

COMMERCIAL LEASE

90 GREENWICH AVENUE, SUITE #100, GOSHEN, NY 10924

90 GREENWICH AVENUE, GOSHEN, NY 10924, GOSHEN, NY 10924



FOR LEASE

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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TABLE OF CONTENTS

90 GREENWICH AVENUE



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Property Summary	3
Property Photos	4
Aerial Map	5
Regional Map	6
Demographics	7
Business Map	8
Attachment 1	9
Disclaimer	10

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PROPERTY SUMMARY

90 GREENWICH AVENUE, GOSHEN, NY 10924



Property Summary

Building SF:	1,531
Lease Rate:	\$3,300.00
Lot Size:	0.04 Acres
Year Built:	2025
Zoning:	HC

Property Overview

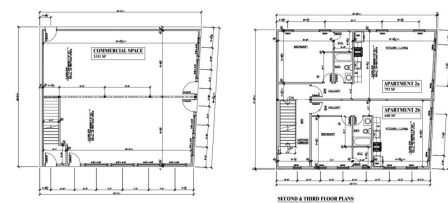
Seize the opportunity to establish your business in 90 Greenwich Avenue, Suite 100, a prime ground-floor space in Goshen's bustling Central Shopping District. This newly constructed building offers a modern design and large glass windows, maximizing visibility and drawing in both heavy foot traffic and steady vehicle flow. With its high-exposure location in a thriving commercial hub, this space is ideal for businesses looking to attract a constant stream of customers and clients. Opportunities like this don't last long—secure your spot now before it's gone!

Location Overview

Prime Location in the Central Shopping District
Located in the heart of Goshen, NY, 90 Greenwich Avenue is within the vibrant Central Shopping District, a prime commercial area designed to support a diverse mix of retail, dining, and professional services. This pedestrian-friendly zone fosters a lively and welcoming atmosphere, attracting locals and visitors.

PROPERTY PHOTOS

90 GRENWICH AVENUE, GOSHEN, NY 10924



PRELIMINARY NOT FOR CONSTRUCTION

DATE: 08/14/2024
PROJECT: 90 GRENWICH AVENUE, GOSHEN, NY 10924
DRAWN BY: J. P. [unreadable]
CHECKED BY: J. P. [unreadable]
SCALE: AS SHOWN
A-2



PRELIMINARY NOT FOR CONSTRUCTION

DATE: 08/14/2024
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DRAWN BY: J. P. [unreadable]
CHECKED BY: J. P. [unreadable]
SCALE: AS SHOWN
A-1

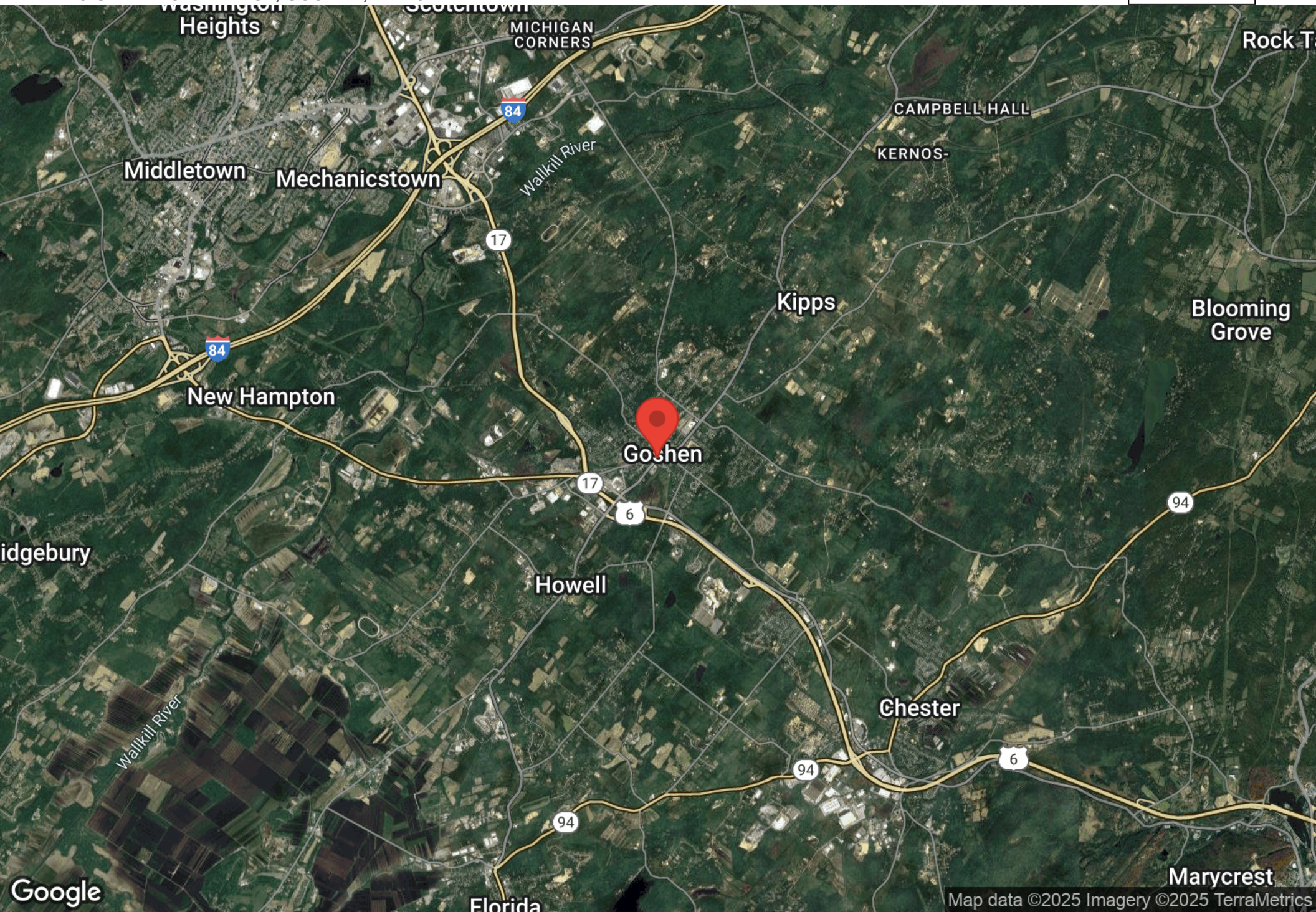
AERIAL MAP

90 GRENVICH AVENUE, GOSHEN, NY 10924



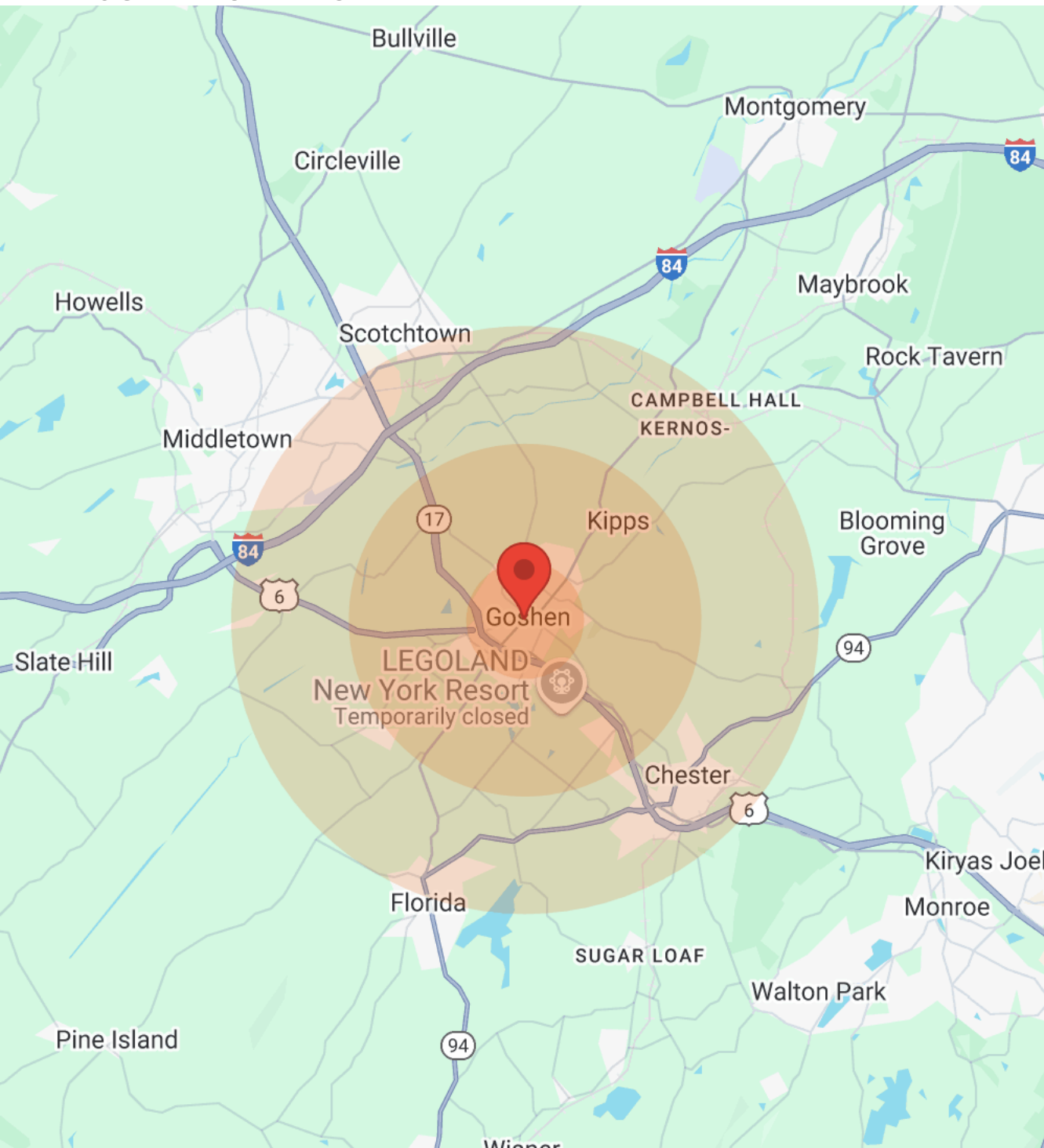
REGIONAL MAP

90 GRENVICH AVENUE, GOSHEN, NY 10924



DEMOGRAPHICS

90 GREENWICH AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	2,629	5,699	12,504
Female	2,637	5,875	13,109
Total Population	5,266	11,574	25,613

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,000	2,158	4,859
Ages 15-24	702	1,571	3,390
Ages 25-54	1,957	4,189	9,387
Ages 55-64	634	1,521	3,381
Ages 65+	973	2,135	4,596

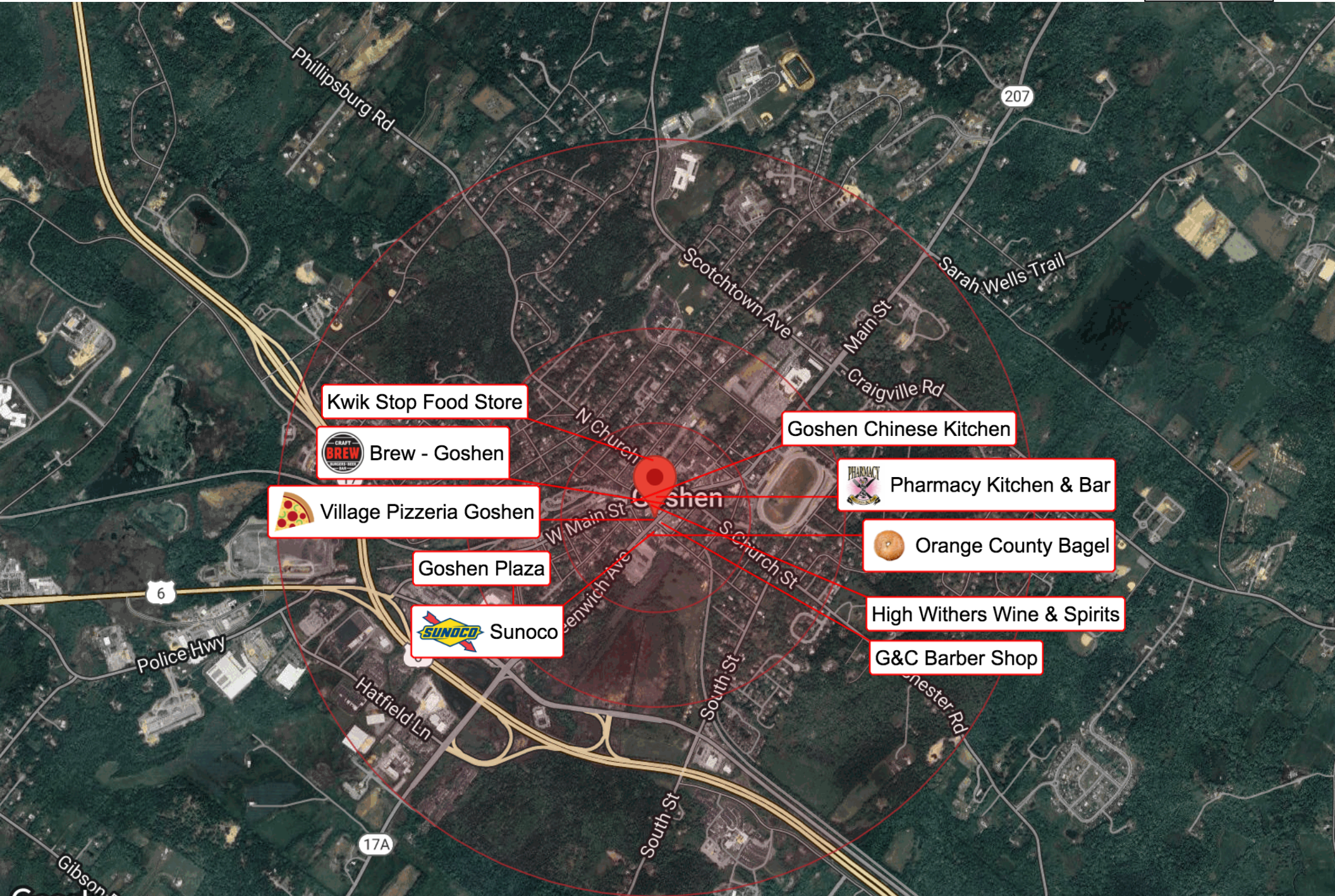
Race	1 Mile	3 Miles	5 Miles
White	4,688	9,928	20,441
Black	85	703	2,344
Am In/AK Nat	N/A	1	23
Hawaiian	N/A	N/A	N/A
Hispanic	812	1,526	4,096
Multi-Racial	866	1,576	4,402

Income	1 Mile	3 Miles	5 Miles
Median	\$80,489	\$92,401	\$81,682
< \$15,000	257	276	704
\$15,000-\$24,999	120	212	626
\$25,000-\$34,999	110	177	463
\$35,000-\$49,999	158	327	830
\$50,000-\$74,999	344	607	1,615
\$75,000-\$99,999	324	536	1,387
\$100,000-\$149,999	523	1,042	1,973
\$150,000-\$199,999	205	460	833
> \$200,000	85	234	453

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,530	4,468	10,179
Occupied	2,294	4,146	9,488
Owner Occupied	1,334	2,971	6,678
Renter Occupied	960	1,175	2,810
Vacant	236	322	691

BUSINESS MAP

90 GRENWICH AVENUE, GOSHEN, NY 10924



Kwik Stop Food Store

 Brew - Goshen

 Village Pizzeria Goshen

Goshen Plaza

 Sunoco

Goshen Chinese Kitchen

 Pharmacy Kitchen & Bar

 Orange County Bagel

High Withers Wine & Spirits

G&C Barber Shop



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

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