

**549 State Route 17**  
**Tuxedo Park, New York 10987**

*Duck Cedar Plaza*

**Offering Price: \$4,850,000**



Prepared By:

Marc G. Windheuser

Marc G. Windheuser  
Associate Broker  
516-603-8870  
Mwindheuser@remax.net

**RE/MAX**  
COMMERCIAL®  
remaxcommercial.com

Property Summary:

Duck Cedar Plaza is a 26,000 sqft strip mall sitting on 9.25 acres of land located off highly traveled Route 17. The Plaza was fully renovated in 2016 and offers a modern environment for a wide variety of retail businesses. Rout 17 is a major thoroughfare for Greenwood Lake, Bear Mountain State Park, Ski Resorts, Hudson Valley Wineries, Woodbury Commons and the New York Renaissance Fair that draws thousands every summer. The Plazas well-kept appearance and ample parking creates a welcoming atmosphere for shoppers 365 days a year.

Tenant Summary:

Occupancy Percentage:

Lease Expiration:

Calvary Chapel:	42%	1/31/2027
Dottie Audrey's Bakery Kitchen:	19%	9/30/2026
Get-It-New Inc.:	8%	4/30/2025
USA Dog Shop:	6%	1/31/2027
Hudson Valley Wine:	7%	12/31/2030
Brooklyn Specialties:	7%	12/31/2023
Spaces D&E	11%	Vacant

Property Details:

Acres: 9.2579

Tax Map Number: Section 9, Block 1, Lot 7.2

26,000 total sqft

18,631 sqft of retail space

3,736 sqft of storage space

3,633 sqft of common space

100+ Parking spots

Marc G. Windheuser  
Associate Broker  
516-603-8870  
Mwindheuser@remax.net



Financial Information:

Actual income: \$350,966.45

Actual Income as of 10/12/22: \$366,773.79

Projected income: \$406,773.79\*

Expenses:

Insurance: \$14,000

Taxes: \$38,000

Snow Plow & Landscaping: \$26,000

Repairs & Maintenance: \$10,000

DOT Fees: \$2,400

Utilities: \$3,000

Fire Alarm Maintenance: \$1,400

Telephone/Cable: \$1,200

Exterminating: \$1,000

Property Management: \$18,000

Total: \$115,000

Actual NOI: \$235,966.45

Projected NOI: \$291,773.79

\*Spaces D & E are currently vacant. Projected rent from both would be an additional \$40,000+ annually.

The accuracy of all information, including but not limited to square footages, lot sizes, income & expenses is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Marc G. Windheuser  
Associate Broker  
516-603-8870  
Mwindheuser@remax.net

