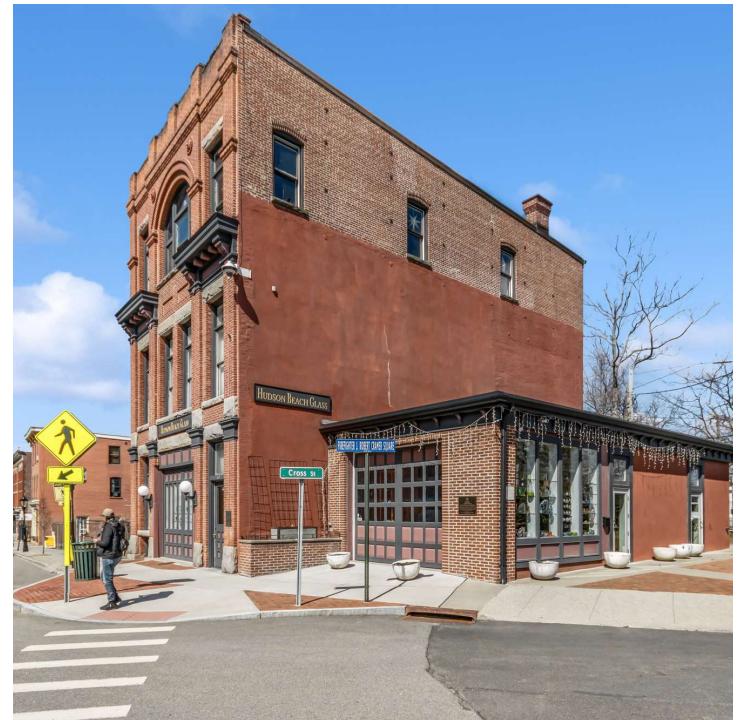
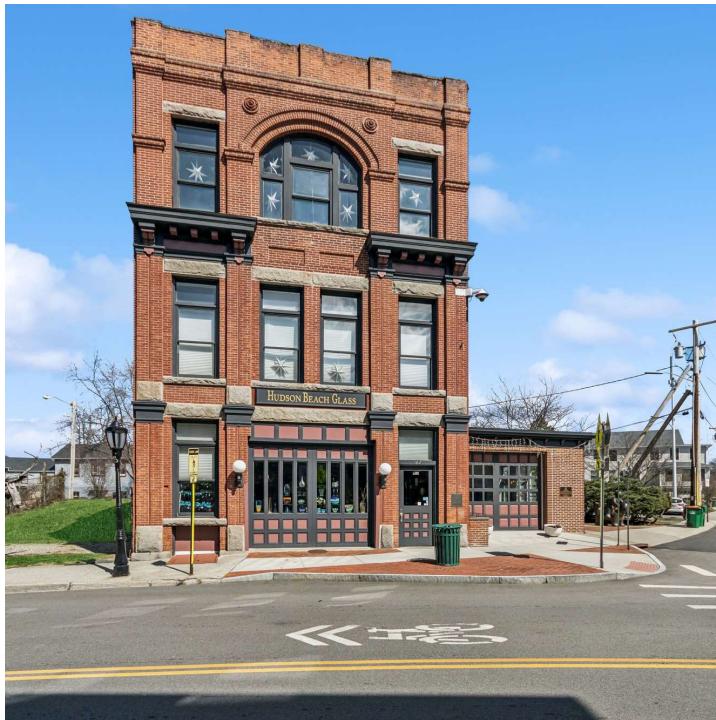


EXCEPTIONAL OPPORTUNITY AT THE GATEWAY TO BEACON'S MAIN STREET

162 MAIN ST, BEACON, NY 12508

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|------------------------|
| Sale Price: | Available Upon Request |
| Building Size: | 6,310 SF |
| Lot Size: | 3,951 SF |
| Year Built: | 1886 |
| Renovated: | 2003 |
| Zoning: | CB |

PROPERTY OVERVIEW

A rare chance to own a piece of Beacon's history and its vibrant present! This beautifully restored, 6,310 SF historic firehouse currently houses Hudson Beach Glass—a thriving, internationally renowned glassblowing studio and retail business. Both the building and the business are available for purchase, together or separately.

Positioned at the entrance to Beacon's bustling Main Street, the property offers exceptional visibility and charm, attracting both locals and a steady flow of tourists drawn to the town's creative energy. Zoned CB (Central Business), it provides a flexible canvas ideal for a gallery, retail concept, cultural hub, or working studio. The three-story brick building features multiple rooms across the first and second floors, which currently function as gallery space, retail areas, studio workspaces, and private event zones. The third floor, presently undeveloped, comes with approved plans for a 1,456 SF, two-bedroom, two-bath apartment—presenting an exciting opportunity for a live/work environment or additional rental income.

The property includes five dedicated parking spaces and direct access to the city's adjacent Cross Lot, which offers 14 additional free parking spaces, including two ADA-accessible spots and two EV charging stations. Beyond that, there are 135 more free public parking spaces located within three-quarters of a mile, offering convenient access for both customers and staff.

Hudson Beach Glass was founded in 1984 by artists John and Wendy Gilvey, Michael Benzer, and Jennifer Smith. Over the past four decades, they've built a loyal following and developed a distinctive hot-casting process that has made their work internationally recognized. The business has experienced record sales in recent years and comes fully equipped with proprietary molds, formulas, all professional glassworking equipment, and a 14,000-contact mailing list that powers ongoing marketing and growth.

This is a truly unique opportunity to invest in a cornerstone of Beacon's creative landscape—whether you choose to continue the legacy of Hudson Beach Glass or bring your own vision to life in one of the Hudson Valley's most dynamic and sought-after towns.

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ADDITIONAL PHOTOS



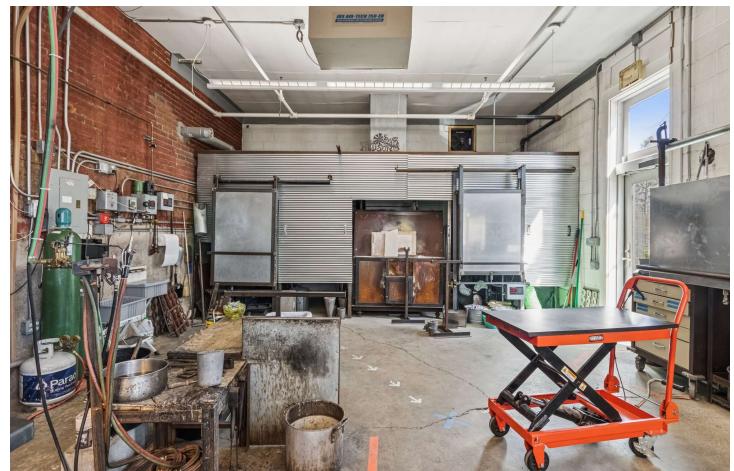
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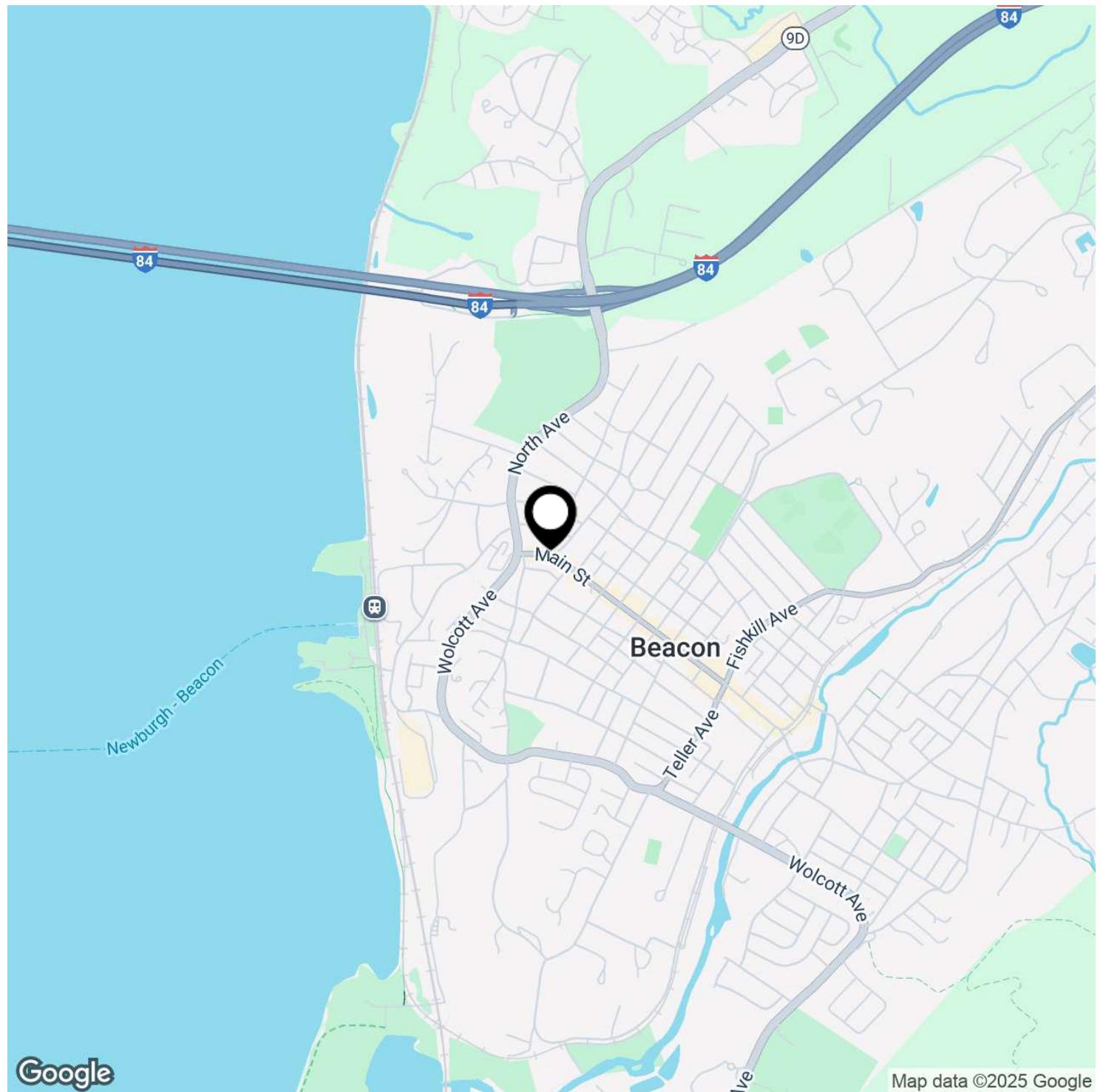
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LOCATION MAP



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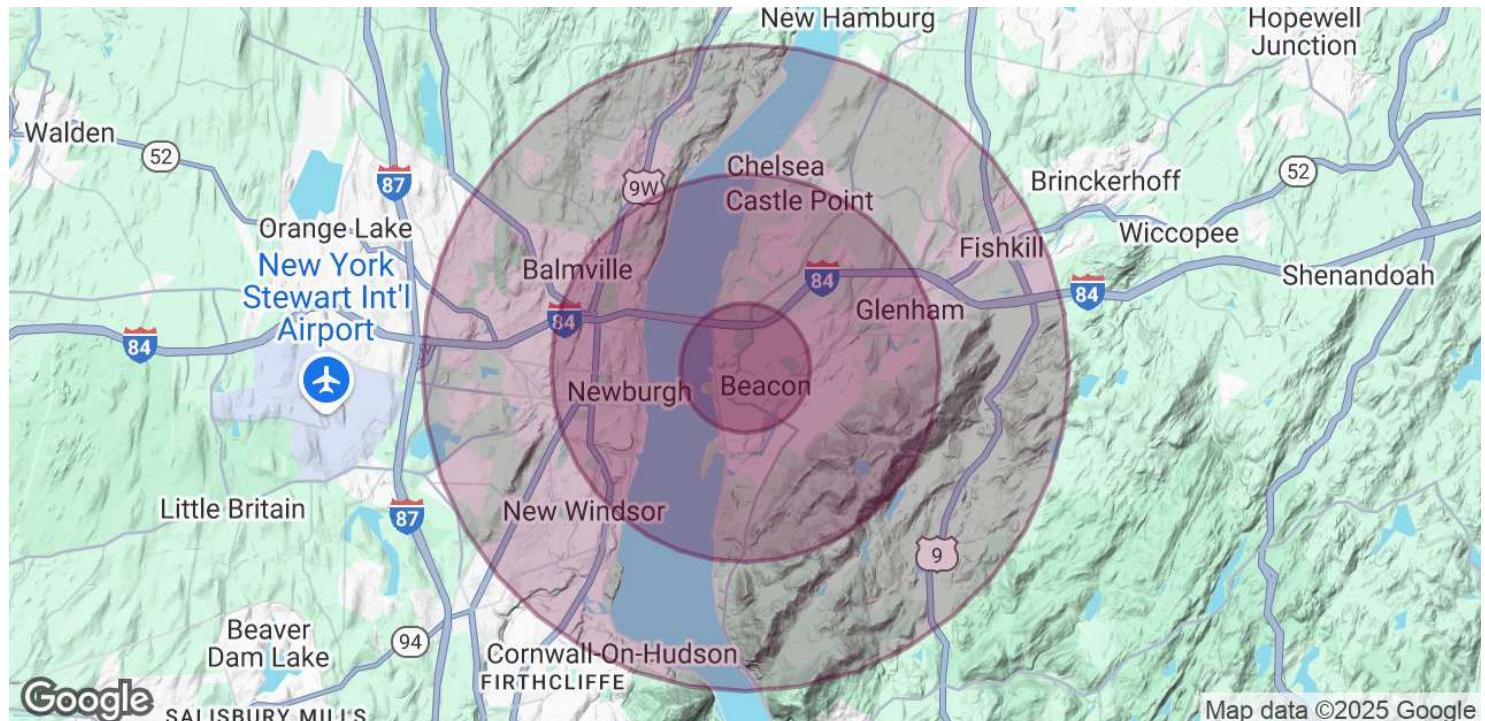
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,906 | 55,301 | 93,932 |
| Average Age | 43 | 39 | 41 |
| Average Age (Male) | 42 | 38 | 40 |
| Average Age (Female) | 44 | 40 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,347 | 19,967 | 35,580 |
| # of Persons per HH | 2.3 | 2.8 | 2.6 |
| Average HH Income | \$122,025 | \$98,979 | \$107,917 |
| Average House Value | \$476,702 | \$357,698 | \$375,946 |

Demographics data derived from AlphaMap