



COMMERCIAL PROPERTY FOR SALE

3565 US ROUTE 9, PHILIPSTOWN, NY 10516



AUTOMOTIVE SERVICE, GARAGE, MECHANIC SHOP

ADDRESS: 3565 US Route 9
Philipstown, NY 10516

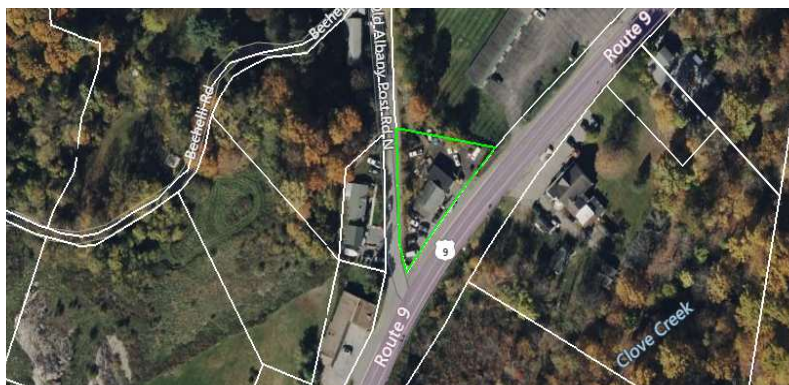
LOCATION: **Interstate 84, Exit 46**
(4 Minutes / 3.2 Miles)
Newburgh-Beacon Bridge
(9 Minutes / 8.3 Miles)
Beacon Metro-North Railroad
(14 Minutes / 9.1 Miles)

BUILDING SIZE: 1,950 SF

ACREAGE: 0.69 Acre

TRAFFIC COUNT: 17,000+ AADT

SALE PRICE: \$375,000



LOCATION OVERVIEW

CR Properties Group is pleased to offer a Commercial Building For Sale on 3565 US Route 9, Philipstown, NY 10516. Philipstown is a small town located in Putnam County, New York, along the Hudson River. It includes villages like Cold Spring and Garrison. The area is known for its scenic beauty, with hills, forests, and river views, making it a popular spot for hiking and outdoor activities. Philipstown has a historic charm, with many old buildings and a peaceful, small-town atmosphere. It's about 50 miles north of New York City, offering a quiet escape while still being accessible to the city.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

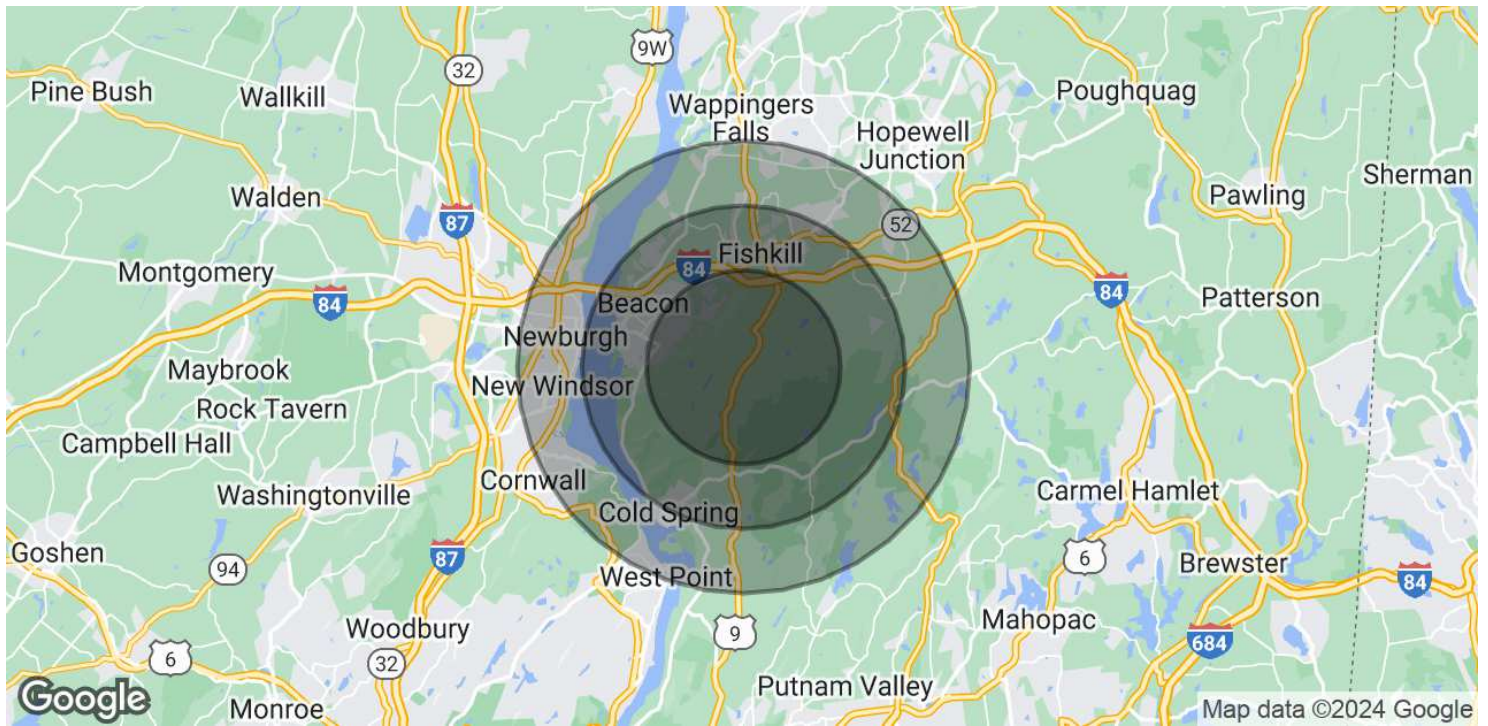
For more information:
Thomas M. Cervone
845.485.3100
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	11,027	50,763	111,630
Average Age	45	42	41
Average Age (Male)	44	41	40
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	4,665	19,804	42,534
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$143,278	\$117,703	\$118,594
Average House Value	\$511,629	\$435,058	\$414,812

Demographics data derived from AlphaMap



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