



AVAILABLE - RITE AID PHARMACY

NYS ROUTE 9G, 1 CRUM ELBOW ROAD, HYDE PARK, NY 12538



SIGNALIZED INTERSECTION - DRIVE-THRU WINDOW

ADDRESS: S/W Corner @ NYS Route 9G
1 Crum Elbow Road
Hyde Park, NY 12538

LOCATION: Mid-Hudson Bridge - 16 Minutes
Poughkeepsie Metro-North - 16 Minutes
Taconic State Parkway - 20 Minutes

Poughkeepsie MTA to Grand Central - (1 Hour, 50 Minutes)
Poughkeepsie Amtrak to Penn Station - (1 Hour, 35 Minutes)

BUILDING SIZE: 14,564 SF
LOT SIZE: 1.78 Acres
LOT SIZE: 64 Parking Spaces
PARKING SPACES: (3 Handicap)

TRAFFIC COUNT: NYS Route 9G - 13,032 AADT
FRONTAGE: 217' on Crum Elbow
328' on NYS Route 9G

LEASE PRICE: Available Upon Request



DEMAND GENERATORS

Franklin D. Roosevelt Presidential Library & Museum
Val-Kill Eleanor Roosevelt National Historic Site
Vanderbilt Mansion National Historic Site
Mills Mansion, Staatsburgh State Historic Site
Dinsmore Golf Course
Dutchess County Fairgrounds
Culinary Institute of America
Dutchess Community College
Marist College
Vassar College
Bard College
State University of New York at New Paltz



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:

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DEMAND GENERATORS & AREA RETAILERS

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HISTORIC HYDE PARK, NEAR CIA, MARIST, VASSAR & BARD



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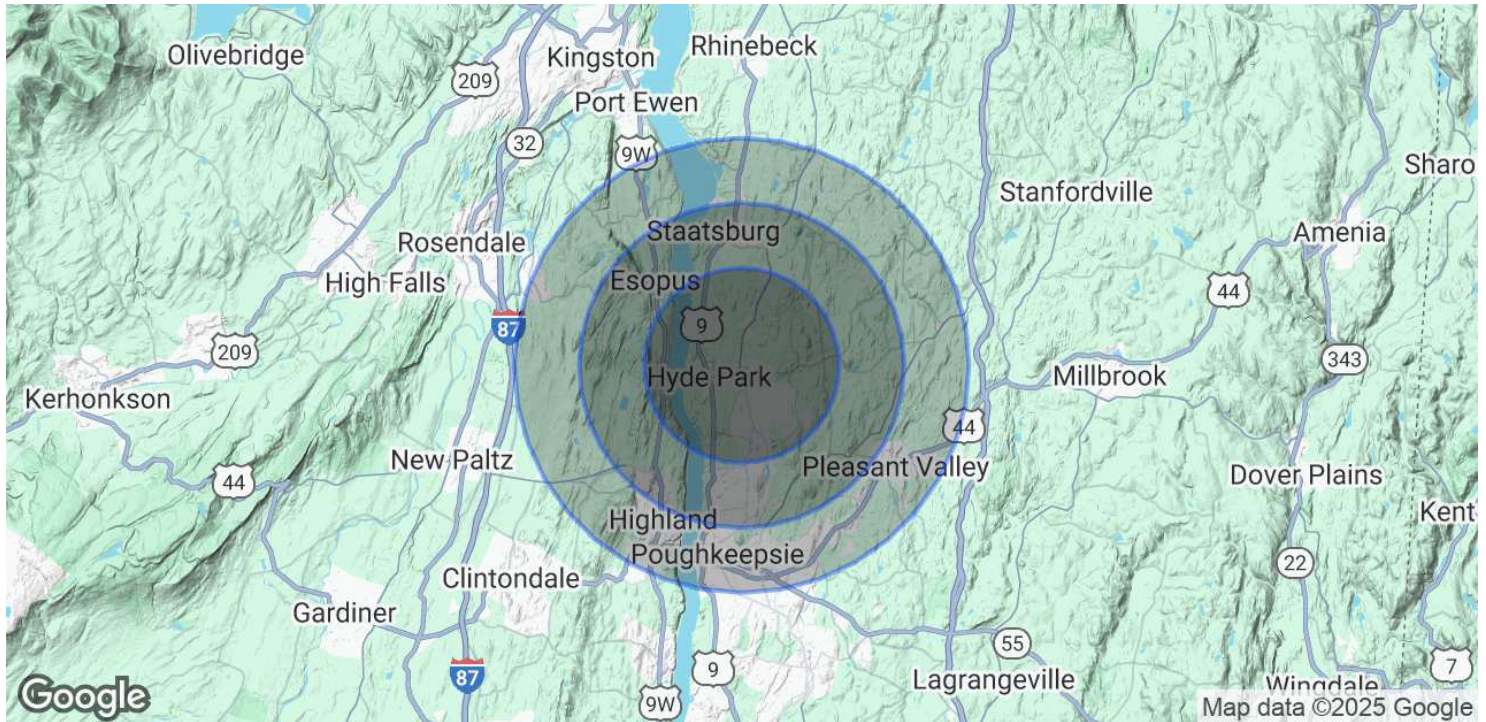
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	14,499	33,813	96,822
Average Age	45	42	41
Average Age (Male)	43	41	39
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	5,861	12,366	36,747
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$111,070	\$113,506	\$105,914
Average House Value	\$336,711	\$341,123	\$333,231

Demographics data derived from AlphaMap



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