

DEVELOPMENT OPPORTUNITY

161 E MAIN, PORT JERVIS, NY 12771



161 E MAIN ST · PORT JERVIS, NY



HILARY RYAN GOLDMAN
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FOR SALE & LEASE

RAND COMMERCIAL
300 Canal Street
Goshen, NY 10924

Building Better Communities With....



PRESENTED BY:

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PROPERTY SUMMARY

161 E MAIN ST, PORT JERVIS, NY 12771



Property Summary

Price:	\$6500000
Building SF:	28725
Lease Rate:	\$25/sf/yr NNN
Lease Term:	Negotiable
Available SF:	28725
Lot Size:	3.8 Acres
Parking:	Ample, Multiple Lots
Parking Ratio:	4:1000
Year Built:	2009
Power:	3 Phase
Sprinklers:	Yes, Inspected 2025
Elevator:	Yes, Passenger
Zoning:	NMU
Services:	Municipal Water/ Sewer/ Gas

Property Overview

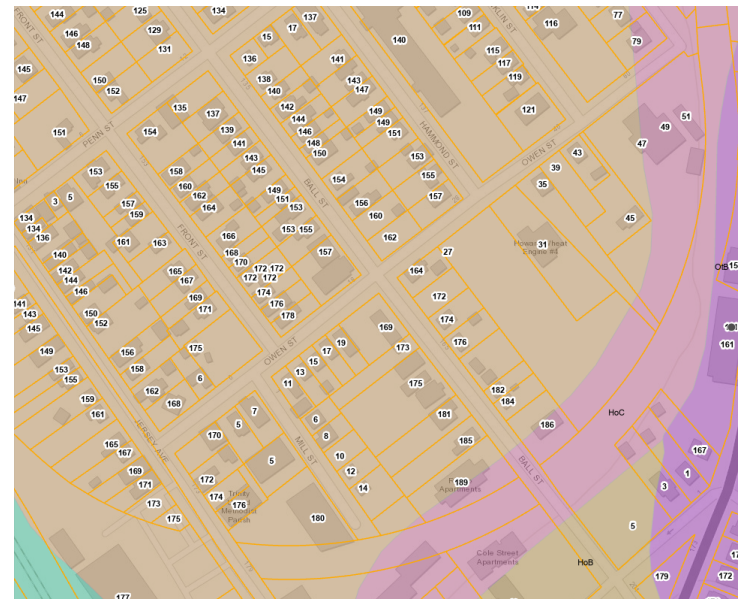
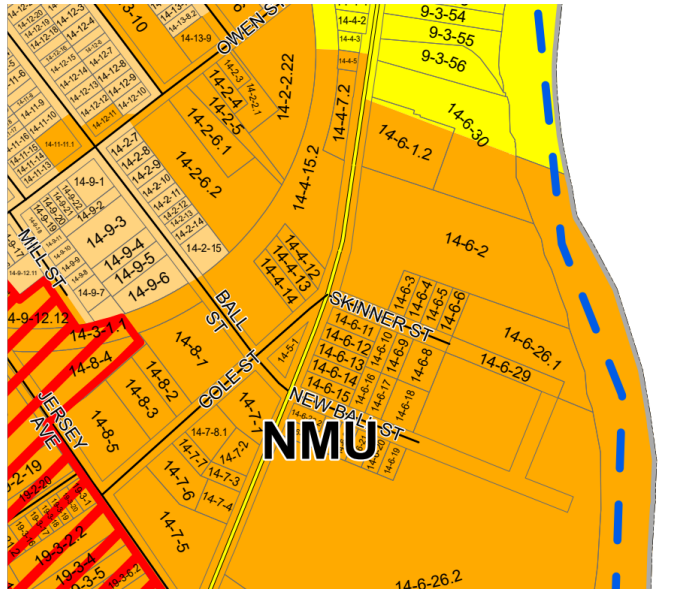
Over 28ksf of Class A medical space, designed with medical grade finishes that adhere to ADA compliance requirements. Various suite layouts available from exam rooms to patient bays and designated imaging areas, this site is ready to serve patients. Two large open suites available on the 1st and 2nd floors are prepped for new layouts. Lighting and HVAC are already installed. Spacious hallways, medically appropriate elevator, direct hospital access, and more...

Location Overview

Located at the entrance to the City of Port Jervis, this site has many zoning advantages. The City is serviced by the MTA Port Jervis line, located 1 mile to the subject property. AADT of around 10k cars per day make this a good opportunity for brand awareness. Downtown revitalization projects starting with DRI award on Jersey Ave. Local government is now working with various county groups, looking to develop affordable housing, streamline the planning board process, and rebuild its IDA. Their goal is a planning board response between 90 - 120 days. Focus on water development and looking to double their water supply to accommodate for increased housing and manufacturing.

PROPERTY PHOTOS

ZONING, PROPERTY LINES, FLOOD MAP, SOILS MAP



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PROPERTY PHOTOS

EXTERIOR PICTURES



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PROPERTY PHOTOS

MAIN ST, RIVER, NJ AND PA IN BACKGROUND



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PROPERTY PHOTOS

INTERIOR PICTURES



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PROPERTY PHOTOS

FLOOR PLANS



TOTAL: 29169 sq. ft
FLOOR 1: 9281 sq. ft, FLOOR 2: 9364 sq. ft, FLOOR 3: 10524 sq. ft
EXCLUDED AREAS: STORAGE: 80 sq. ft, HALL: 177 sq. ft, UTILITY: 38 sq. ft,
WALLS: 804 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

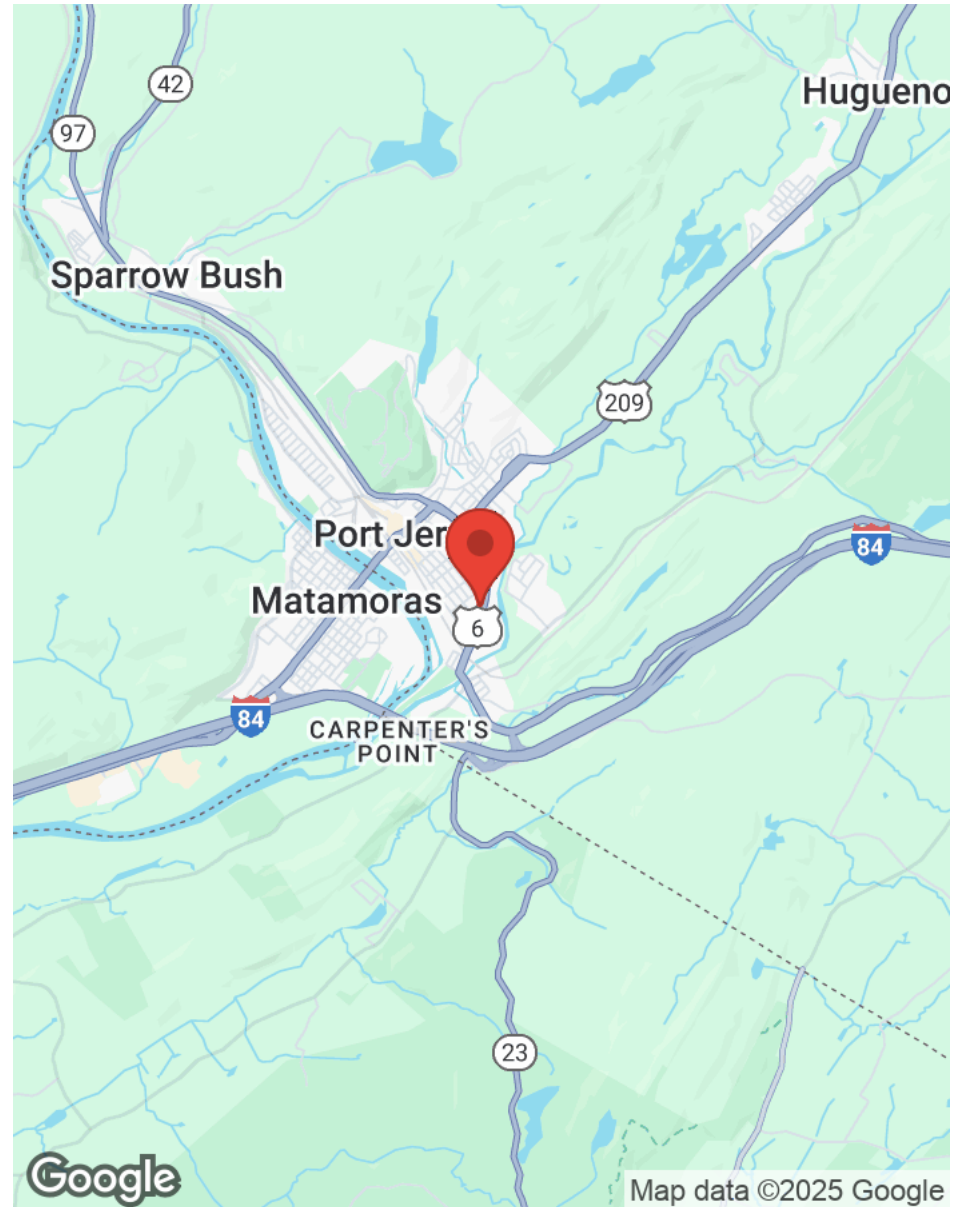
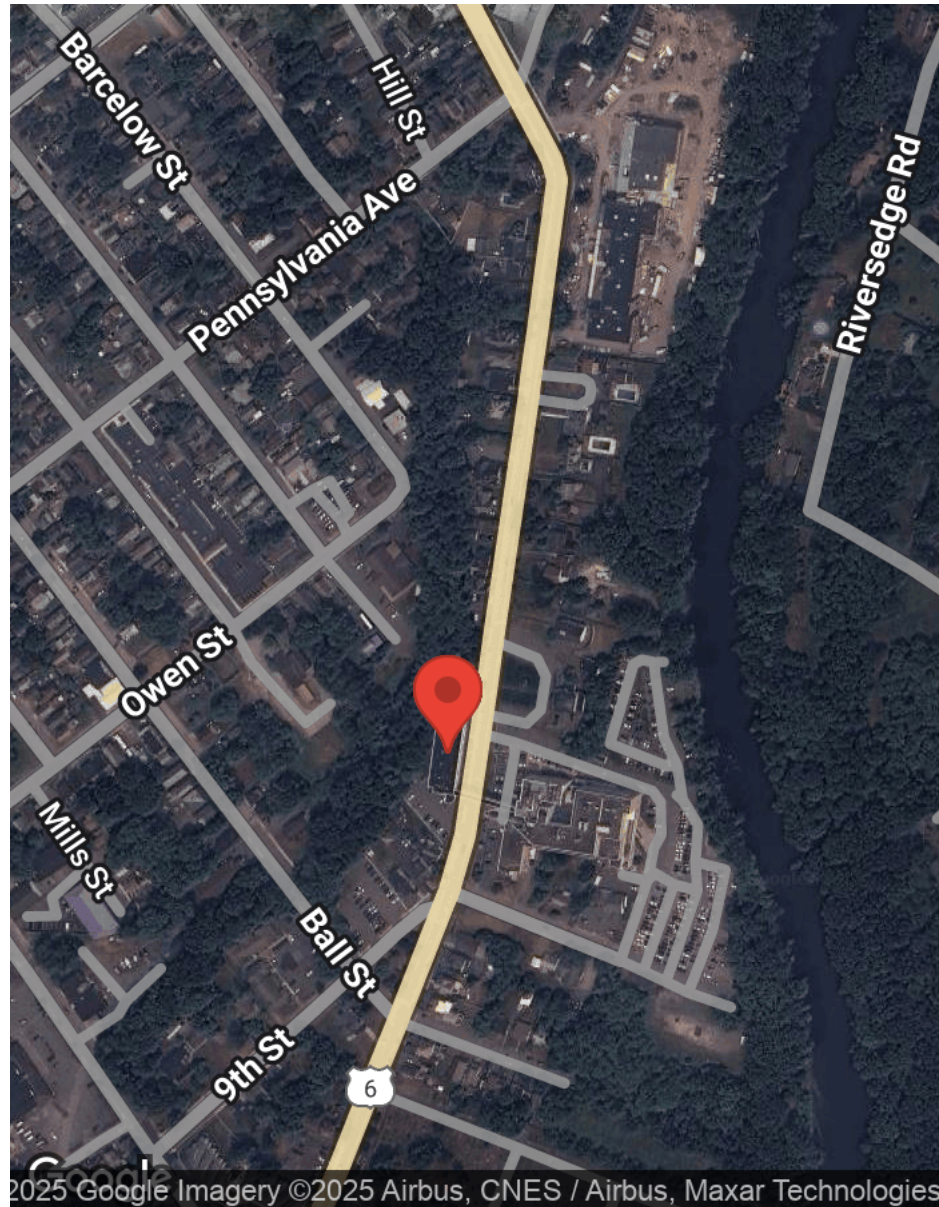
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LOCATION MAPS

161 EAST MAIN STREET | PORT JERVIS, NY 12771



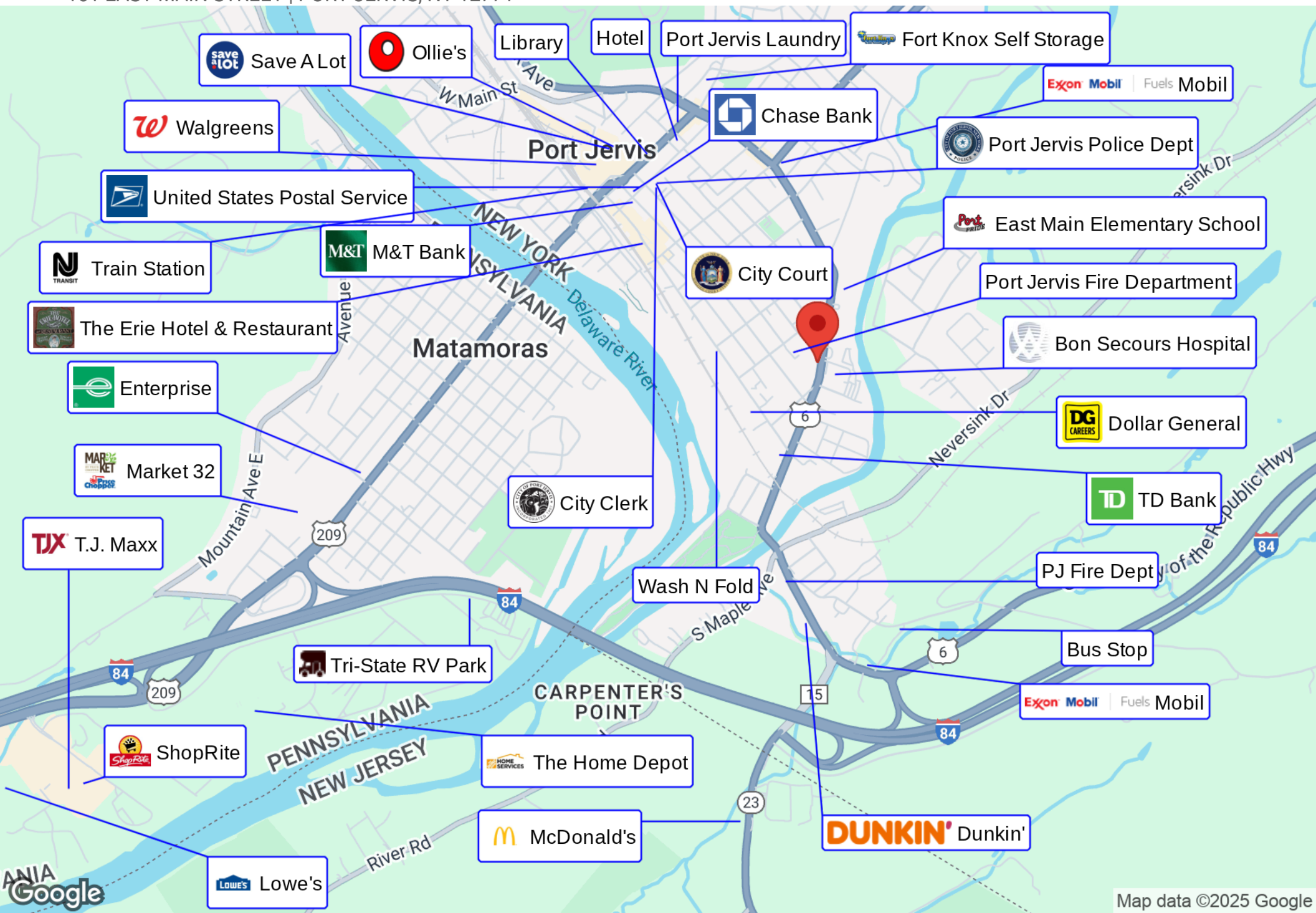
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BUSINESS MAP

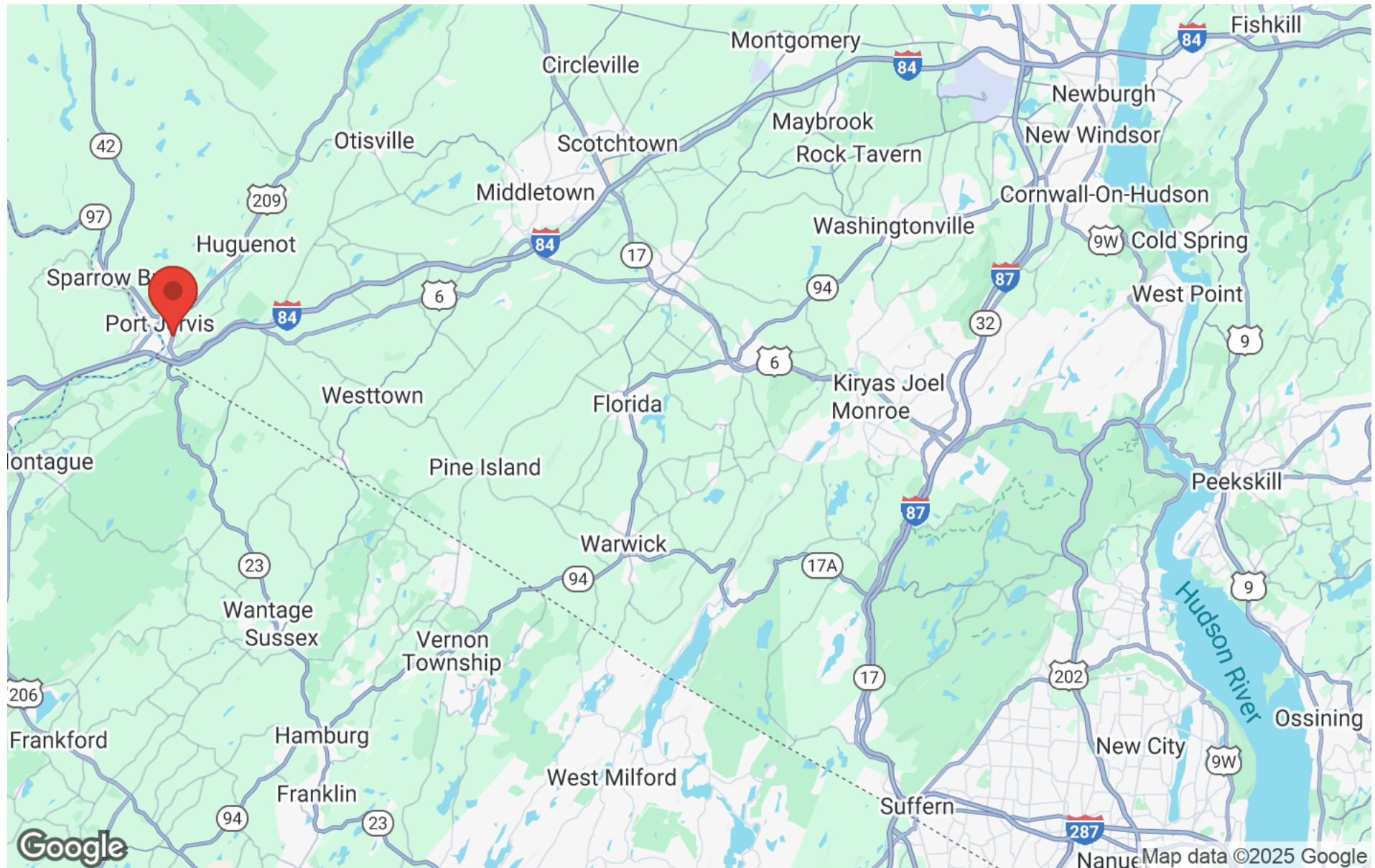
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Building Better Communities With...



REGIONAL MAP

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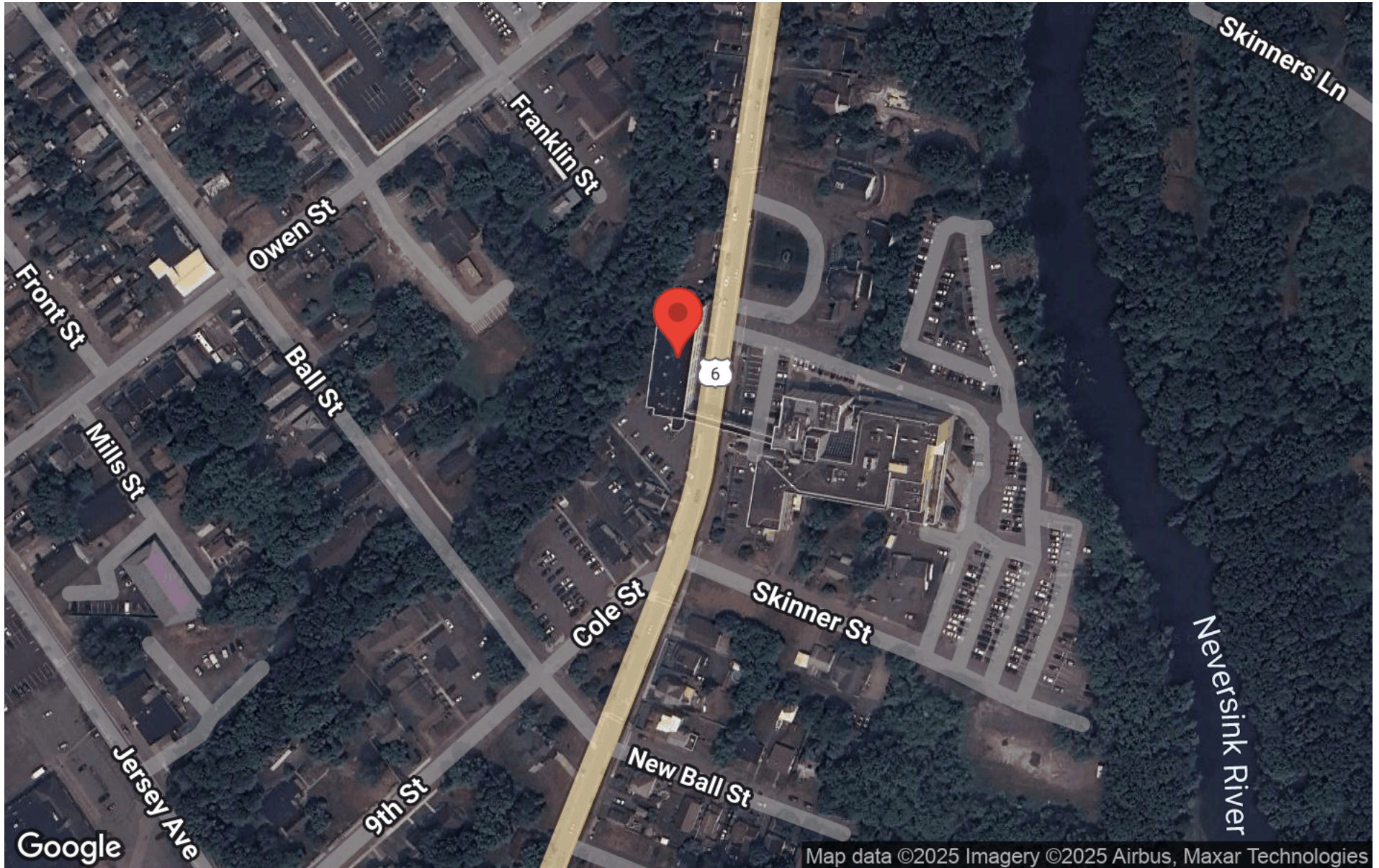


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AERIAL MAP

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ZONING

NMU - Neighborhood Mixed-Use District

Description of Permitted Uses				Bulk Requirements								
A	B	C		D	E	F	G	H	I	J	K	L
Principal Uses	Conditional Uses	Accessory Uses		Minimum Lot			Minimum Yard Depth (feet)				Maximum	
				Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
Places of worship				25,000	100	100	35	30	15	40	45	30%
Business and professional office				7,500	75		20	25	10	30	35	
Retail establishment	Personal service stores	Owner or caretaker apartment	Wholesale and retail combined establishments	No Minimums Prescribed							74	100%
	Banks											
Business services	Restaurants											
	Bottle and can deposit redemption centers*											
	Animal hospitals											
	Newspaper printing plants	Retail establishment	Yard storage	30,000	100	100	0	0	0	20	65	60%
	Manufacturing light											
	Motor vehicle sales											
	Motor vehicle service											
	Motor vehicle filling station											
	Motor vehicle repair shop											
	Building supply and lumber yards			25,000			35	30	15	40	45	30%
	Wholesale, storage facilities											
	Shopping center			20,000	25	80	0	0/10	0/10	0/10		100%
	Preschools, day care centers, nursery schools											
	Dry-cleaning and laundry											
Motor vehicle laundry	Contractor’s storage yard											
Trade shops												
Job printing												
Health and fitness centers				No Minimums Prescribed								
	Bowling alleys			30,000	100	100	0	0	0	20	65	60%
	Motels										100	100%
Governmental offices				N/A								
One-family detached dwelling		Customary residential accessory uses. Customary home occupations	Bed-and-breakfasts, tourist accommodations. Home professional office.	7,500	75	100	20	25	10	30	35	30%
Two-family detached dwelling				12,000	120			16	8	30	35	
	Multiple dwellings	Private playground, private swimming pool, private tennis courts, private recreation buildings		15,000	150		30	40	20	40	35	
Hospitals, general				25,000	100		35	30	15		45	
	Nonprofit membership clubs											
	Philanthropic and eleemosynary											
	Sanitariums											
	Schools											
	Adult care facilities											
	Nursery school											
	Nursing homes; residential health care facilities											
	Convenience retail stores			6,000	60	20	20	8	30	35		
Railroad and public utility structures and rights of way			12,000									
Funeral homes			1,200	120							100	
Microbrewery, brew pub, brewery, micro-distillery,				No Minimums Prescribed							74	100%

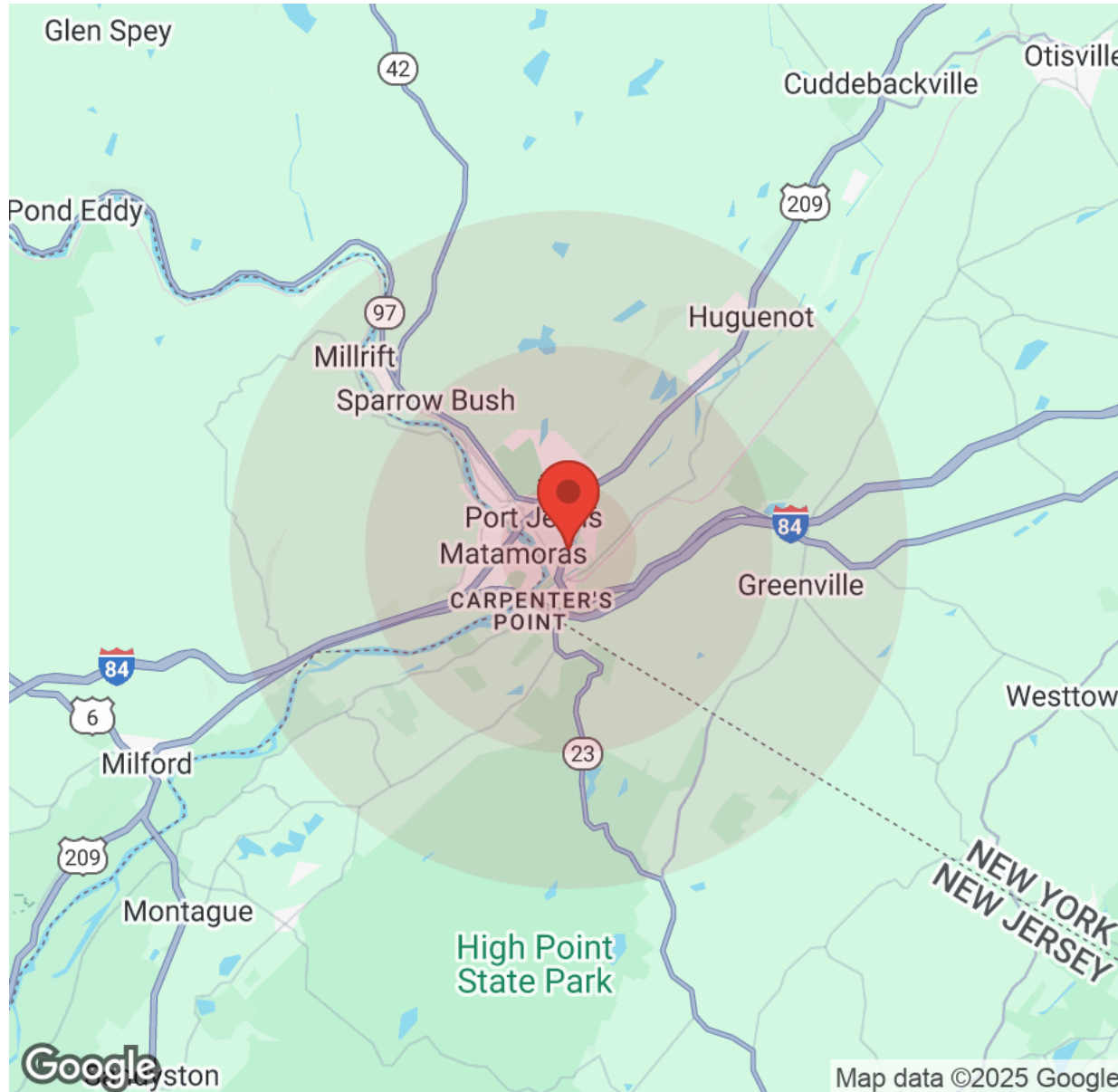
PORT JERVIS CODE

Description of Permitted Uses			Bulk Requirements								
A	B	C	D	E	F	G	H	I	J	K	L
Principal Uses	Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth (feet)				Maximum	
			Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
distillery, winery, tasting room											
Cannabis retail dispensaries, pursuant to special use permit by the City of Port Jervis Planning Board and in accordance with § 535-37.1 of the Zoning Code and the NYS Marijuana Regulation and Taxation Act, as applicable			No Minimums Prescribed							74	100%

NOTE:
* Per L.L. No. 9-2023, bottle and can deposit redemption centers shall have a rear setback of 20 feet.

DEMOGRAPHICS

161 EAST MAIN STREET | PORT JERVIS, NY 12771



Population	1 Mile	3 Miles	5 Miles
Male	3,892	7,251	10,223
Female	4,105	7,549	10,437
Total Population	7,996	14,800	20,661

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,584	2,715	3,687
Ages 15-24	947	1,641	2,281
Ages 25-54	2,888	5,135	7,135
Ages 55-64	1,032	2,068	3,026
Ages 65+	1,545	3,241	4,530

Race	1 Mile	3 Miles	5 Miles
White	5,053	10,125	14,490
Black	1,051	1,510	1,872
Am In/AK Nat	7	15	21
Hawaiian	1	1	2
Hispanic	1,454	2,412	3,250
Asian	225	388	564
Multi-Racial	140	258	345
Other	66	93	120

Income	1 Mile	3 Miles	5 Miles
Median	\$51,003	\$64,104	\$70,524
< \$15,000	583	731	795
\$15,000-\$24,999	317	557	693
\$25,000-\$34,999	417	644	755
\$35,000-\$49,999	277	565	827
\$50,000-\$74,999	505	967	1,348
\$75,000-\$99,999	384	771	1,105
\$100,000-\$149,999	495	1,055	1,481
\$150,000-\$199,999	139	443	766
> \$200,000	113	339	594

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,704	7,137	9,720
Occupied	3,231	6,071	8,364
Owner Occupied	1,382	3,279	5,123
Renter Occupied	1,849	2,792	3,241
Vacant	473	1,066	1,356

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PROFESSIONAL BIO

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Hilary Ryan was born and raised in New York's beautiful Hudson Valley. She lived, worked, and studied in Europe for 15 years after attending Tulane University. Her extensive travels and spirit of adventure has taken her to many exotic locations and connected her to an array of interesting people all in the quest to build a wealth of knowledge and broad experience. Thanks to years of dedicated computer work and the curiosity of youth, Hilary is a marketing and social media wiz. She is resourceful, attentive to detail, and dedicated to her work. Animals and sports have always been an important component in her life. This unique talent stack is an asset at any stage of a deal. From meticulous research and working with community planners to the negotiating table and beyond, Hilary is a key advocate for her clients. Real estate doesn't end when the contracts are signed. She believes in building strong relationships professionally and throughout her community.

Let's build something together.

Top Producer - 2021, 2022, 2023...

2022 - NYSCAR President's Award

2021 - 2025 NYSCAR Hudson Valley Board - Secretary

2025 - 2026 NYSCAR Hudson Valley Board - 2nd Vice President

2024 - 2026 NYSCAR Statewide Board Of Governors - Trustee

2026 - 2028 NYSCAR Statewide Board - Treasurer Elect

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161 EAST MAIN STREET

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