential destinations throughout Orange County.
- ✓ **Established Vails Gate Retail Corridor** – Located within New Windsor’s dominant retail corridor, surrounded by national and regional retailers including ShopRite, Home Depot, Hannaford, Walgreens, Dollar Tree, AutoZone, Mavis Tire, McDonald’s, Burger King, Dunkin’, Popeyes, KFC, AT&T, and Verizon.
- ✓ **Proximity to New York Stewart International Airport** – Located 3 miles from New York Stewart International Airport, a major transportation and employment driver for the region. In 2024, the airport served nearly 277,000 passengers, handled approximately 26,500 tons of cargo, supported about 1,100 on-site jobs, and generated roughly \$643 million in regional economic activity.
- ✓ **Growing Orange County Consumer Base** – Orange County’s population reached approximately 417,669 residents in 2025, an increase of roughly 2,600 residents from the prior year. The county supports a diversified economy anchored by healthcare, retail, education, logistics, public administration, and airport-related activity.
- ✓ **Strategic Hudson Valley Market Access** – New Windsor is centrally positioned within the Hudson Valley, approximately 60 miles north of New York City and near Newburgh, Beacon, and the I-84/New York State Thruway network. The Property benefits from access to a broad regional consumer base and the area’s established residential, commercial, and tourism activity.
- ✓ **7-Eleven Operates 86,000+ Stores Globally and 15,000+ in the U.S.** The brand’s scale, corporate-backed leases, and Speedway acquisition growth strategy position it among the most stable and desirable net lease tenants.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN NEW WINDSOR, NY

7-Eleven

Lessee: 7-Eleven, Inc.

Guarantor: 7-Eleven, Inc.

REVENUE

\$69.5 B (2025)

CREDIT RATING

S&P: A-

LOCATIONS

86,000+

STOCK TICKER

SVNDY



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high-quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7-Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 are in the U.S. and Canada. These stores see approximately **64 million** customers per day.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven **focuses on** meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and **services** at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and **services** is tailored to meet the needs and preferences of local guests. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in **stores nationwide** through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in **over 1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

File Photo



IN THE NEWS

7-ELEVEN NEW WINDSOR, NY

7-Eleven bets on store modernization and franchising to defend market leadership

DIANE ADAM, APRIL 27, 2026 (CSP DAILY NEWS)

7-Eleven must outpace rising competition and shifting consumer demands to retain its industry lead in convenience retail, parent company Seven & i Holdings Co. Ltd., Tokyo, said during an investor presentation Thursday.

The company said consumer behavior is shifting and is being driven by demand for value, fresh food and digital convenience. Competitive intensity is accelerating, the company said.

“What we need to do is clear, we are operating in an environment of rapid structural change,” Seven & i President and CEO Stephen Hayes Dacus said.

Dacus said that for the company to remain at the forefront of change, “we will accelerate our transformation, doubling down on our strengths and sharpening what differentiates us—in doing so we will be our customer’s first choice for convenience.”

7-Eleven plans to convert 2,600 corporate stores to franchise models between 2025 and 2030, with roughly 390 conversions targeted for 2026.

During the presentation, interim 7 -Eleven co-CEO Stan Reynolds, president, echoed these sentiments. Reynolds said that 7-Eleven has led this industry for decades but sustaining that leadership requires “constant” reinvention.

“We have entered a decisive inflection point in the business,” he said. “Our portfolio is being simplified, our strategic focus being sharpened and accountability across the organization is clearer than it has ever been.”

Reynolds said the actions 7-Eleven is taking are deliberate and forward looking.

These actions are “designed to strengthen the business and position 7-Eleven for sustainable growth and improve returns,” Reynolds said.

7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (CSTORE DIVE)

The remodels will use 7-Eleven’s “new standard” store design, the large format, food-focused design that the retailer revealed in late 2024.

This adds to the 1,300 NTIs under this format 7-Eleven was already planning to open by 2030 — a blueprint that remains in place, according to the presentation.

Seven & i continues to emphasize that 7-Eleven is on pace to hit its target growth even as the convenience retailer is once again set to close more stores than it opens across North America through this fiscal year.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the success of those sites, the retailer is upping the ante, as it will start converting older locations to the modern design. In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must “fundamentally improve existing stores first.”

Setting out to remodel over half of its 13,000 c-stores across North America underscores leadership’s confidence in the new standard c-store design. According to the presentation, these locations yield about 30% more traffic after one year and are expected to yield 44% more sales than 7-Eleven’s traditional stores after four years.

EXPLORE ARTICLE



EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN NEW WINDSOR, NY

Initial Lease Term	5-Years
Rent Commencement	Nov-26
Lease Expiration	Nov-31
Lease Type	NNN
Rent Increases	10%
Annual Rent YRS 1-5	\$185,448
Option 1	\$203,988
Option 2	\$224,386
Option 3	\$246,825

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BONUS DEPRECIATION

7-ELEVEN NEW WINDSOR, NY

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

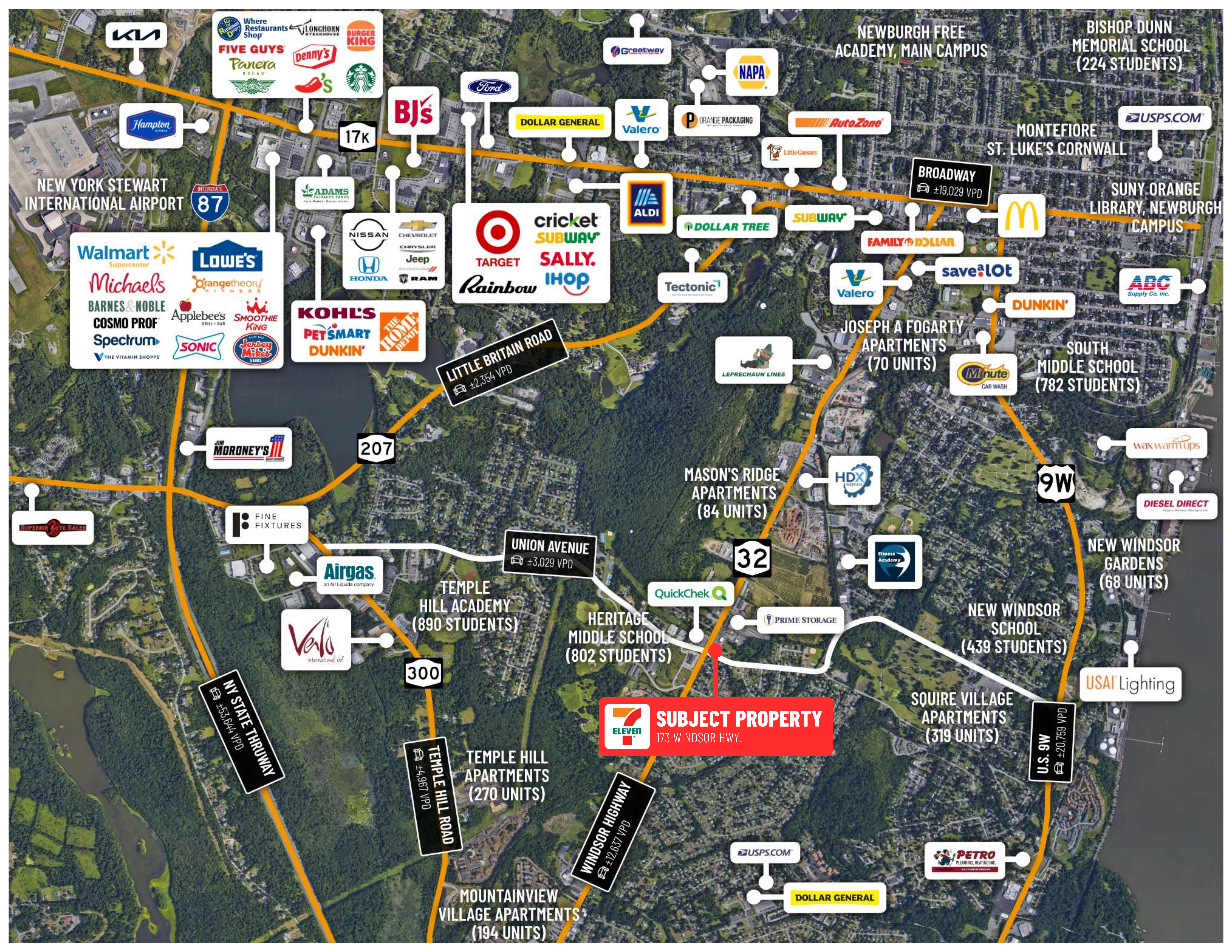
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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NEW YORK STEWART
INTERNATIONAL AIRPORT

INTERSTATE
87

NEWBURGH FREE
ACADEMY, MAIN CAMPUS

BISHOP DUNN
MEMORIAL SCHOOL
(224 STUDENTS)

MONTEFIORE
ST. LUKE'S CORNWALL

SUNY ORANGE
LIBRARY, NEWBURGH
CAMPUS

JOSEPH A FOGARTY
APARTMENTS
(70 UNITS)

SOUTH
MIDDLE SCHOOL
(782 STUDENTS)

MASON'S RIDGE
APARTMENTS
(84 UNITS)

NEW WINDSOR
GARDENS
(68 UNITS)

NEW WINDSOR
SCHOOL
(439 STUDENTS)

SQUIRE VILLAGE
APARTMENTS
(319 UNITS)

TEMPLE
HILL ACADEMY
(890 STUDENTS)

HERITAGE
MIDDLE SCHOOL
(802 STUDENTS)

TEMPLE HILL
APARTMENTS
(270 UNITS)

MOUNTAINVIEW
VILLAGE APARTMENTS
(194 UNITS)

**7
ELEVEN** **SUBJECT PROPERTY**
173 WINDSOR HWY.

Where
Restaurants
Shop
FIVE GUYS
Panera
Denny's
BURGER KING
Starbucks

Walmart
Supercenter
Michael's
BARNES & NOBLE
COSMO PROF
Spectrum
THE VITAMIN SHOPPE
LOWE'S
Orangetheory
Fitness
Applebee's
GRILL + BAR
SMOOTHIE KING
Jersey Mike's
SUBS

KOHL'S
PET SMART
DUNKIN'
THE HOME DEPOT

Target
cricket
SUBWAY
SALLY.
ihop
Rainbow

NISSAN
CHEVROLET
CHRYSLER
Jeep
HONDA
RAM

DOLLAR GENERAL

Valero

ORANGE PACKAGING

AutoZone

Little Caesars

BROADWAY
±19,029 VPD

McDonald's

FAMILY DOLLAR

save a lot

DUNKIN'

ABC
Supply Co. Inc.

Minute
CAR WASH

waxwarmups

DIESEL DIRECT
Quality Diesel Fuel & Services

USA1 Lighting

PETRO
PLUMBING, HEATING INC.

DOLLAR GENERAL

USPS.COM

WINDSOR HIGHWAY
±12,637 VPD

300

TEMPLE HILL ROAD
±4,987 VPD

UNION AVENUE
±3,029 VPD

32

QuickChek

PRIME STORAGE

Fitness Academy

HDX
REMAN

LEPRECHAUN LINES

Tectonic

DOLLAR TREE

SUBWAY

Valero

ALDI

Ford

BJ's

ADAMS
PAIRACRE FARMS
Farm Market - Garden Center

Orangetheory
Fitness

SONIC

Applebee's
GRILL + BAR

SMOOTHIE KING

Jersey Mike's
SUBS

COSMO PROF

BARNES & NOBLE

Michael's

LOWE'S

Supercenter

Walmart

THE VITAMIN SHOPPE

Spectrum

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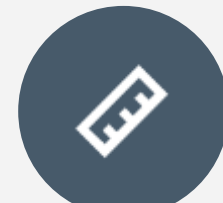
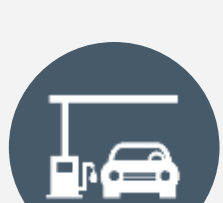
THE VITAMIN SHOPPE

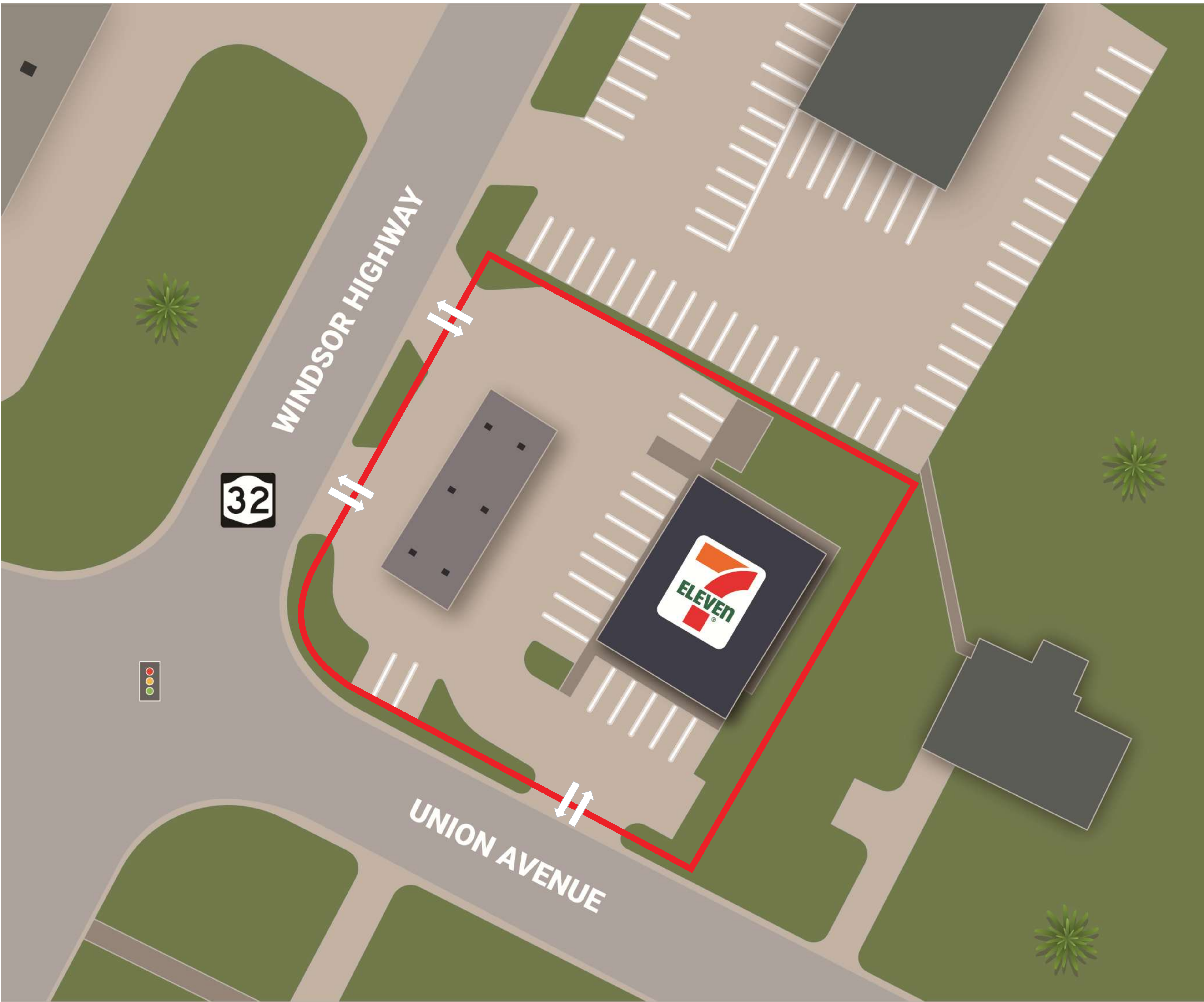
Spectrum

COSMO PROF

SITE OVERVIEW

7-ELEVEN NEW WINDSOR, NY

	Year Built	2007
	Building Area	±3,588
	Land Area	±0.61
	Pumps	6
	Fueling Positions	12



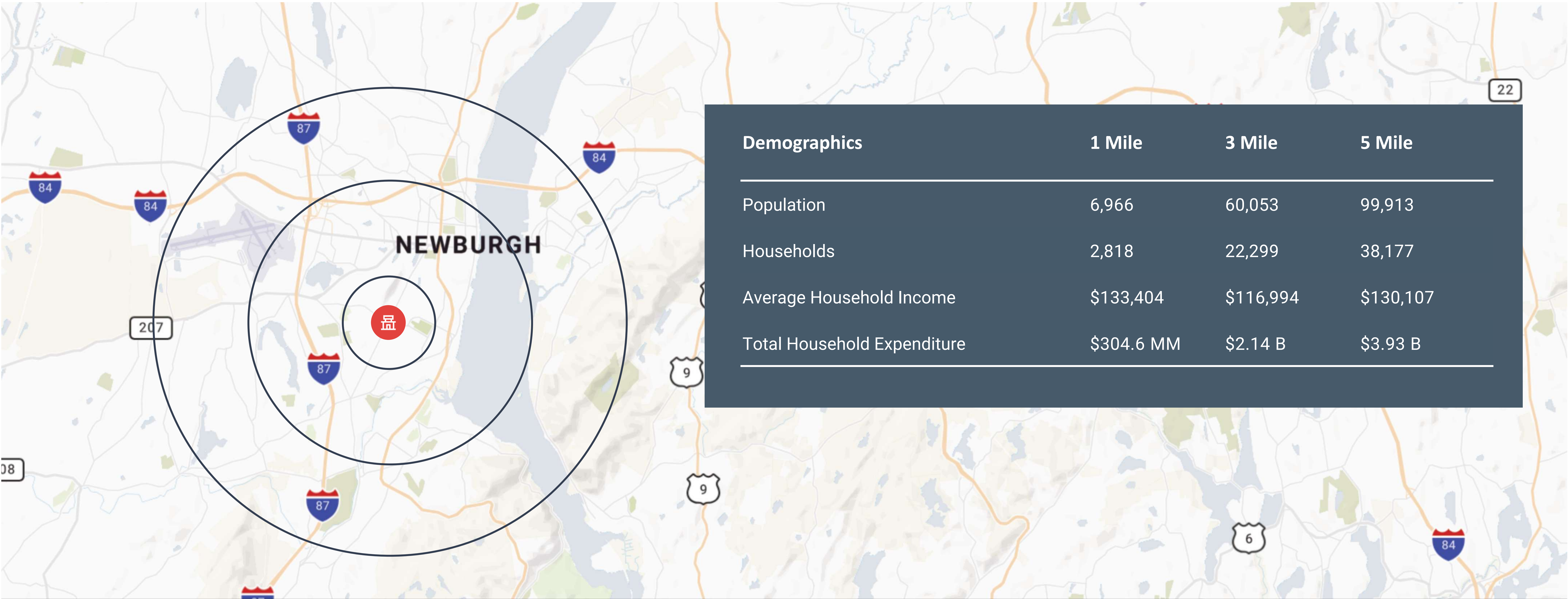
NEIGHBORING RETAILERS

- Walmart Supercenter
- Kohl's
- The Home Depot
- Lowe's Home Improvement
- Target
- BJ's Wholesale Club
- Barnes & Noble
- ALDI
- Michaels
- PetSmart



LOCATION OVERVIEW

7-ELEVEN NEW WINDSOR, NY



ORANGE COUNTY, NY ECONOMIC DRIVERS (EMPLOYEES)”

1.

United States Military Academy at West Point (4,000)
2.

Garnet Health Medical Center (4,000)
3.

Simon Group (3,000)
4.

Orange County Government (2,208)
5.

Montefiore St. Lukes Hospital (1,543)
6.

Optum - Formerly Crystal Run Healthcare (1,200)
7.

Access: Supports for Living (1,184)
8.

Amazon (850)
9.

SUNY Orange (845)
10.

Cardinal Health (800)

LOCATION OVERVIEW

7-ELEVEN NEW WINDSOR, NY

New Windsor

New York (Orange County)



406,616

Population



\$97,178

Median Household Income

New Windsor, New York

New Windsor is a strategically positioned Hudson Valley community in eastern Orange County, located along the west bank of the Hudson River and approximately 60 miles north of New York City.

New Windsor is a Hudson Valley transportation and commercial hub, positioned near Interstate 84 and New York Stewart International Airport within the 407,000+-resident Orange County market.

With nearly 28,000 residents, the Town of New Windsor benefits from direct access to Interstate 84, U.S. Route 9W, and nearby Interstate 87/New York State Thruway connections, placing the community within reach of the broader New York metropolitan area, the Hudson Valley, and northern New Jersey. The Town is a key transportation, logistics, and employment location within Orange County, anchored by New York Stewart International Airport and its surrounding industrial

and commercial base. Stewart International Airport provides passenger and cargo operations, while the surrounding airport corridor supports aviation, logistics, distribution, manufacturing, and service-sector activity. The airport has historically generated substantial regional economic activity and supports thousands of direct and indirect jobs across the Hudson Valley.

New Windsor also benefits from access to major regional retail and employment centers in nearby Newburgh, Cornwall, and the greater Middletown–Newburgh market. Its Hudson River location, established residential base, proximity to the U.S. Military Academy at West Point, and access to regional healthcare, education, tourism, and employment destinations reinforce the Town’s role as a well-connected residential and commercial community within the Hudson Valley.

Orange County, New York

Orange County is a growing Hudson Valley county with ~407,000 residents and a median household income of \$97,178. The county offers a diversified economic base supported by healthcare, education, advanced manufacturing, food and beverage production, warehousing and distribution, logistics, tourism, agriculture, and public-sector employment. Its location between the New York City metropolitan area and the Capital Region, combined with direct access to Interstate 84, Interstate 87, the Port Jervis Line, and Stewart International Airport, positions Orange County as an important commercial and logistics market for the broader Hudson Valley and downstate New York region.

From New York Stewart International Airport to New York City

57 Miles

Residents in Orange County, NY

~407k

IN THE NEWS

7-ELEVEN NEW WINDSOR, NY

Town of New Windsor Advances Stewart Airport Infrastructure Improvement Project

JULY 15, 2026 (NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION)

New Windsor is advancing water and sewer upgrades around New York Stewart International Airport to resolve infrastructure deficiencies and attract new economic development.

The Stewart Airport Infrastructure Improvement Project will rehabilitate or replace water and sewer systems along Airport Center Drive, Aviation Avenue, World Trade Way, International Boulevard and Reed Street. The targeted utility investment is designed to improve development readiness within the airport-area commercial district, one of New Windsor’s most important employment and logistics nodes. Stronger utility capacity can accommodate future aviation, industrial, warehouse, hotel and service-oriented investment while supporting existing businesses and tenants located near Stewart International Airport.

EXPLORE ARTICLE

Orange County Sees Opportunity in Tourism, Downtown Renewal and Agriculture

JUNE 23, 2026 (FEDERAL RESERVE BANK OF NEW YORK)

Federal Reserve Bank of New York representatives highlighted Orange County’s economic opportunities in tourism, agriculture, remote work and downtown renewal during a regional visit.

The New York Fed identified Orange County’s location, recreation assets, farmland and proximity to the broader New York metropolitan market as key economic advantages. Agriculture remains a significant employer, while tourism and downtown revitalization are creating additional demand drivers. The visit highlighted announced Newburgh investments in new housing and water, sewer and roadway infrastructure, as well as the importance of addressing infrastructure constraints to unlock new development. These diverse drivers reinforce Orange County’s economic base beyond logistics and support sustained demand for retail, services and housing.

EXPLORE ARTICLE

Newburgh Receives More Than \$10 Million for Housing and Infrastructure

JANUARY 8, 2026 (CITY OF NEWBURGH)

Newburgh secured more than \$10 million in state funding for Liberty Street housing, green infrastructure, resiliency and Newburgh Landing, a planned Hudson River port project.

The City received \$6.89 million for water, sewer and roadway improvements that will facilitate three mixed-income, mixed-use developments totaling more than 200 homes along Liberty Street. An additional \$2 million advances Newburgh Landing, a deep-water port initiative expected to break ground later in 2026, while another \$2 million supports a 145-unit mixed-use housing project with 10,000 square feet of commercial space. Located immediately north of New Windsor, the investment strengthens the shared Newburgh–New Windsor trade area through new housing, retail activity, infrastructure capacity and waterfront revitalization.

EXPLORE ARTICLE

Orange County and SteadyBeat Technology Explore U.S. R&D Presence

SEPTEMBER 22, 2026 (THE EPOCH TIMES)

Taiwanese technology company SteadyBeat Technology signed an agreement with Orange County and the Orange County Partnership to explore an operating or research-and-development site in the county.

The agreement initiates an evaluation of Orange County sites, infrastructure, labor resources, research institutions and potential business partners for a U.S. technology operation. SteadyBeat’s expansion strategy centers on developing a non-China supply chain and cultivating artificial-intelligence and engineering talent. While a final site has not been selected, the announcement represents a positive business-attraction signal for Orange County, particularly as the region seeks to diversify beyond traditional industrial uses. New Windsor’s proximity to Stewart Airport and the greater Hudson Valley workforce strengthens the county’s connectivity story for international firms.

EXPLORE ARTICLE

Amazon Revises Orange County Incentive Proposal for \$607 Million Fulfillment Center

SEPTEMBER 14, 2026 (NEWS 12 HUDSON VALLEY)

Amazon’s proposed \$607 million fulfillment center in Wawayanda would create more than 750 full-time jobs and add approximately 3.2 million square feet of logistics space in Orange County.

The revised proposal shortens the requested PILOT term to 10 years and reduces the incentive package to approximately \$69 million, under which Amazon would begin paying full property taxes a decade sooner than in the original proposal. The planned 3.2 million-square-foot facility at 22 McBride Road in Slate Hill represents one of the county’s largest pending private-sector investments. If completed, the project would materially expand Orange County’s logistics and distribution base, adding employment, construction spending and regional supply-chain activity.

EXPLORE ARTICLE

New Windsor Updates Comprehensive Plan and Protects Airport-Area Development Capacity

AUGUST 20, 2026 (INSIDE SELF-STORAGE)

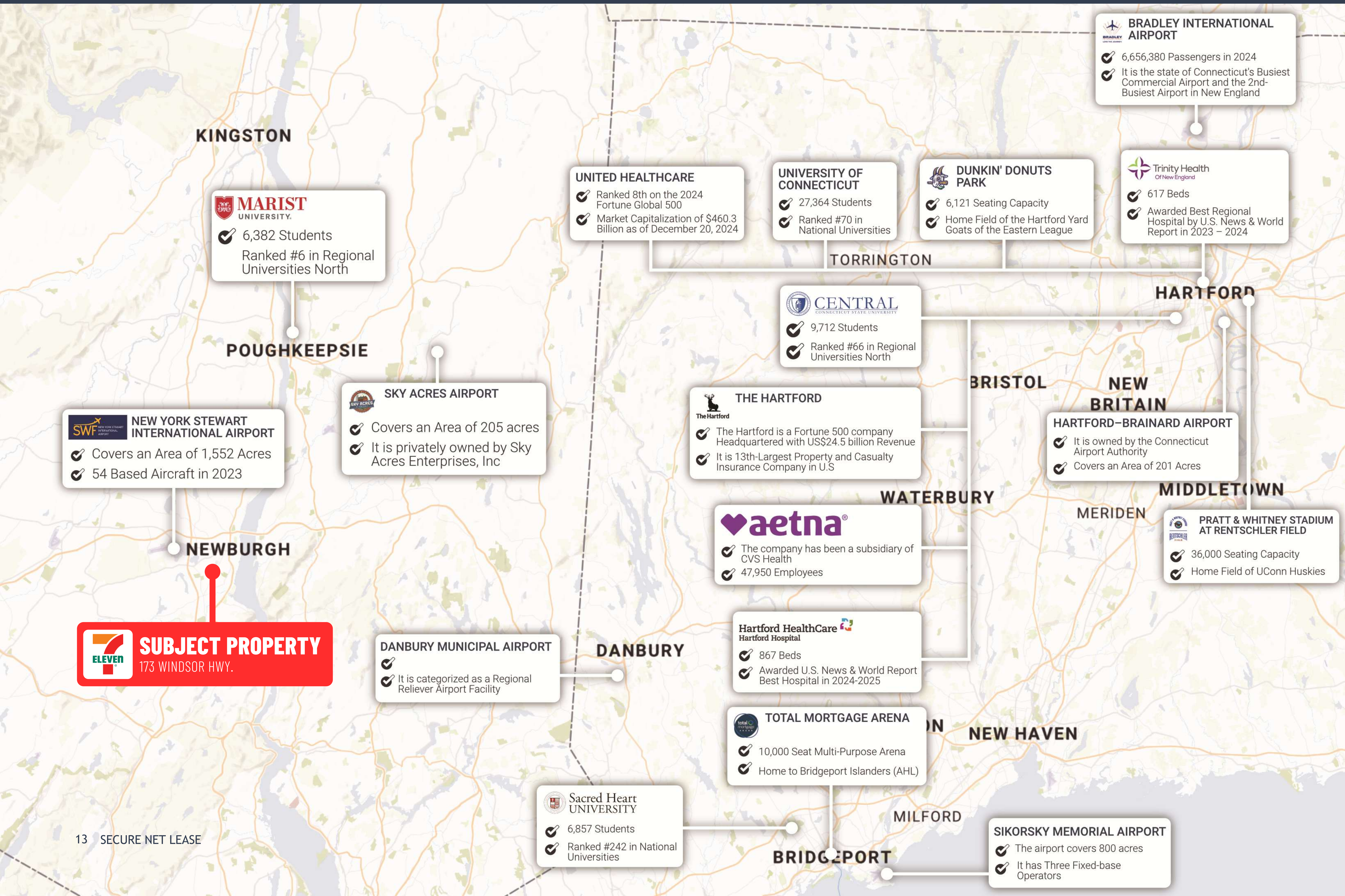
New Windsor adopted a temporary development moratorium for certain warehouse, distribution and self-storage uses while exempting its Stewart Airport area and updating its comprehensive plan.

The six-month measure pauses new applications for specified uses in most zones while the Town evaluates zoning, mixed-use and land-use policies through its comprehensive-plan update. Importantly, the airport-area AP zone is exempt, preserving development capacity in the district most directly supported by Stewart International Airport and planned utility improvements. The policy process provides a framework for aligning future growth with infrastructure, community character and market demand. For investors, the airport-area exemption maintains a strategic pathway for commercial development in New Windsor’s principal employment and transportation node.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN NEW WINDSOR, NY



KINGSTON



- ✓ 6,382 Students
- ✓ Ranked #6 in Regional Universities North

POUGHKEEPSIE



SKY ACRES AIRPORT

- ✓ Covers an Area of 205 acres
- ✓ It is privately owned by Sky Acres Enterprises, Inc



NEW YORK STEWART INTERNATIONAL AIRPORT

- ✓ Covers an Area of 1,552 Acres
- ✓ 54 Based Aircraft in 2023

NEWBURGH



SUBJECT PROPERTY
173 WINDSOR HWY.

DANBURY MUNICIPAL AIRPORT

- ✓
- ✓ It is categorized as a Regional Reliever Airport Facility

DANBURY

UNITED HEALTHCARE

- ✓ Ranked 8th on the 2024 Fortune Global 500
- ✓ Market Capitalization of \$460.3 Billion as of December 20, 2024

UNIVERSITY OF CONNECTICUT

- ✓ 27,364 Students
- ✓ Ranked #70 in National Universities



DUNKIN' DONUTS PARK

- ✓ 6,121 Seating Capacity
- ✓ Home Field of the Hartford Yard Goats of the Eastern League

TORRINGTON



- ✓ 9,712 Students
- ✓ Ranked #66 in Regional Universities North

HARTFORD



THE HARTFORD

- ✓ The Hartford is a Fortune 500 company Headquartered with US\$24.5 billion Revenue
- ✓ It is 13th-Largest Property and Casualty Insurance Company in U.S

BRISTOL

NEW BRITAIN

HARTFORD-BRAINARD AIRPORT

- ✓ It is owned by the Connecticut Airport Authority
- ✓ Covers an Area of 201 Acres

WATERBURY

MERIDEN

MIDDLETOWN



- ✓ The company has been a subsidiary of CVS Health
- ✓ 47,950 Employees



- ✓ 867 Beds
- ✓ Awarded U.S. News & World Report Best Hospital in 2024-2025



TOTAL MORTGAGE ARENA

- ✓ 10,000 Seat Multi-Purpose Arena
- ✓ Home to Bridgeport Islanders (AHL)

ON

NEW HAVEN

MILFORD

BRIDGEPORT



- ✓ 6,857 Students
- ✓ Ranked #242 in National Universities



BRADLEY INTERNATIONAL AIRPORT

- ✓ 6,656,380 Passengers in 2024
- ✓ It is the state of Connecticut's Busiest Commercial Airport and the 2nd-Busiest Airport in New England



- ✓ 617 Beds
- ✓ Awarded Best Regional Hospital by U.S. News & World Report in 2023 - 2024



PRATT & WHITNEY STADIUM AT RENTSCHLER FIELD

- ✓ 36,000 Seating Capacity
- ✓ Home Field of UConn Huskies

SIKORSKY MEMORIAL AIRPORT

- ✓ The airport covers 800 acres
- ✓ It has Three Fixed-base Operators

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Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
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Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Russell Smith

Vice President
(214) 915-8890

rsmith@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

In-State Broker: Brian Brockman

License #: 10311208985
Bang Realty-New York Inc
bor@bangrealty.com
513-898-1551