

194 NY-17

TUXEDO PARK, NY 10987

RETAIL/OFFICE PROPERTY FOR LEASE



Property Description

A standout office or retail destination is now available at 194 NY-17 in Tuxedo Park. Situated directly on this prominent corridor with effortless access to the New York State Thruway and Route 17, the location provides exceptional reach to Manhattan, Bergen County, and the broader Hudson Valley while giving any business remarkable roadside visibility.

The interior delivers a bright, flexible floor plan that adapts easily to storefront merchandising or an open-concept office setup. Expansive windows invite natural light, creating a welcoming environment for customers and staff alike. On-site parking and nearby dining and service options add everyday convenience for employees and visitors.

Lease terms are \$23.23 per square foot annually (approximately \$1.94 per square foot monthly) plus \$8.79 per square foot annually (about \$0.73 per square foot monthly) for NNN expenses, which are subject to change. This is an opportunity to secure a highly visible address in a growing Hudson Valley market.

Offering Summary

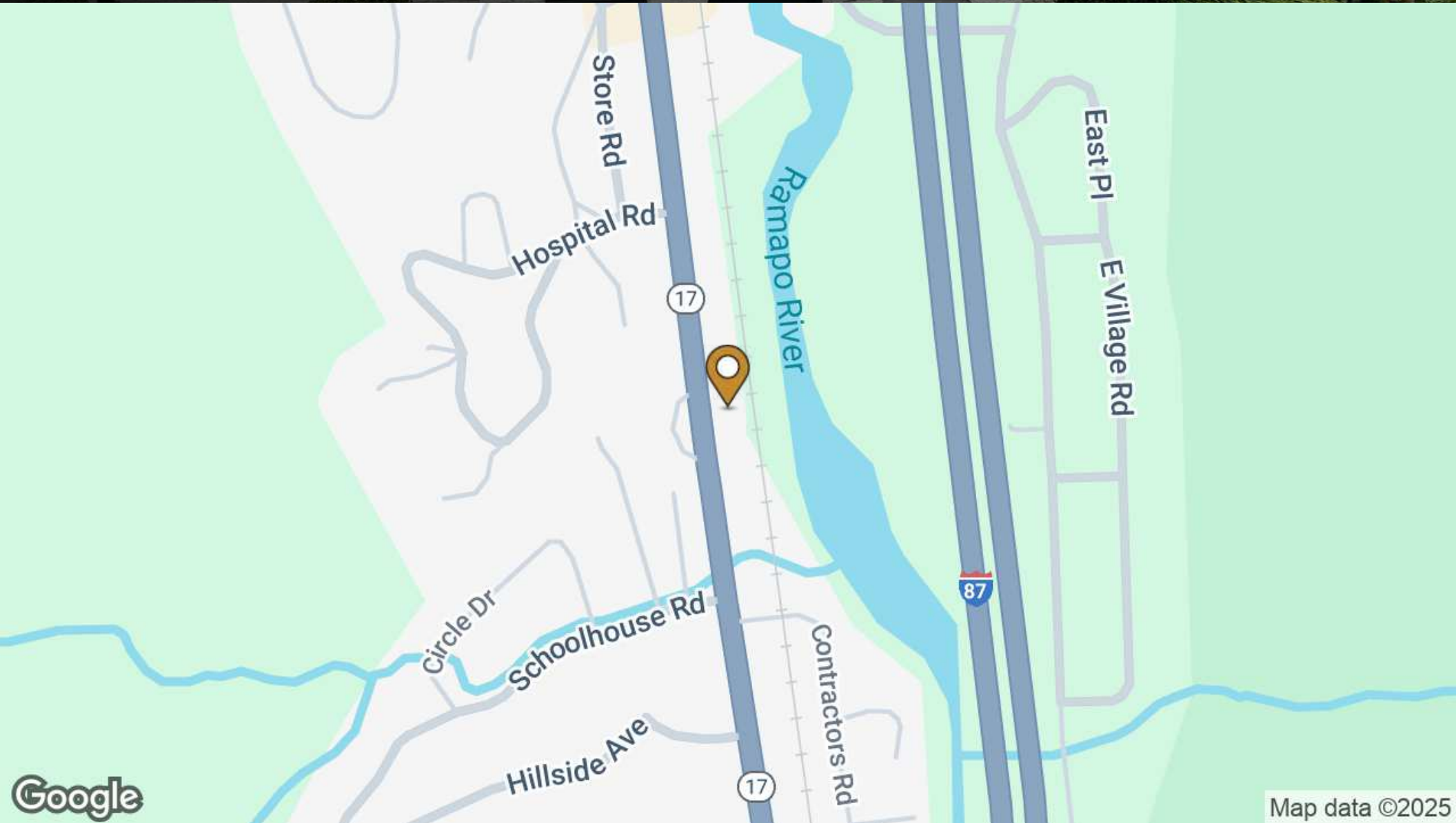
Lease Rate:	\$23.23 SF/yr (NNN)
Available SF:	760 SF
Building Size:	2,600 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	92	132	276
Total Population	246	348	714
Average HH Income	\$186,884	\$196,706	\$212,506

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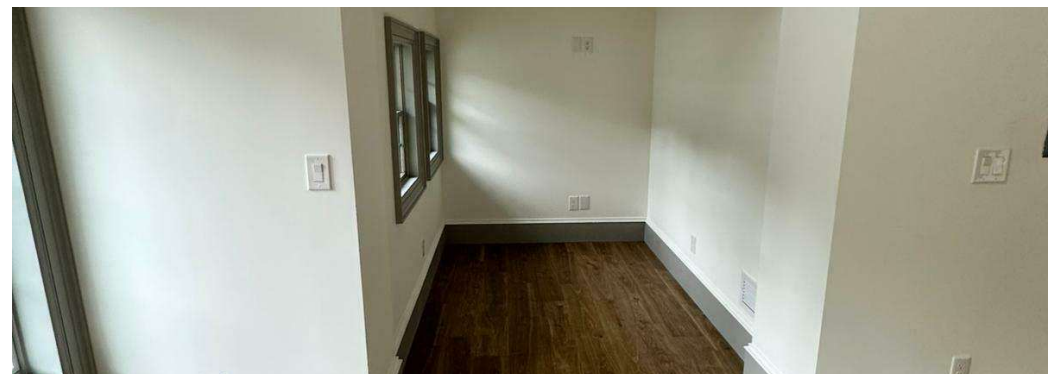
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	246	348	714
Average Age	45	46	46
Average Age (Male)	45	45	45
Average Age (Female)	46	47	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	92	132	276
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$186,884	\$196,706	\$212,506
Average House Value	\$674,532	\$724,078	\$829,976

Demographics data derived from AlphaMap

