



Commercial Redevelopment Site

681 Route 211 E, Middletown, NY 10941

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Commercial Redevelopment Site

\$5,700,000

Site fronts Route 211 East's Two (2) mile retail corridor of Three (3) million sq ft. The property is zoned for commercial use, 249.26.1 (Town of Walkkill, NY). See brochure attached for permitted uses.

Located one (1) mile on Route 211 E (25,000 VPD) for direct access to NYS 17/I-86 (49,000 VPD) & I-84 (45,000 VPD). This junction is the western corner of Orange County's "Golden Triangle" of Interstates, so named for its attractiveness to businesses and for its trade area population of 1.5 million.

Adams Fairacre Farms, the powerhouse of the Hudson Valley's supermarket scene, in June 2023 opened its 5th location a 65,000 SF 7.3 acre retail center one (1) minute from 681.

The...

- Prime location on Route 211 E for direct access to NYS 17/I-86 & I-84
- Only development site remaining that fronts Route 211 East's dynamic retail corridor



Price:	\$5,700,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment
Total Lot Size:	7.80 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	249-26.1



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Property Photos



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13-681-Rt211-E-13-of-20-

Property Photos



12-681-Rt211-E-12-of-20-

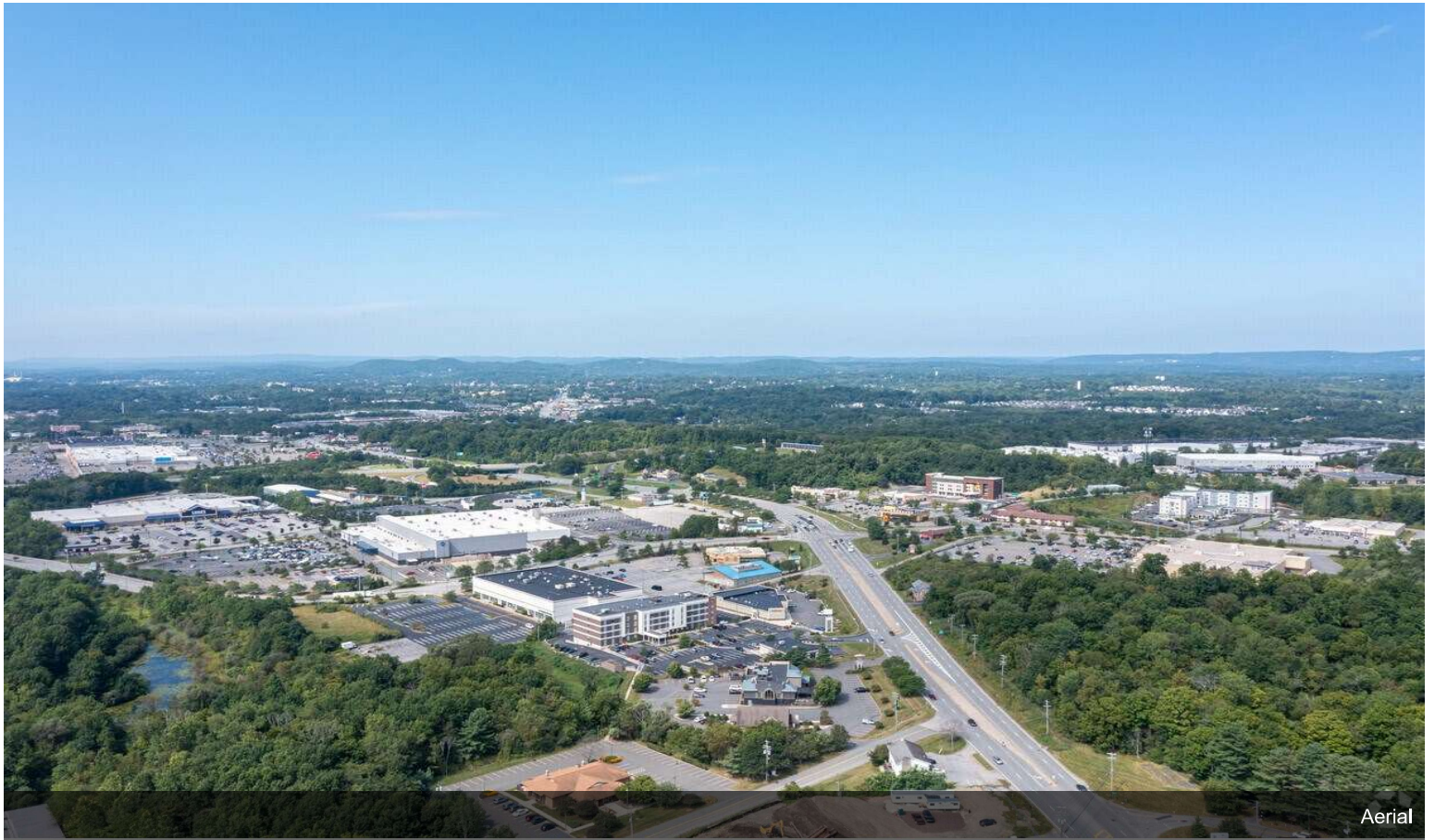


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Property Photos



Property Photos



Aerial

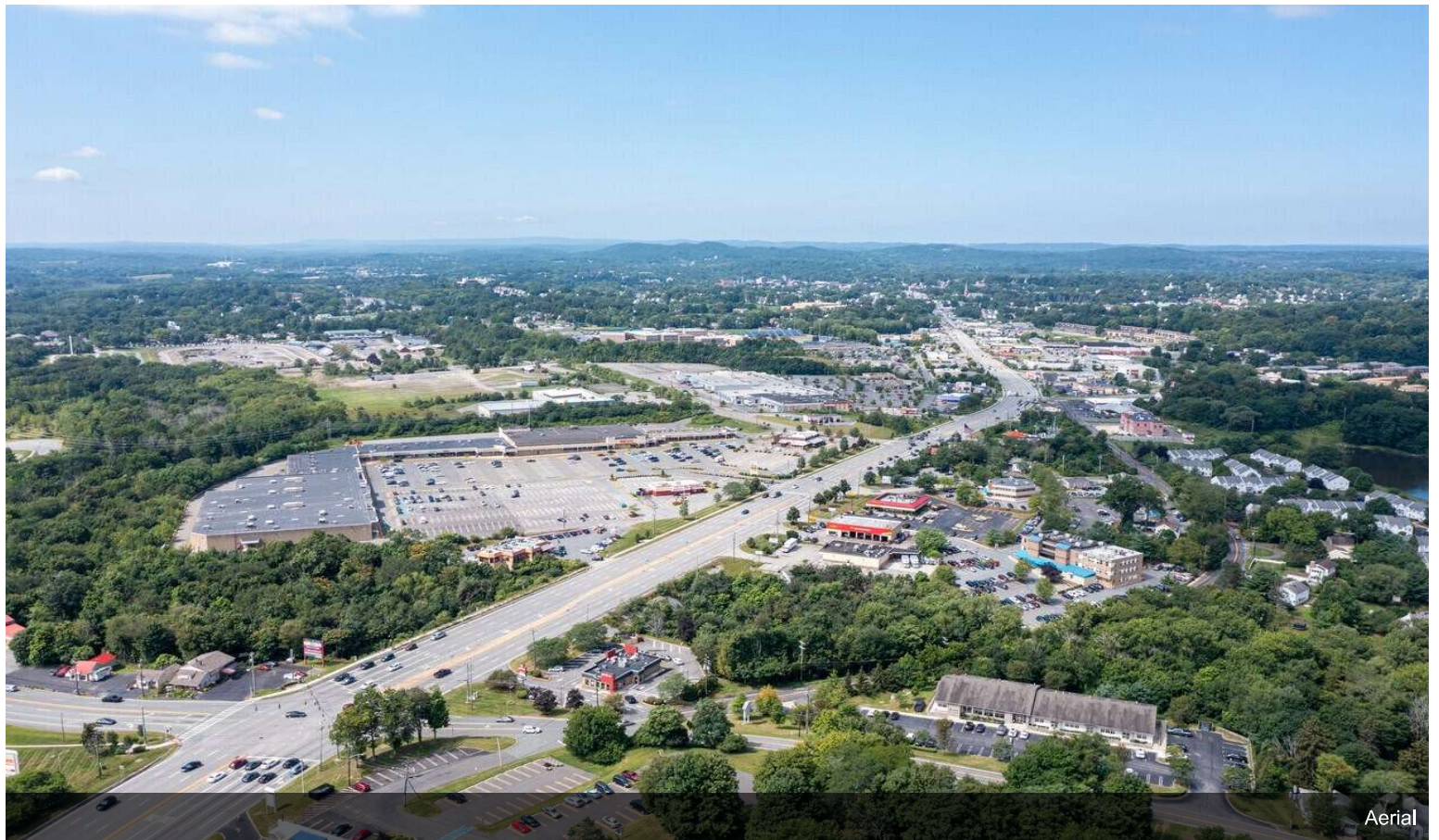


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