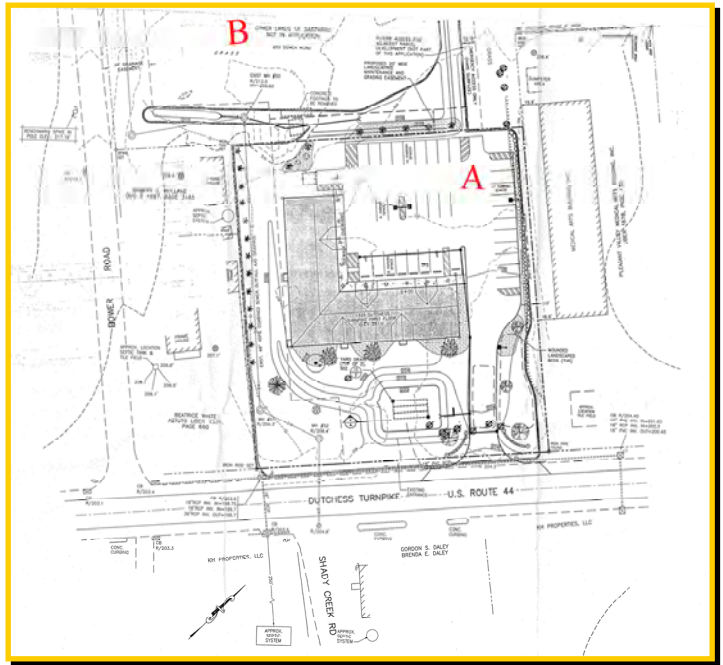




# FOR SALE

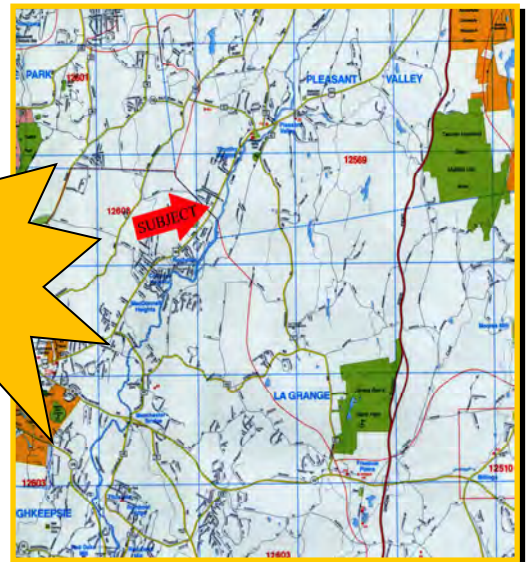
## DEVELOPMENT PROPERTY

### U.S. ROUTE 44 & BOWER ROAD



## PLEASANT VALLEY, NY

- **U.S. Route 44 @ Bower Road**  
 [A] 1325 Route 44  
 [B] Bower Road  
 Pleasant Valley, NY 12569
- **Acreage:** [A] 1325 Route 44: 1.606 +/- Acres  
 [B] Bower Road: 2.808 +/- Acres  
 Total: 4.414 +/- Acres
- **[A] 1325 Route 44:**  
 10,000 SF Office Building
- **[B] Bower Road:**  
 Contemplated Multifamily Housing
- **Utilities:** Well / Septic



Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	16,104	72,462	116,409
Avg. HH Income	\$90,748	\$76,286	\$80,408
# of Households	6,325	25,890	42,524

**Area Traffic Count:**  
 U.S. Route 44 @ CR 71 West Road - 14,700 AADT

- **Sale Price:** \$325,000 **\*\*PRICE REDUCED\*\***
- **Now Asking:** \$275,000

\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*



**CR Properties Group, LLC**  
 295 Main Street  
 Poughkeepsie, NY 12601

**Thomas M. Cervone**  
 (845)485-3100  
 tom@crproperties.com  
 www.crproperties.com

