



ARLINGTON HIGH SCHOOL AREA OFFICE BUILDING

1100 ROUTE 55, LAGRANGEVILLE, NY 12540

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	21,540 SF
Available SF:	3,590 SF
Zoning:	TCB

PROPERTY OVERVIEW

Exceptional professional office suite on Route 55 in LaGrangeville, at 1100 Route 55. This expansive property offers a versatile space suitable for a wide range of businesses. Boasting a custom buildout with 4-5 private offices, reception, kitchenette, storage, and large conference/training room. The property features large windows to the north and south and a functional turn-key layout conducive to a variety of potential uses. With convenient access and abundant parking, this is an ideal location for businesses seeking a prominent presence in this thriving area. Don't miss the chance to make this outstanding property the new home for your enterprise.

LOCATION OVERVIEW

Center of town with walkable amenities, restaurants, fitness options, ample onsite parking, and quick access to Taconic State Parkway.

SPACES	LEASE RATE	SPACE SIZE
Suite 301	\$20.00 SF/yr	3,590 SF



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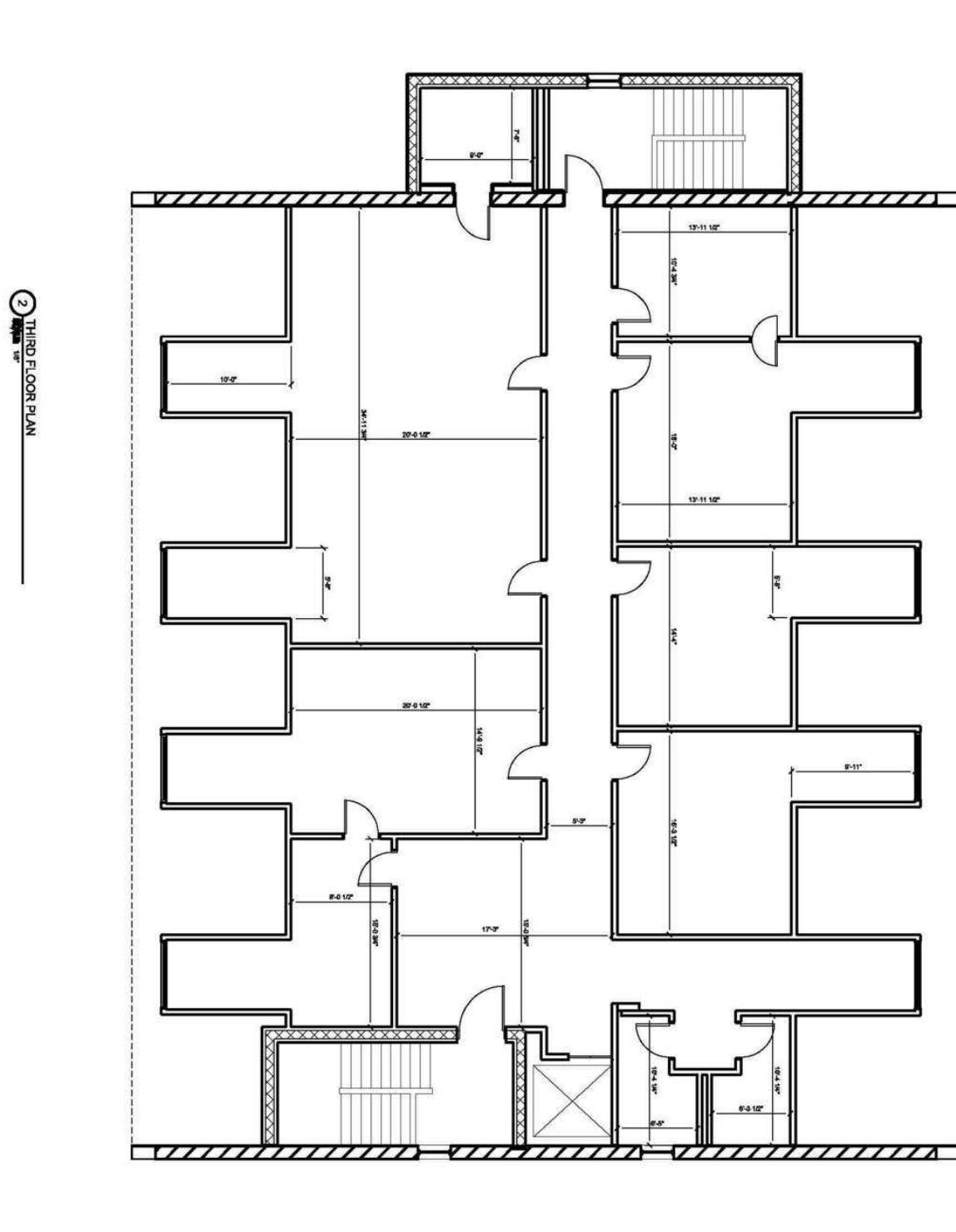
ADDITIONAL PHOTOS



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FLOOR PLANS

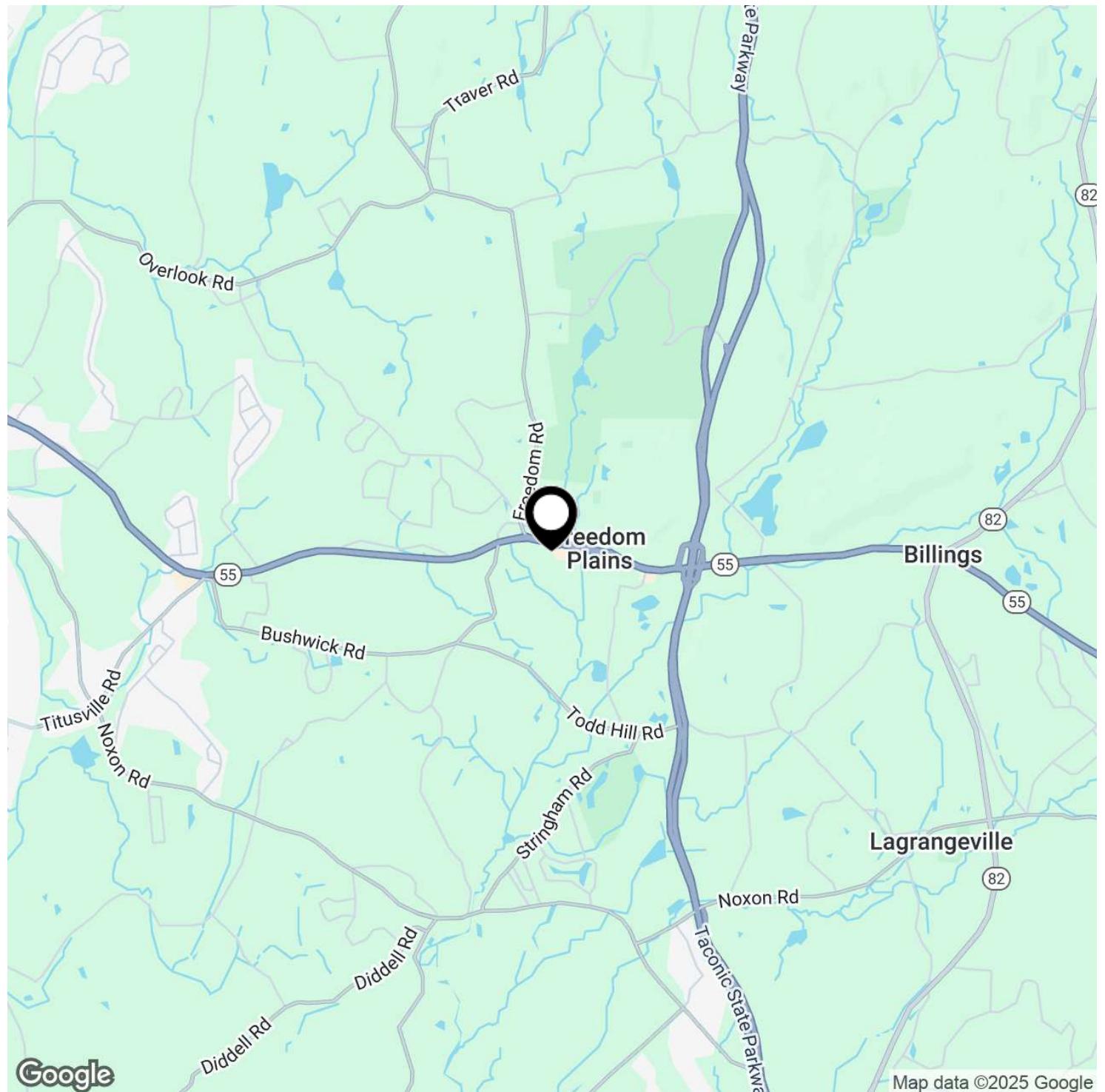




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LOCATION MAP

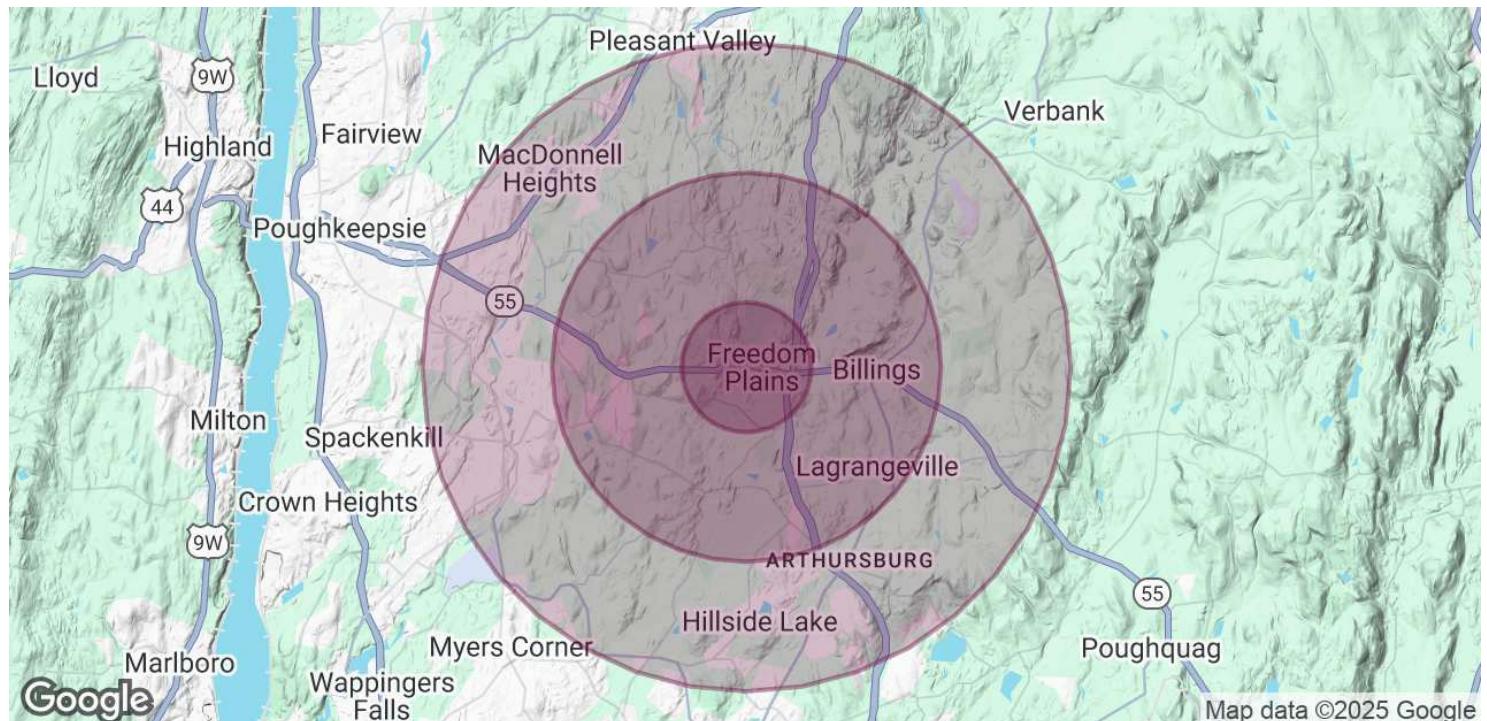




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,144	11,195	43,488
Average Age	41.5	42.5	43.2
Average Age (Male)	34.9	41.1	41.3
Average Age (Female)	41.3	42.7	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	439	4,038	15,928
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$117,015	\$133,555	\$121,675
Average House Value	\$292,846	\$344,510	\$336,256

2020 American Community Survey (ACS)