



TWO COMMERCIAL BUILDINGS

2934 U.S. ROUTE 9W, NEW WINDSOR, NY 12553



RETAIL, AUTOMOTIVE DEALERSHIP, SERVICE PROVIDERS

OFFERING SUMMARY

ADDRESS: 2934 U.S. Route 9W
New Windsor, NY 12553

LOCATION:
Newburgh Beacon Bridge – (9 Minutes / 5 Miles)
Interstate 84, Exit 37 - (10 Minutes / 4.5 Miles)
Interstate 87, Exit 17 - (16 Minutes / 7.3 Miles)
Beacon Train Station - (16 Minutes / 7.6 Miles)
Bear Mountain Bridge – (20 Minutes / 15 Miles)

BUILDING SIZE: Building A: 8,560 SF
Building B: 10,070 SF
Total SF: 18,630 SF

LOT SIZE: 3.6 Acres

FRONTAGE: 239' on U.S. Route 9W

TRAFFIC COUNT: 18,206 AADT on U.S. Route 9W

ZONING: Neighborhood Commercial &
Multiple Family Residential

ASKING PRICE: Lease: \$12 Per SF, NNN
Sale: \$2,750,000



LOCATION OVERVIEW

2934 U.S. Route 9W in Newburgh/New Windsor lies in its prime visibility and accessibility along one of the Hudson Valley’s most heavily traveled commercial corridors. Route 9W serves as a key connector between Newburgh, New Windsor, and surrounding towns, making the location ideal for businesses that rely on strong drive-by exposure and regional traffic. Its proximity to major routes like I-84 and the Newburgh–Beacon Bridge further enhances its strategic value for retail, automotive, service, or redevelopment opportunities.



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:

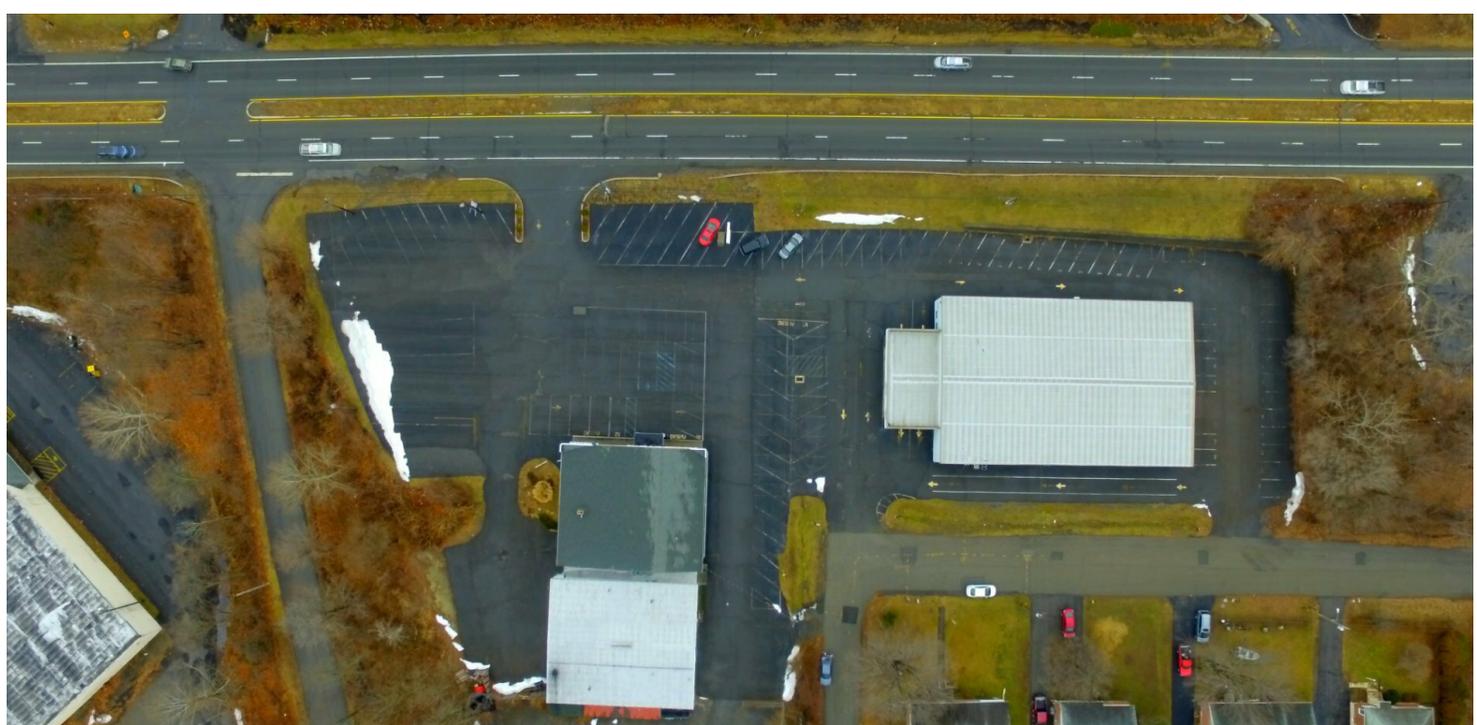
Thomas M. Cervone
845.485.3100
tom@crproperties.com



WAREHOUSE, LARGE RETAIL

2934 U.S. ROUTE 9W, NEW WINDSOR, NY 12553

TOTAL BUILDING - 18,630 SF | 3.6 ACRES



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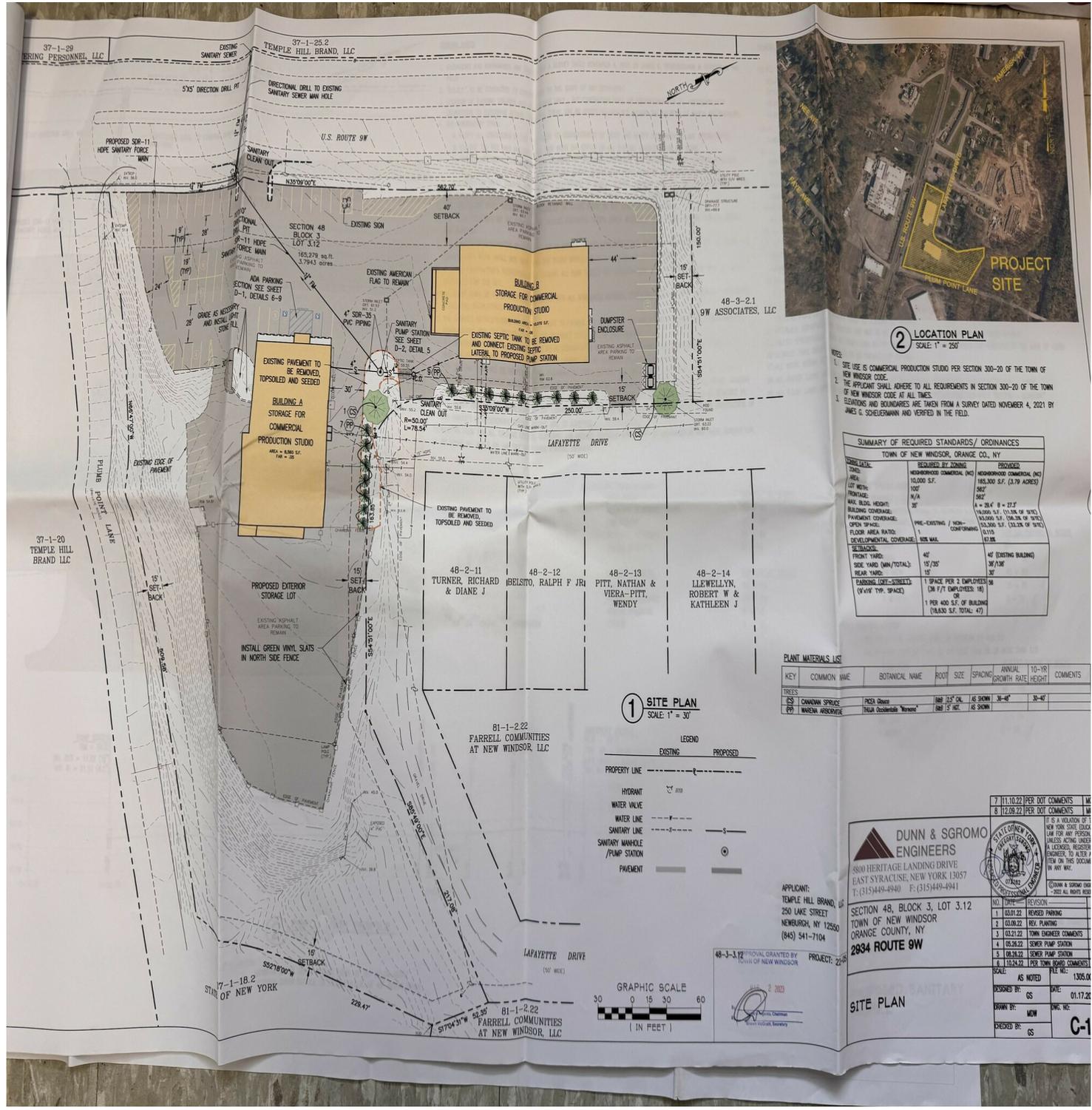
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SITE PLAN

2934 U.S. ROUTE 9W, NEW WINDSOR, NY 12553

TWO BUILDINGS, 239' FRONTAGE ON U.S. ROUTE 9W



2 LOCATION PLAN
SCALE: 1" = 250'

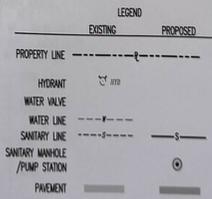
- NOTES:
1. SITE USE IS COMMERCIAL PRODUCTION STUDIO PER SECTION 300-20 OF THE TOWN OF NEW WINDSOR CODE.
 2. THE APPLICANT SHALL ADHERE TO ALL REQUIREMENTS IN SECTION 300-20 OF THE TOWN OF NEW WINDSOR CODE AT ALL TIMES.
 3. ELEVATIONS AND BOUNDARIES ARE TAKEN FROM A SURVEY DATED NOVEMBER 4, 2021 BY JAMES G. SCHELEMAN AND VERIFIED IN THE FIELD.

SUMMARY OF REQUIRED STANDARDS/ ORDINANCES		
TOWN OF NEW WINDSOR, ORANGE CO., NY		
REQUIRED BY ZONING	PROVIDED	COMMENTS
MINIMUM LOT AREA:	NEIGHBORHOOD COMMERCIAL (NC)	165,300 S.F. (3.79 ACRES)
MINIMUM LOT WIDTH:	50'	50'
MINIMUM FRONTAGE:	N/A	50'
MINIMUM BUILDING HEIGHT:	4' = 20' 0" = 23'	4' = 20' 0" = 23'
MINIMUM BUILDING COVERAGE:	10.00% S.F. (10.0% OF SITE)	10.00% S.F. (10.0% OF SITE)
MINIMUM OPEN SPACE:	10.00% S.F. (10.0% OF SITE)	10.00% S.F. (10.0% OF SITE)
FLOOR AREA RATIO:	0.15	0.15
MINIMUM DEVELOPMENTAL COVERAGE:	SIDE WALK	10.00%
SETBACKS:		
FRONT YARD:	40'	40' (EXISTING BUILDING)
SIDE YARD (MIN/TOTAL):	15'/20'	30'/15'
REAR YARD:	15'	15'
SPACING (OFF-STREET) (W/VIP TYP. SPACING):	1 SPACE PER 2 EMPLOYEES OR (OR 7'7" EMPLOYEES: 18)	1 SPACE PER 2 EMPLOYEES OR (OR 7'7" EMPLOYEES: 18)
1 PER 400 S.F. OF BUILDING (10,000 S.F. TOTAL: 47)		

PLANT MATERIALS LIST

KEY	COMMON NAME	BOTANICAL NAME	ROOT SIZE	SPACING	ANNUAL GROWTH RATE	10-YR GROWTH HEIGHT	COMMENTS
TREES							
25'	CANDIDIA SPRUCE	PICEA CANADENSIS	25' x 12"	15' x 15'	15-20"	30-40'	
PP	WINDSOR YEW	TAXUS DISTICHA 'WINDSOR'	18" x 12"	15' x 15'	15-20"	30-40'	

1 SITE PLAN SCALE: 1" = 30'



APPLICANT:
TEMPLE HILL BRAND, LLC
250 LAKE STREET
NEWBURGH, NY 12550
(845) 541-7104

48-3-3.12 PROVISION GRANTED BY TOWN OF NEW WINDSOR PROJECT: 22-05

DUNN & SGROMO ENGINEERS
8800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315) 449-4940 F: (315) 449-4941

SECTION 48, BLOCK 3, LOT 3.12
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY
2934 ROUTE 9W

NO. DATE REVISION
1 03.01.22 PERIODIC PARKING
2 03.08.22 REV. PLANTING
3 03.21.22 TOWN ENGINEER COMMENTS
4 05.28.22 SENIOR PUMP STATION
5 08.18.22 SENIOR PUMP STATION
6 10.24.22 PER TOWN BOARD COMMENTS

SCALE: AS NOTED
DATE: 01.17.22
DRAWN BY: MOW
CHECKED BY: GS

1305.05
DATE: 01.17.22
SCALE: 1" = 30'

C-1



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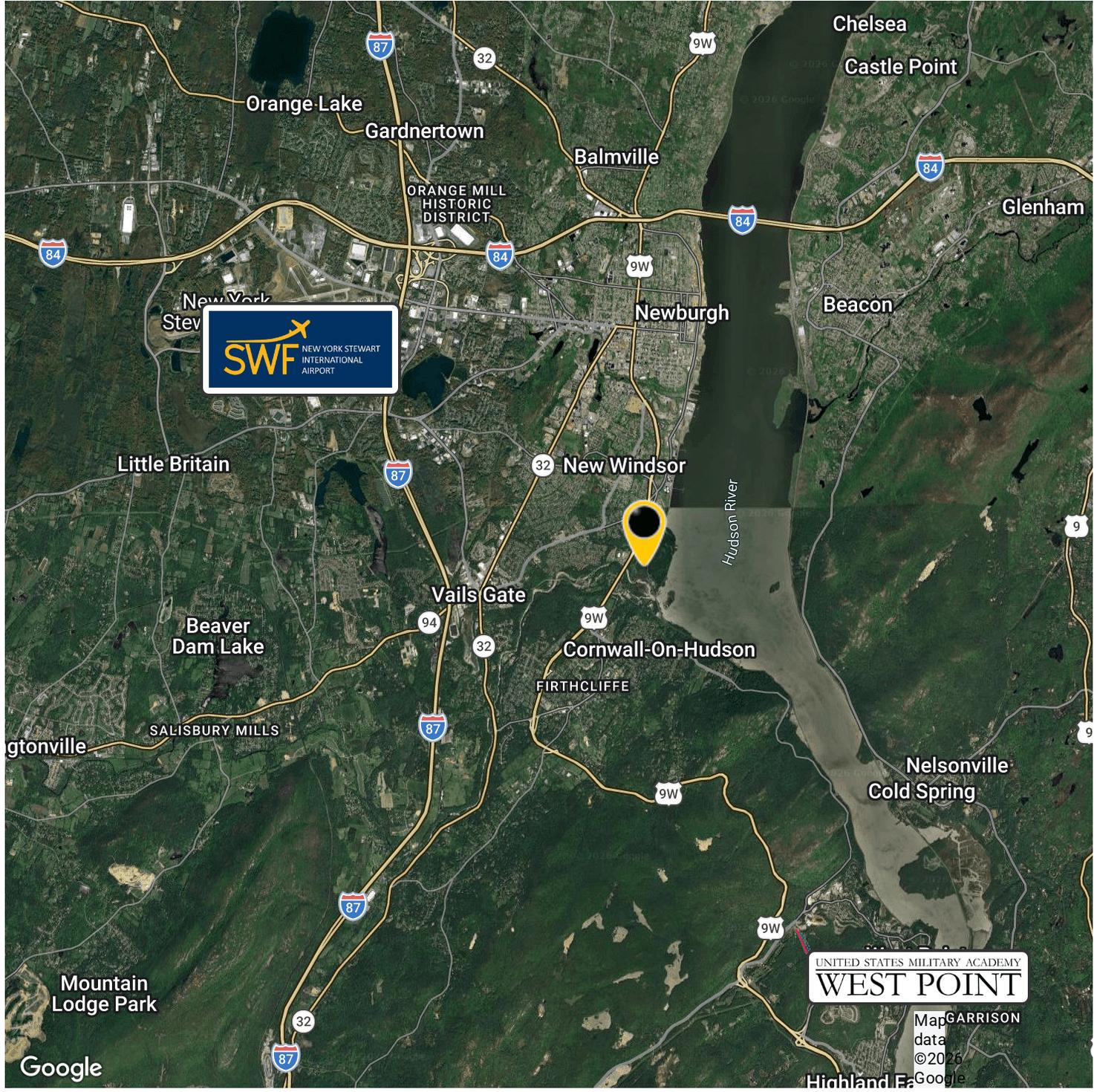
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INTERSTATE 84, EXIT 37 - 10 MINUTES
INTERSTATE 87, EXIT 17 - 16 MINUTES

NEW YORK STEWART INTERNATIONAL AIRPORT - 17 MINUTES



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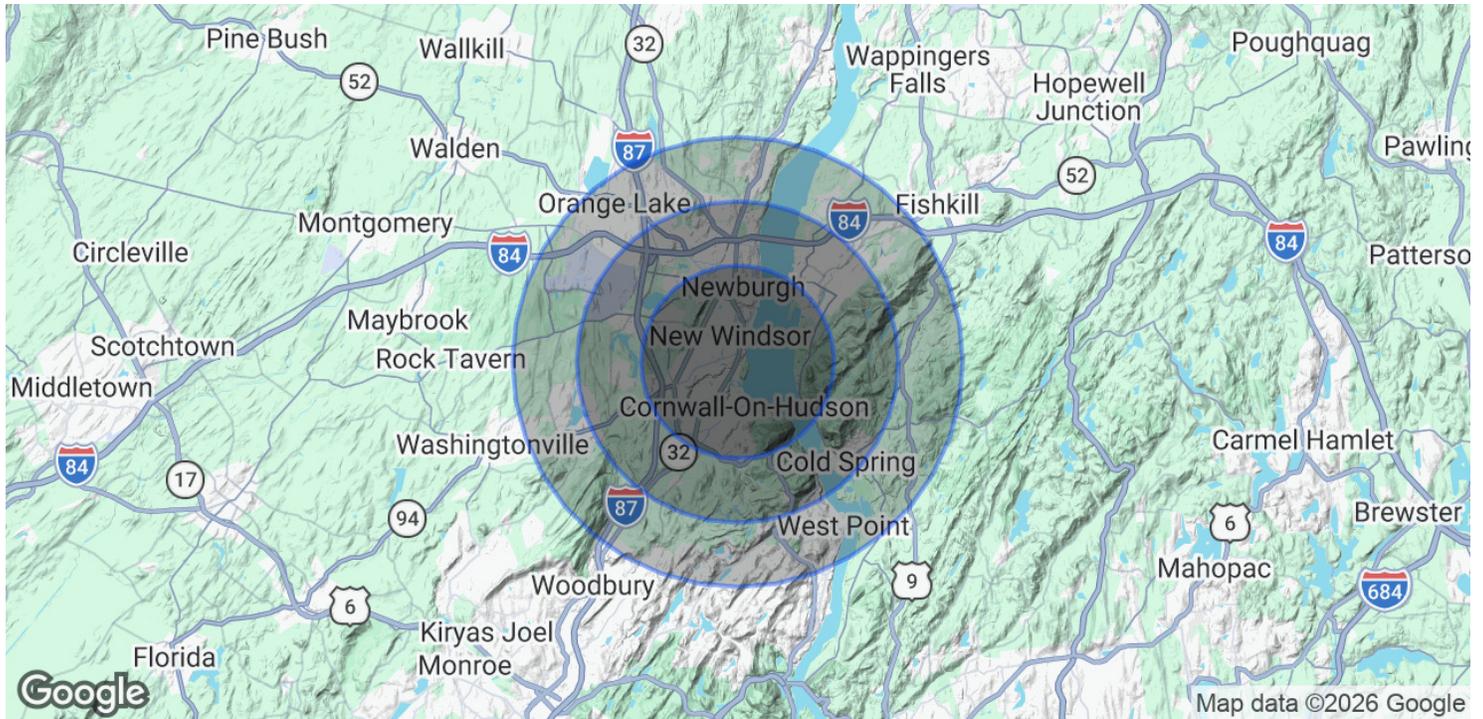
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	47,698	93,146	136,517
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	17,909	35,332	49,149
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$101,172	\$115,132	\$121,484
Average House Value	\$337,248	\$380,163	\$399,125

Demographics data derived from AlphaMap



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