

NEW PALTZ, NY

12 N. PUTT CORNERS ROAD, NEW PALTZ, NY 12561



OFFERING SUMMARY

Sale Price: Call For Details
 Available SF: 2,500 - 7,000 SF
 Lease Rate: Call For Details

NEIGHBORING TENANTS

Citizens Bank® Ulster **Savings**

McDonald's **SUNOCO** **BURGER KING** **DUNKIN' DONUTS**

ShopRite **Walgreens** **verizon** **Hampton by HILTON**

FOR MORE INFORMATION CONTACT:

SCOTT MILICH
 201.703.9700 x139
 smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

PROPERTY OVERVIEW

Future Retail Development

PROPERTY HIGHLIGHTS

- 6.27 Acres
- 2024 Delivery Once Approved
- Up to 20,000 SF of Retail Space Available w/ Drive Thru
- Located on Route 299 and N. Putt Corners Road
- Less than a 1/2 Mile from NYS Thruway
- Great Exposure and Access from I-87 and Route 299
- Abundant Parking
- Nearby to SUNY New Paltz
- 15,825 Daily Car Count



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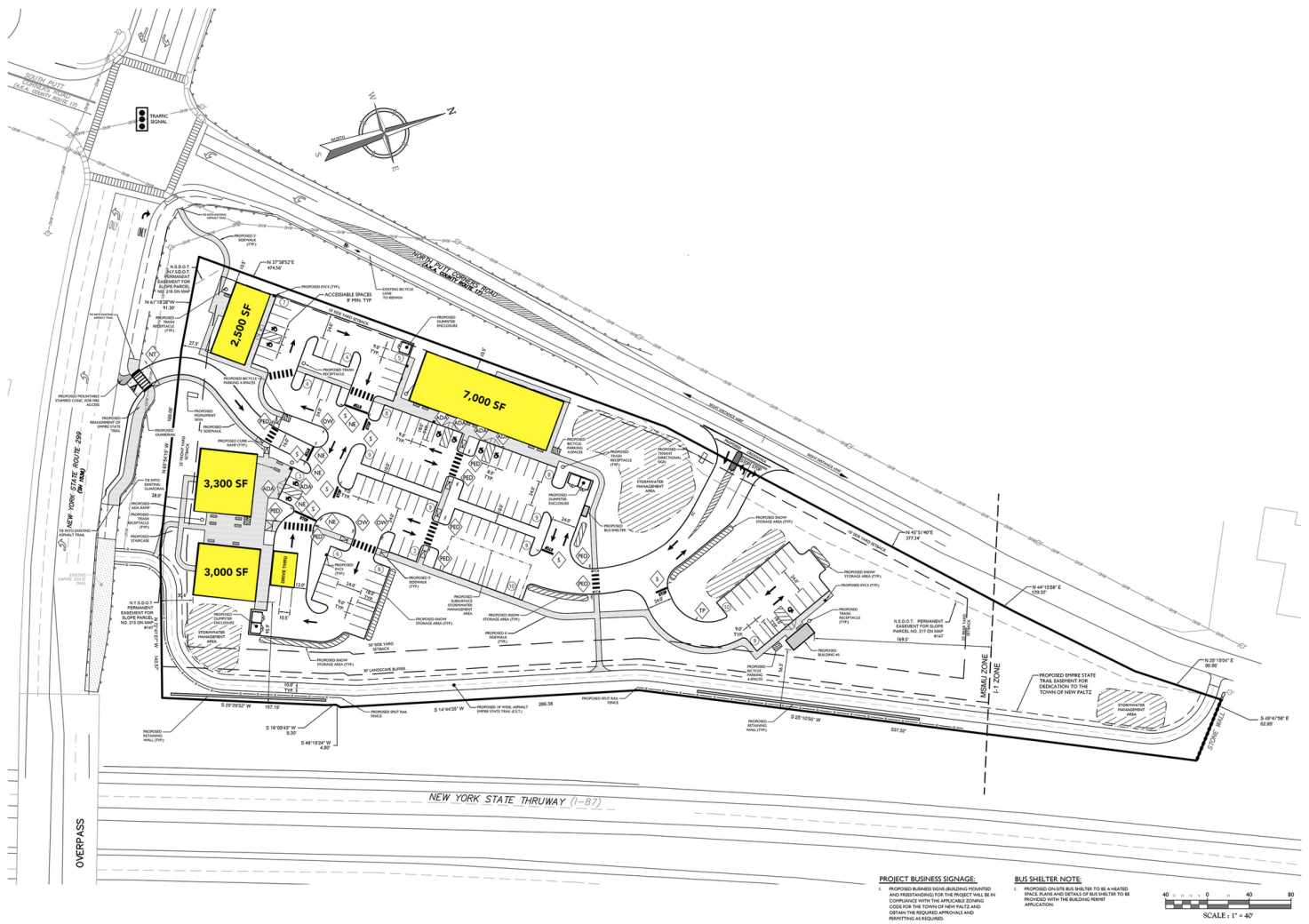
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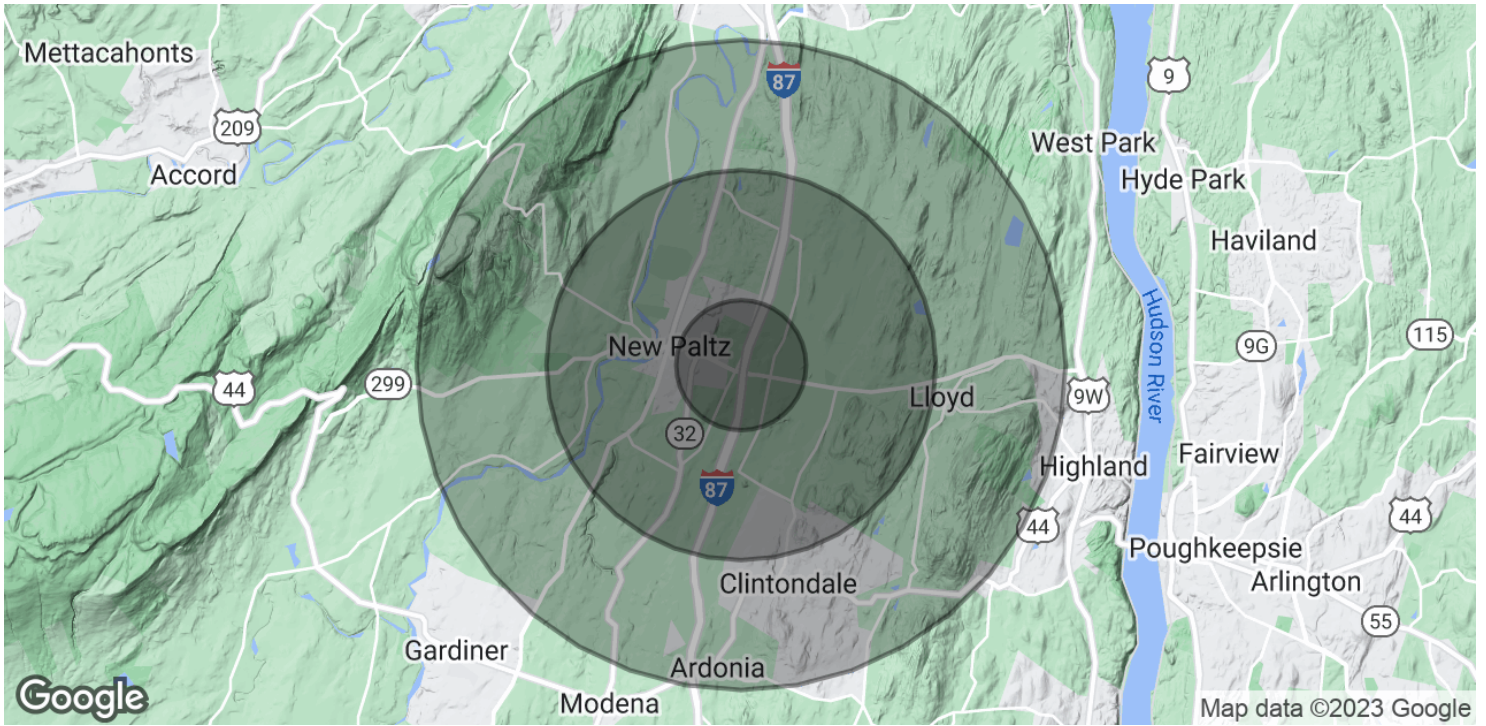
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,664	13,834	23,368
Average Age	28.3	35.5	40.1
Average Age (Male)	29.7	36.3	40.6
Average Age (Female)	28.1	36.4	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,494	5,343	9,663
# of Persons per HH	3.1	2.6	2.4
Average HH Income	\$60,936	\$75,929	\$80,040
Average House Value	\$282,535	\$287,818	\$276,214

* Demographic data derived from 2020 ACS - US Census

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