

COMMERCIAL FOR LEASE



## CASUAL DINING RESTAURANT - HIGHWAY ADJACENT

23 CRYSTAL RUN CROSSING, MIDDLETOWN, NY 12589



### KW COMMERCIAL - CENTRAL VALLEY

69 Brookside Avenue, Suite 225  
Chester, NY 10918



Each Office Independently Owned and Operated

### PRESENTED BY:

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## 23 CRYSTAL RUN CROSSING

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# EXECUTIVE SUMMARY

## 23 CRYSTAL RUN CROSSING



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	+/- 6,960
<b>LEASE RATE:</b>	\$35.92 /sf/yr
<b>LEASE TERM:</b>	Long-Term
<b>FOR SALE:</b>	\$2,800,000
<b>BUILDING CLASS:</b>	A
<b>YEAR BUILT:</b>	2002
<b>PARKING SPACES:</b>	151
<b>PARKING RATIO:</b>	21.69 spaces / 1000 sf
<b>LOT SIZE:</b>	+/- 1.8 Acres
<b>NNN:</b>	Yes
<b>SIGNAGE:</b>	Pylon
<b>SPRINKLERS:</b>	Yes
<b>TENANTS/UNITS:</b>	Single Tenant Building
<b>TRAFFIC COUNT: NY-17</b>	70,736 AADT
<b>TRAFFIC COUNT: I-84</b>	49,695 AADT
<b>ZONING:</b>	Office & Research: O/R
<b>INTERSTATE ACCESS:</b>	Yes / NY-17 & I-84

### PROPERTY OVERVIEW

Franchise ready restaurant location with visibility from the highway is ready for a new concept. Situated at the intersection of I-84 & NY-17, this 6,960 sf building is in the center of many demand generators. Three hotels surround the property allowing customers an easy walk, Garnet Health Medical Center (Hospital), The Crystal Run Galleria, the site borders the highway and the exit drops traffic directly onto Crystal Run Crossing which provides easy access on and off the site. Other businesses that draw traffic to the area are; Outback Steakhouse, Chilli's Grill, D'Lux Diner, A brand new Starbucks, Dunkin Donuts, not to mention being in the middle of Middletown's Medical corridor close to many professional office tenants.

### PROPERTY HIGHLIGHTS

- Traffic Count: NY-17 70,736 AADT
- Traffic Count: I-84 - 49,695 AADT
- Visible from NY-17 (I-86)
- Intersection of I-84 & NY-17
- Tall Pylon for signage
- Adjacent to three hotels
- Near other high performing casual restaurants
- Centrally Located within the Medical Corridor



# PROPERTY PHOTOS

23 CRYSTAL RUN CROSSING





# PROPERTY PHOTOS

23 CRYSTAL RUN CROSSING





# SIGNALIZED INTERSECTIONS

23 CRYSTAL RUN CROSSING





# BUSINESS MAP

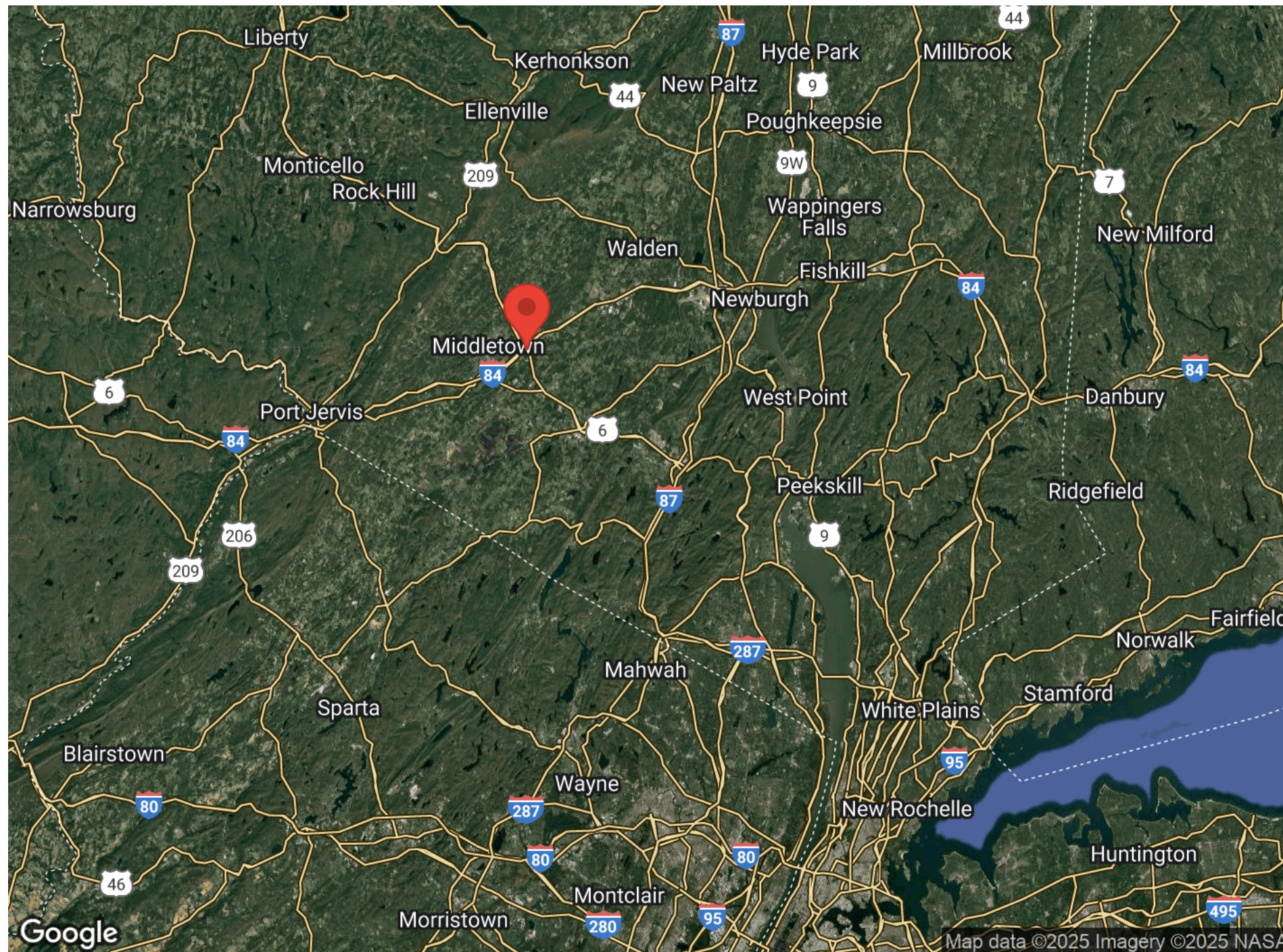
23 CRYSTAL RUN CROSSING





# REGIONAL MAP

23 CRYSTAL RUN CROSSING





# DEMOGRAPHICS 1

## 23 CRYSTAL RUN CROSSING

Properties | 23 Crystal Run Xing

23 Crystal Run Xing

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Population

Housing

Daytime Employment

Consumer Spending

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Currency: USD (\$)

Radius

2 mile, 5 mile, 10 mile

Population

	2 mile	5 mile	10 mile
2020 Population	11,163	70,060	132,841
2024 Population	11,680	71,063	133,070
2029 Population Projection	11,968	72,403	135,315
Annual Growth 2020-2024	1.2%	0.4%	0%
Annual Growth 2024-2029	0.5%	0.4%	0.3%
Median Age	41.7	39.7	40.7
Bachelor's Degree or Higher	26%	25%	27%
U.S. Armed Forces	44	96	325

Population By Race

	2 mile	5 mile	10 mile
White	4,839	29,786	73,552
Black	2,774	15,468	20,819
American Indian/Alaskan Native	98	667	923
Asian	544	2,783	4,430
Hawaiian & Pacific Islander	0	0	0
Two or More Races	3,425	22,358	33,346
Hispanic Origin	3,813	25,395	37,139

Housing

Households

	2 mile	5 mile	10 mile
2020 Households	4,296	25,518	46,938
2024 Households	4,508	26,049	47,183
2029 Household Projection	4,624	26,587	48,040
Annual Growth 2020-2024	1.8%	0.9%	0.6%
Annual Growth 2024-2029	0.5%	0.4%	0.4%
Owner Occupied Households	2,497	14,194	30,997
Renter Occupied Households	2,127	12,393	17,043
Avg Household Size	2.5	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$143.2M	\$823.4M	\$1.6B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$101,709	\$100,276	\$111,438
Median Household Income	\$85,284	\$79,606	\$92,194
< \$25,000	679	4,365	6,456
\$25,000 - 50,000	569	4,014	6,312
\$50,000 - 75,000	680	4,009	6,886
\$75,000 - 100,000	790	3,457	5,725



# DEMOGRAPHICS 2

## 23 CRYSTAL RUN CROSSING

Properties | 23 Crystal Run Xing

### Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>18,139</b>	<b>2,095</b>	<b>9</b>	<b>43,986</b>	<b>5,049</b>	<b>9</b>	<b>60,583</b>	<b>7,147</b>	<b>8</b>
Trade Transportation & Utilit...	4,582	284	16	8,310	678	12	11,497	1,087	11
Information	65	13	5	424	48	9	703	76	9
Financial Activities	930	167	6	2,172	489	4	3,225	760	4
Professional & Business Ser...	1,213	137	9	4,866	544	9	6,547	880	7
Education & Health Services	6,110	1,190	5	14,723	2,152	7	19,369	2,512	8
Leisure & Hospitality	2,420	148	16	4,703	393	12	7,268	613	12
Other Services	1,624	124	13	3,783	555	7	5,219	907	6
Public Administration	1,195	32	37	5,005	190	26	6,755	312	22
<b>Goods-Producing Industries</b>	<b>866</b>	<b>70</b>	<b>12</b>	<b>2,522</b>	<b>324</b>	<b>8</b>	<b>5,196</b>	<b>763</b>	<b>7</b>
Natural Resources & Mining	7	3	2	46	17	3	395	75	5
Construction	370	46	8	1,178	217	5	2,642	520	5
Manufacturing	489	21	23	1,298	90	14	2,159	168	13
<b>Total</b>	<b>19,005</b>	<b>2,165</b>	<b>9</b>	<b>46,508</b>	<b>5,373</b>	<b>9</b>	<b>65,779</b>	<b>7,910</b>	<b>8</b>







