



# ROUTE 9 COMMERCIAL DEVELOPMENT SITE: 2.71 ACRES

4185 POST ROAD, HYDE PARK, NY 12538

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$950,000
Available SF:	7 - 22,800 SF
Lot Size:	2.71 Acres
Zoning:	TCHD - Town Center Historic District
Traffic Count:	19,411
Price / SF:	\$8.05

### PROPERTY OVERVIEW

BHHS Hudson Valley is pleased to present this 2.71 acres of flat commercial land on Route 9 in Historic Hyde Park. Shovel ready site for approximately 22,000 square foot Class A office building. Plans show 7,600 sq.ft. foot print with three stories. Infrastructure and site improvements already in place. The site is also ideal for retail, gas, health care facility, office, day care/nursery, and many other. Build-to-suit lease option also available.

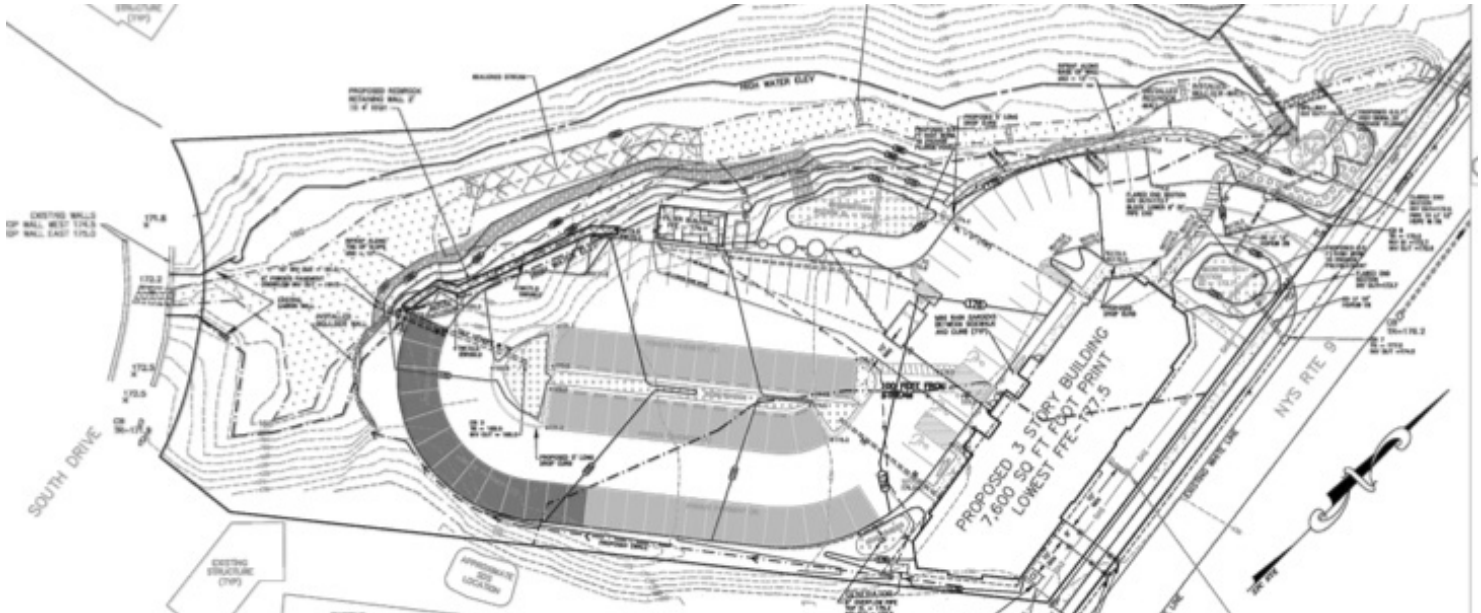
### PROPERTY HIGHLIGHTS

- Shovel Ready Class A Office
- Water/Wastewater treatment
- 19,411 Vehicles Per Day
- Site improvements and infrastructure in place

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## PROPERTY DESCRIPTION



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### LOCATION OVERVIEW

Located in the historic town of Hyde Park on the heavily trafficked Route 9 commercial corridor. Across the street from Eveready Diner.



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## COMPLETE HIGHLIGHTS



### SALE HIGHLIGHTS

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## LOCATION MAPS





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## DEMOGRAPHICS REPORT

	1 MILE	5 MILES	10 MILES
Total population	890	27,958	181,543
Median age	43.2	39.4	37.4
Median age (Male)	42.1	38.2	36.1
Median age (Female)	44.7	40.1	38.3
	1 MILE	5 MILES	10 MILES
Total households	337	10,005	69,128
Total persons per HH	2.6	2.8	2.6
Average HH income	\$87,681	\$82,266	\$70,856
Average house value	\$359,602	\$313,305	\$291,802

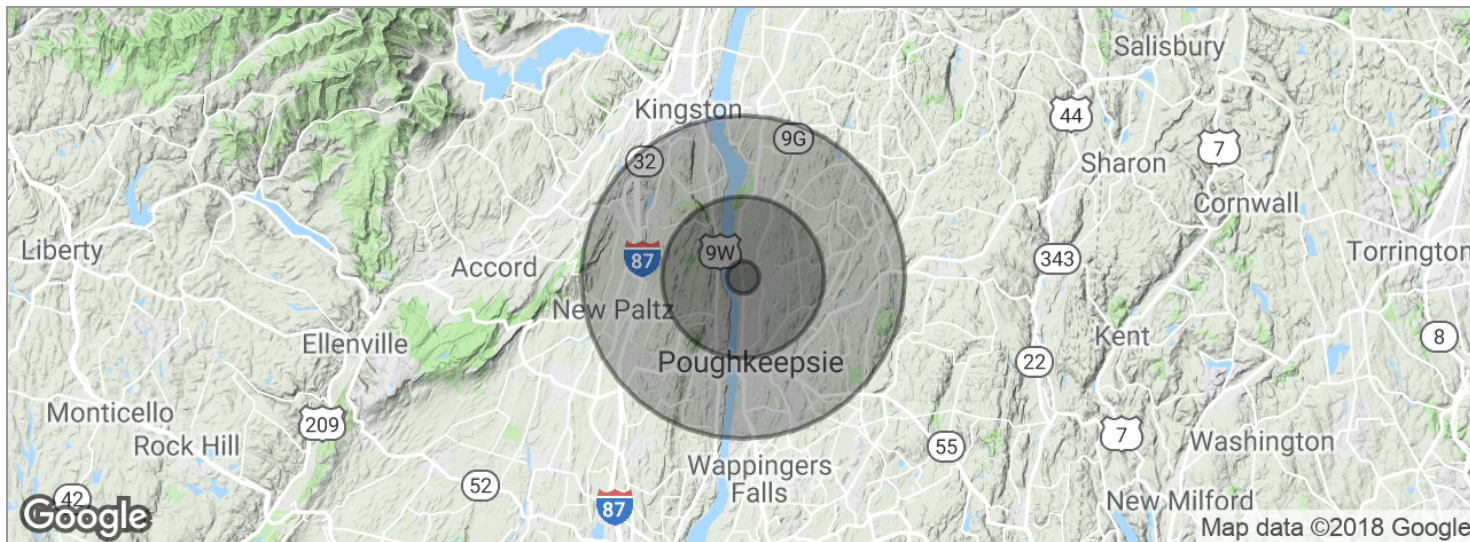
\* Demographic data derived from 2010 US Census



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