



COMMERCIAL BUILDING AVAILABLE

2922 U.S. ROUTE 9W, NEW WINDSOR, NY 12553



LARGE RETAIL, WAREHOUSE, SERVICE

OFFERING SUMMARY

ADDRESS: 2922 U.S. Route 9W
New Windsor, NY 12553

LOCATION:
Newburgh Beacon Bridge – (9 Minutes / 5 Miles)
Interstate 84, Exit 37 - (10 Minutes / 4.5 Miles)
Interstate 87, Exit 17 - (16 Minutes / 7.3 Miles)
Beacon Train Station - (16 Minutes / 7.6 Miles)
Bear Mountain Bridge – (20 Minutes / 15 Miles)

BUILDING SIZE: Building: 35,330 SF
Storage: 600 SF
Total: 35,930 SF

LOT SIZE: 6.7 Acres

FRONTAGE: 395' on U.S. Route 9W

TRAFFIC COUNT: 18,206 AADT on U.S. Route 9W

ASKING PRICE: Lease: Available Upon Request
Sale: \$4,375,000



LOCATION OVERVIEW

2922 U.S. Route 9W in Newburgh/New Windsor lies in its prime visibility and accessibility along one of the Hudson Valley's most heavily traveled commercial corridors. Route 9W serves as a key connector between Newburgh, New Windsor, and surrounding towns, making the location ideal for businesses that rely on strong drive-by exposure and regional traffic. Its proximity to major routes like I-84 and the Newburgh–Beacon Bridge further enhances its strategic value for retail, automotive, service, or redevelopment opportunities.



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



U.S. ROUTE 9W FRONTAGE & VISIBILITY

2922 U.S. ROUTE 9W, NEW WINDSOR, NY 12553

35,930 SF TOTAL, 6.70 ACRES, 18,206 TRAFFIC COUNT



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



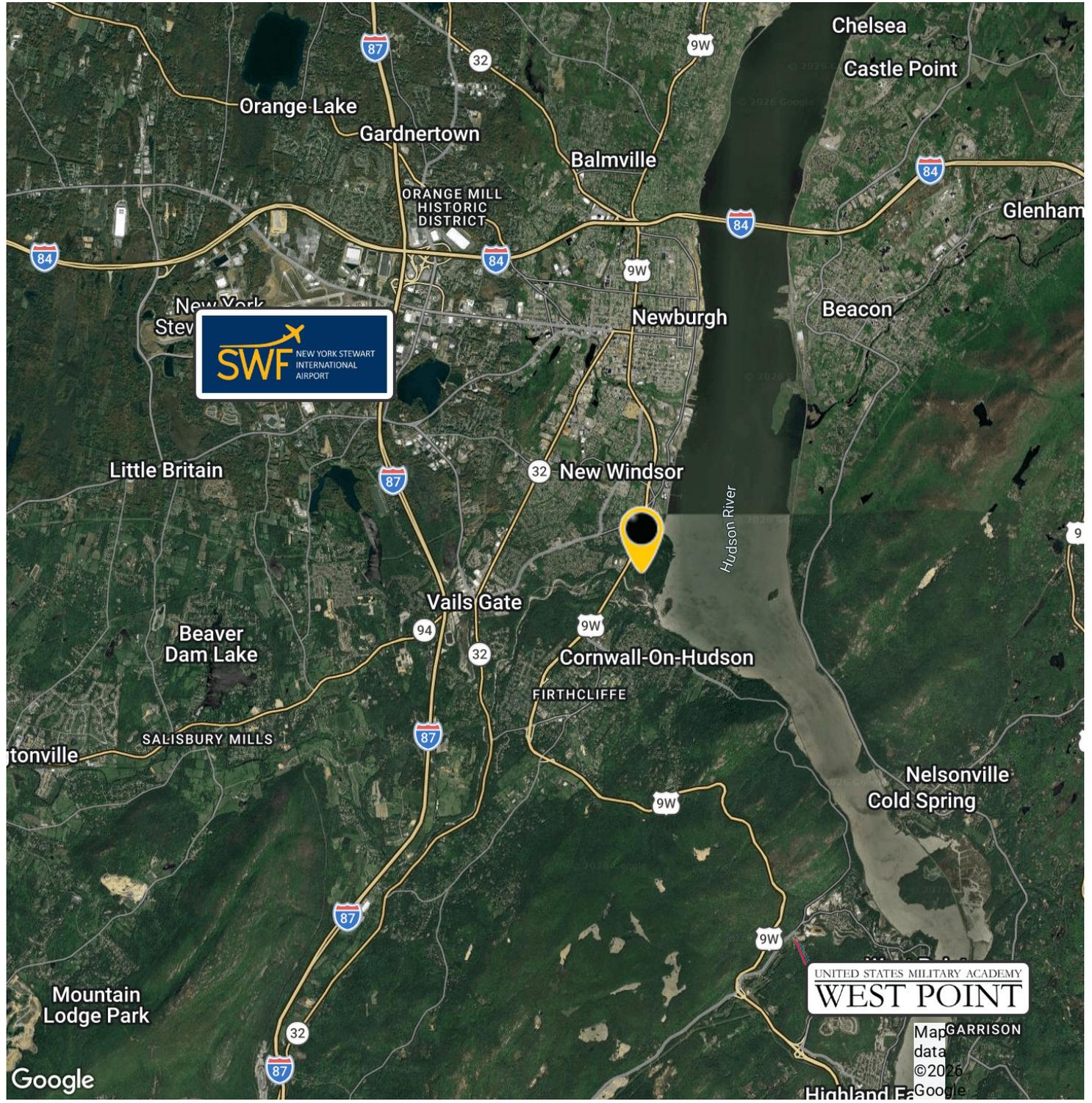
ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

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



INTERSTATE 84, EXIT 37 - 10 MINUTES
INTERSTATE 87, EXIT 17 - 16 MINUTES

NEW YORK STEWART INTERNATIONAL AIRPORT - 17 MINUTES



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

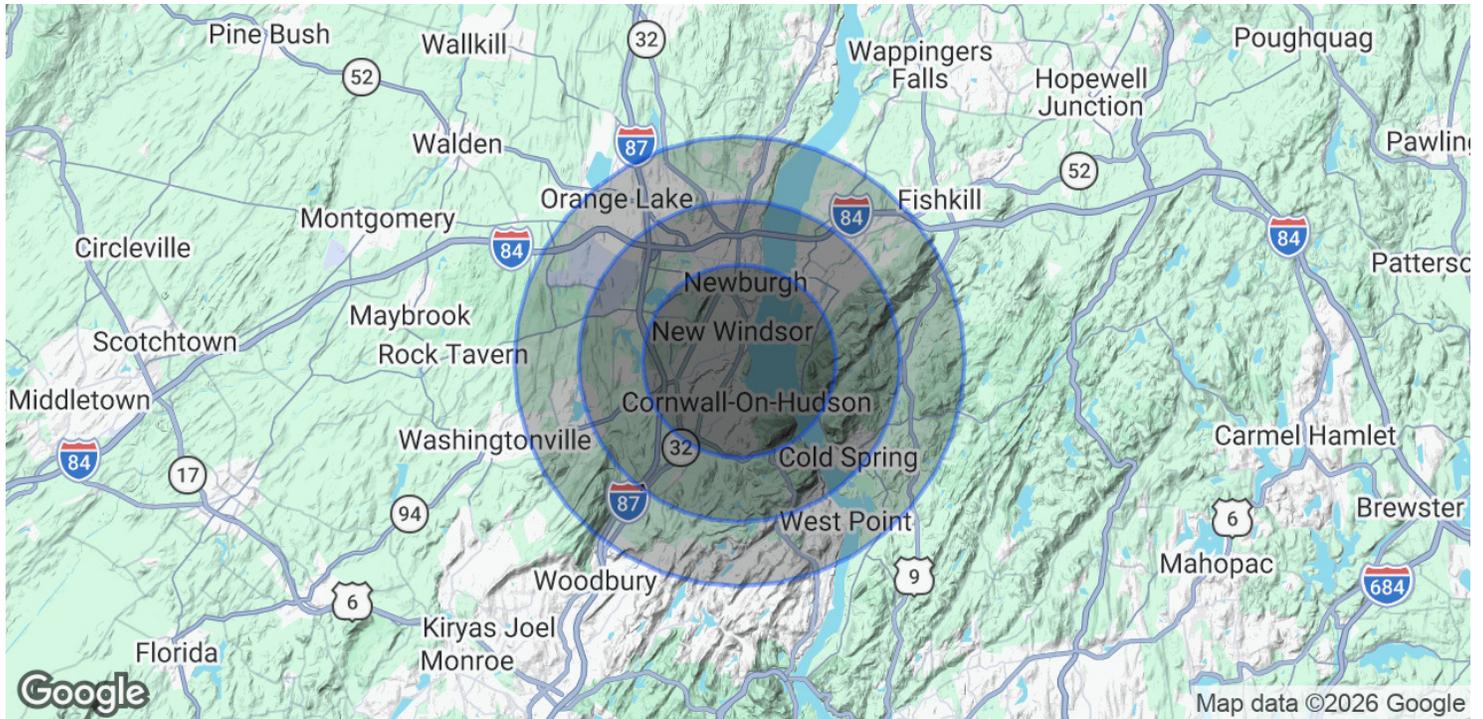
For more information:
Thomas M. Cervone
 845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	43,508	88,836	136,572
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	16,398	33,818	49,166
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$104,739	\$114,345	\$121,509
Average House Value	\$347,750	\$384,129	\$399,172

Demographics data derived from AlphaMap



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