



OFFICE, RETAIL, SERVICE BUILDING FOR SALE 8 MILL STREET, DOVER PLAINS, NY 12522



NEW YORK STATE ROUTE 22

OFFERING SUMMARY

ADDRESS: 8 Mill Street
Dover Plains, NY 12522

LOCATION: **NY Route 22**
(1 Minute / 180 Ft)
Metro-North Harlem Line Station
(2 Minutes / 0.4 Miles)
Dover Elementary School
(3 Minutes / 0.2 Miles)
Taconic State Parkway
(18 Minutes / 13.6 Miles)
Grand Central Terminal
(1 Hour, 40 Minutes)

TRAFFIC COUNT: NY-22 @ Mill Street - 8,060

ZONING: HR - Hamlet Residential

ACREAGE: ±0.35 Acres

BUILDING SIZE: ±1,560 SF

ASKING PRICE: \$375,000

LOCATION OVERVIEW

Dover Plains offers a balanced setting of small-town character and everyday convenience. The property is near local businesses, dining, and transportation access, while nearby destinations such as Dover Stone Church, the Harlem Valley Rail Trail, and Lion’s Head Hiking Trail add recreational appeal. This combination of accessibility and community atmosphere makes the location well suited for professional office use and long-term investment.

PROPERTY OVERVIEW

This ±1,560 SF single level building offers strong visibility and functional space for owner-users or investors. Zoned HR, the property supports office and community-serving professional uses and is well positioned to accommodate a variety of business needs.

The building features on-site parking, a practical office layout, public water, private sewer, and electric utilities, along with single level accessibility and a manageable footprint. Originally built in 1930, the structure provides a flexible configuration suited for office, retail, and service uses.



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

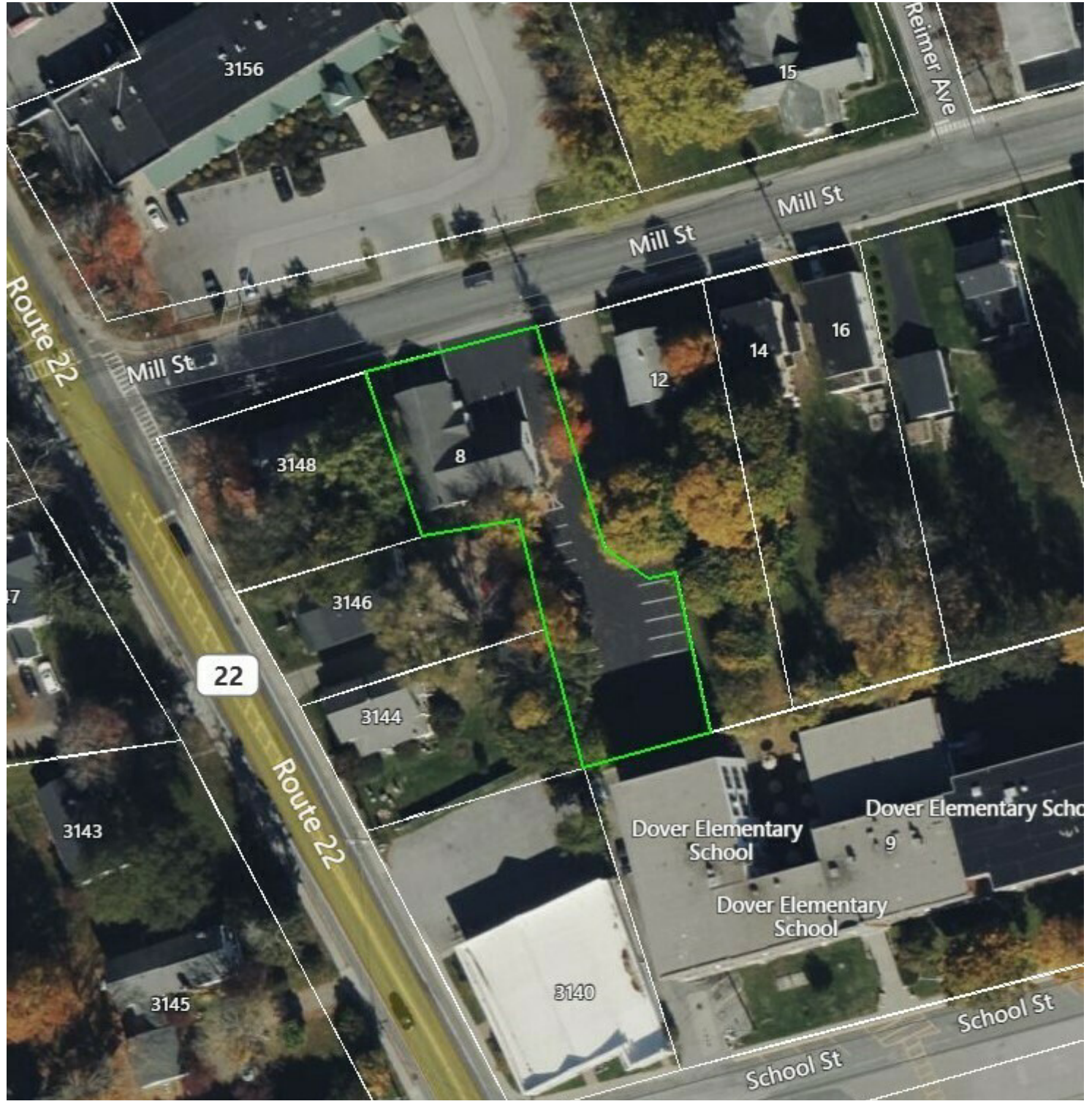
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



FREESTANDING BUILDING WITH ONSITE PARKING
8 MILL STREET, DOVER PLAINS, NY 12522

JUST 2 MINUTES FROM THE METRO-NORTH HARLEM LINE



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

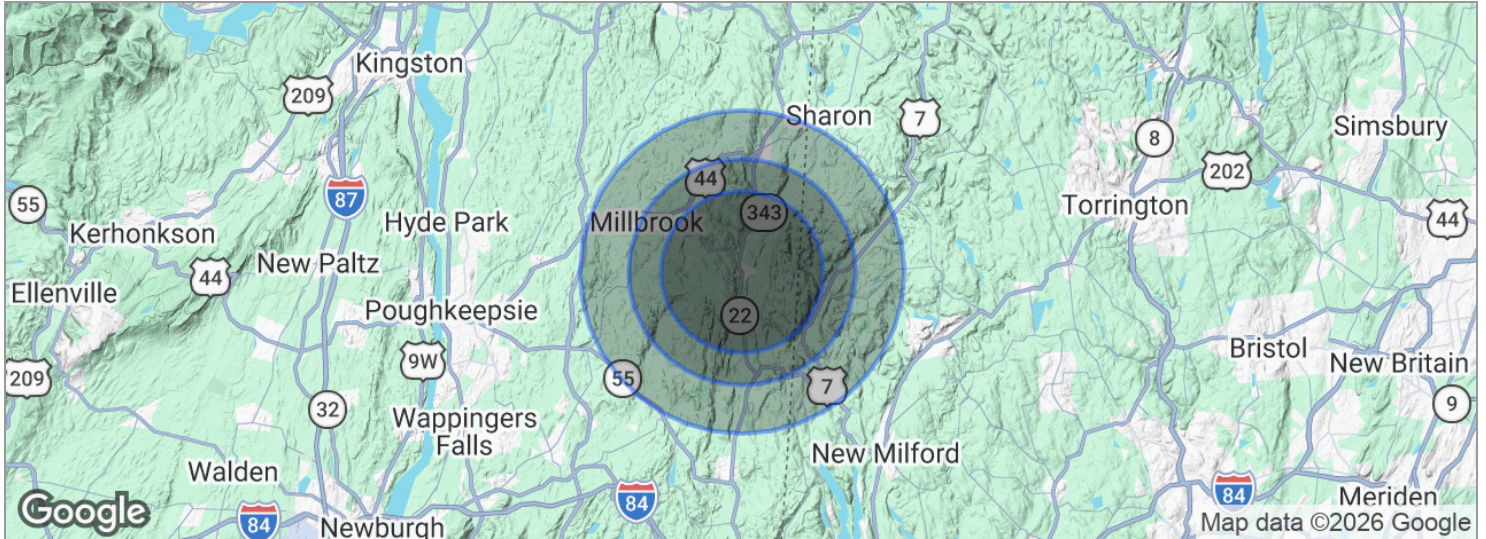
For more information:
Thomas M. Cervone
 845.485.3100
tom@crproperties.com



DEMOGRAPHICS & DATA

HOUSEHOLD, INCOME, POPULATION

NORTHERN DUTCHESS COUNTY/CONNECTICUT BORDER



POPULATION	5 MILES	7 MILES	10 MILES
Total population	7,189	15,703	34,000
Median age	44	45	45
Median age (male)	43	44	44
Median age (Female)	45	46	46
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total households	2,876	6,331	13,380
# of persons per HH	2.5	2.5	2.5
Average HH income	\$108,637	\$121,281	\$136,266
Average house value	\$417,421	\$488,862	\$555,606

* Demographic data derived from 2020 ACS - US Census



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
tom@crproperties.com