

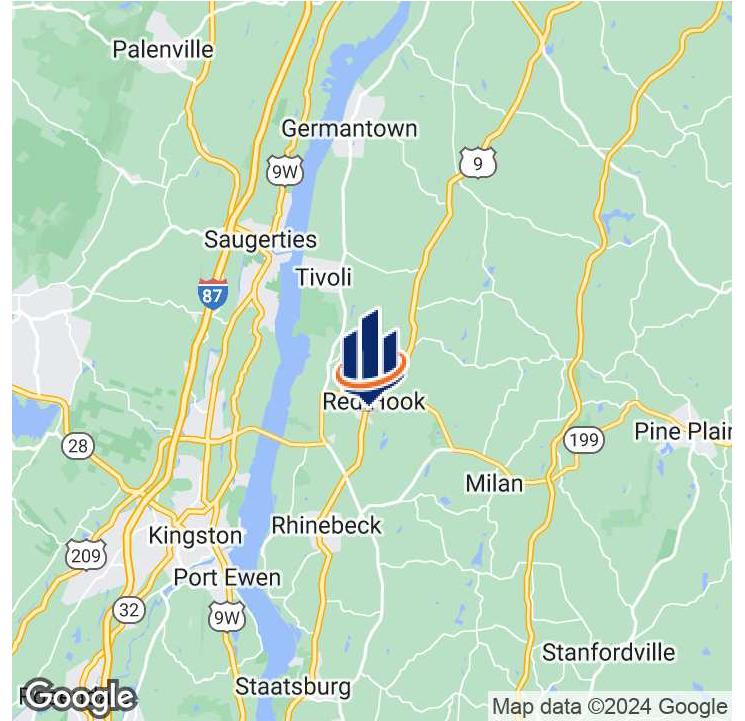
# GLEN POND MEDICAL SUITE

17 GLEN POND DRIVE, STE # 3  
RED HOOK, NY 12571

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**Nilgun Foley**  
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# Property Summary



## BUILDING A SUITE 3

|                |                        |
|----------------|------------------------|
| Lease Rate:    | \$4,000 per month [MG] |
| Suite Size:    | 2,517 SF - Divisible   |
| Available:     | Immediately            |
| Lot Size:      | 2.07                   |
| Building Size: | 9,600                  |
| Year Built:    | 2007                   |
| Zoning:        | GB                     |
| Municipality:  | Red Hook               |
| County:        | Dutchess               |

## PROPERTY DESCRIPTION

Fully built out medical suite with 5 exam rooms, 3 ADA compliant restrooms, nice reception area and spacious staff room. The single-story office building consists of 4 suites with mostly medical/alternative medicine tenants. Parking is right in front. The space is tastefully finished, light filled, modern, clean and in turnkey condition.

Modified Gross Lease: Quoted rent is inclusive of CAM & property taxes. Separate meters so tenant pays their own utilities: Electric + Propane for heating.

## PROPERTY HIGHLIGHTS

- Private and Secluded Location Minutes from Village Center
- Charming Exterior and Interior
- Fully Built Out as Medical Office
- Ample and Easy Parking
- Landlord Willing to Demise and Provide TI

# RECEPTION AREA



# Interior Photos



# Additional Photos



# ENTRANCE TO SUITE

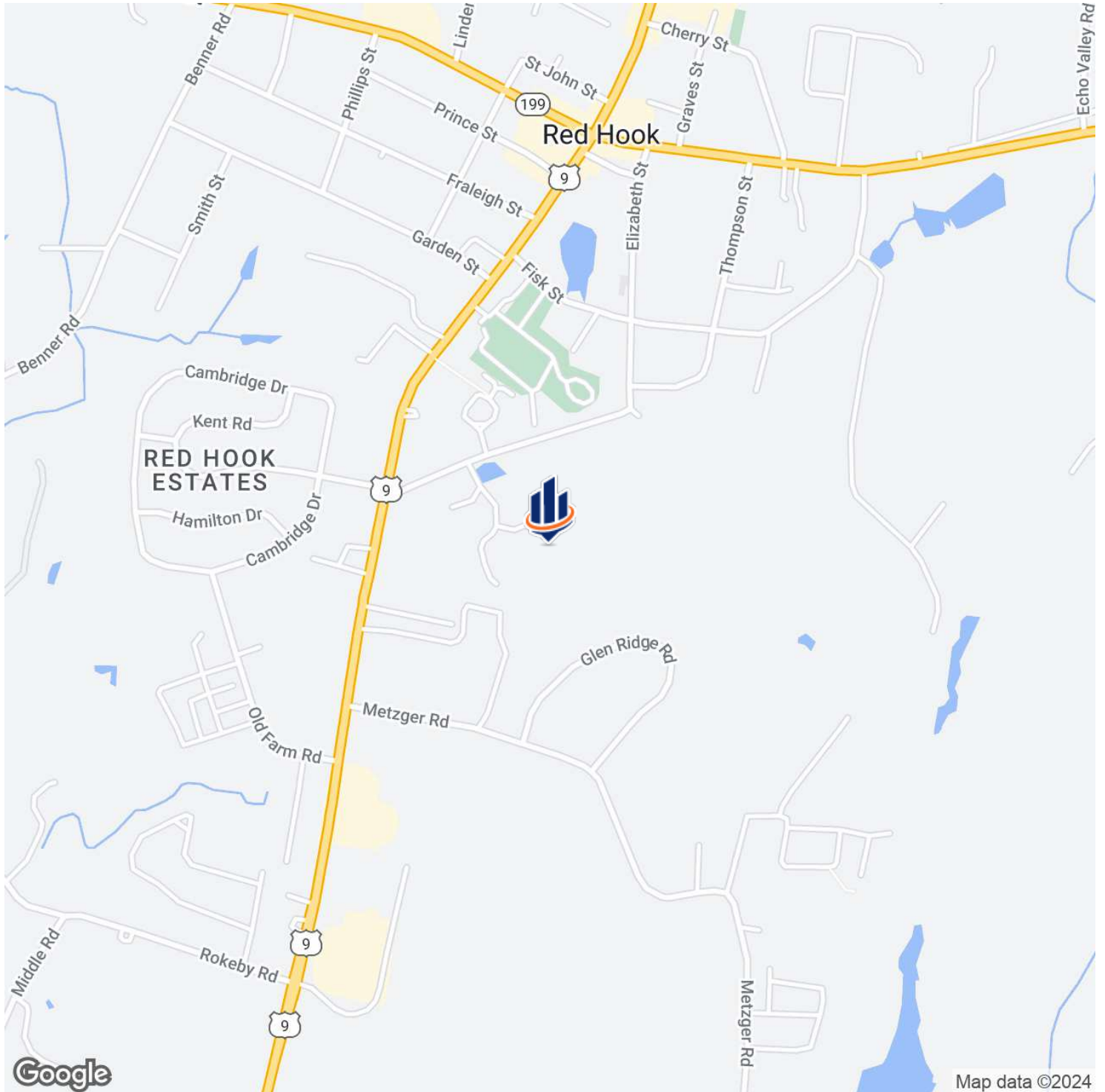


# Floor Plan



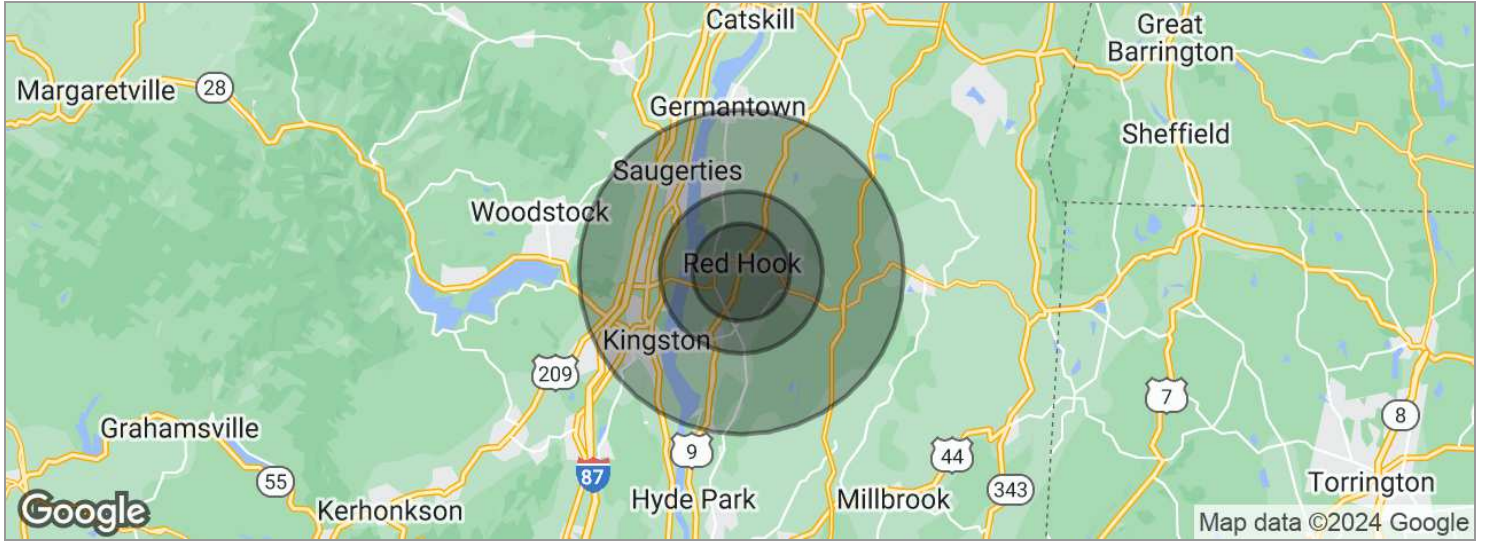
**SUITE #3 FLOOR PLAN**  
NOT TO SCALE

# Location Map





# Demographics Map



| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| Total population               | 7,998          | 18,671         | 87,650          |
| Median age                     | 41.5           | 45.3           | 44.2            |
| Median age (Male)              | 39.6           | 42.3           | 41.9            |
| Median age (Female)            | 43.1           | 46.9           | 45.8            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households               | 3,222          | 8,111          | 40,199          |
| # of persons per HH            | 2.5            | 2.3            | 2.2             |
| Average HH income              | \$109,541      | \$102,960      | \$80,011        |
| Average house value            | \$324,182      | \$330,626      | \$259,005       |

*\* Demographic data derived from 2020 ACS - US Census*

# About SVN

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



# Advisor Bio



## **NILGUN FOLEY**

Associate Advisor

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## **PROFESSIONAL BACKGROUND**

Nilgun Foley joined SVN Deegan-Collins Commercial Realty in 2019. She has a strong background in finance and business development. Raised in Istanbul, Turkey, and college-educated in the U.S., Nilgun lived and worked in Istanbul, Boston, London and Frankfurt prior to returning to the tri-state area with her family. Her professional experience spans multinational corporations such as Bank of Boston and Lafarge S.A.; mid-size family owned service sector players such as Tuyap Inc.; and independent consultancy assignments for financial intermediaries and community banks in Connecticut and New York.

Nilgun started her commercial real-estate career in Stamford, CT and was with NAI Mertz in Southern NJ prior to joining SVN's Hudson Valley office. At SVN, she joined forces with SVN Hospitality Council to promote SVN's Hospitality Brokerage Group in the State of NY and beyond through the relationships she continues to forge with hoteliers, investors, lenders, and specialty brokers. Nilgun is highly adept at finding her bearings swiftly and relies on her wide-spectrum of experience in various business sectors in very different markets. She has a deep understanding of credit & financial analysis and is experienced in volatile markets. Nilgun's well-developed client engagement skills place her in an excellent position to deliver exceptional solutions locally and nationally.

## **EDUCATION**

Skidmore College – B.A. in Economics, Phi Beta Kappa

**SVN | Deegan-Collins Commercial Realty**

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