

SAUGERTIES PLAZA

Saugerties, NY 12477

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	28,630 SF
Lease Rate:	Negotiable
Lot Size:	7.4 Acres
Year Built:	1970
Building Size:	77,033 SF

PROPERTY OVERVIEW

28,630 SF space is located off busy route 212 and has high visibility when entering the market from I-87. Strong co-tenancy including CVS, Starbucks, Subway, Family Dollar, and Advance Auto.

PROPERTY HIGHLIGHTS

- Plaza located at Traffic Light
- Traffic Count: 11,000 VPD
- Dimensions: 175'x160'
- Net Charges \$3 per SF

Ben Feinman

Licensed Real Estate Salesperson
518.364.2114
518.862.0861 x206
ben@vanguardfine.com

Barry Feinman

Principal Licensed Real Estate Broker
518.424.8450
518.862.0861 x202
bfeinman@vanguardfine.com

Sam Feinman

Licensed Real Estate Salesperson
518.817.8686
518.862.0861 x210
sfeinman@vanguardfine.com



VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

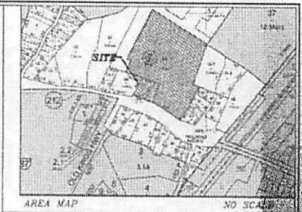
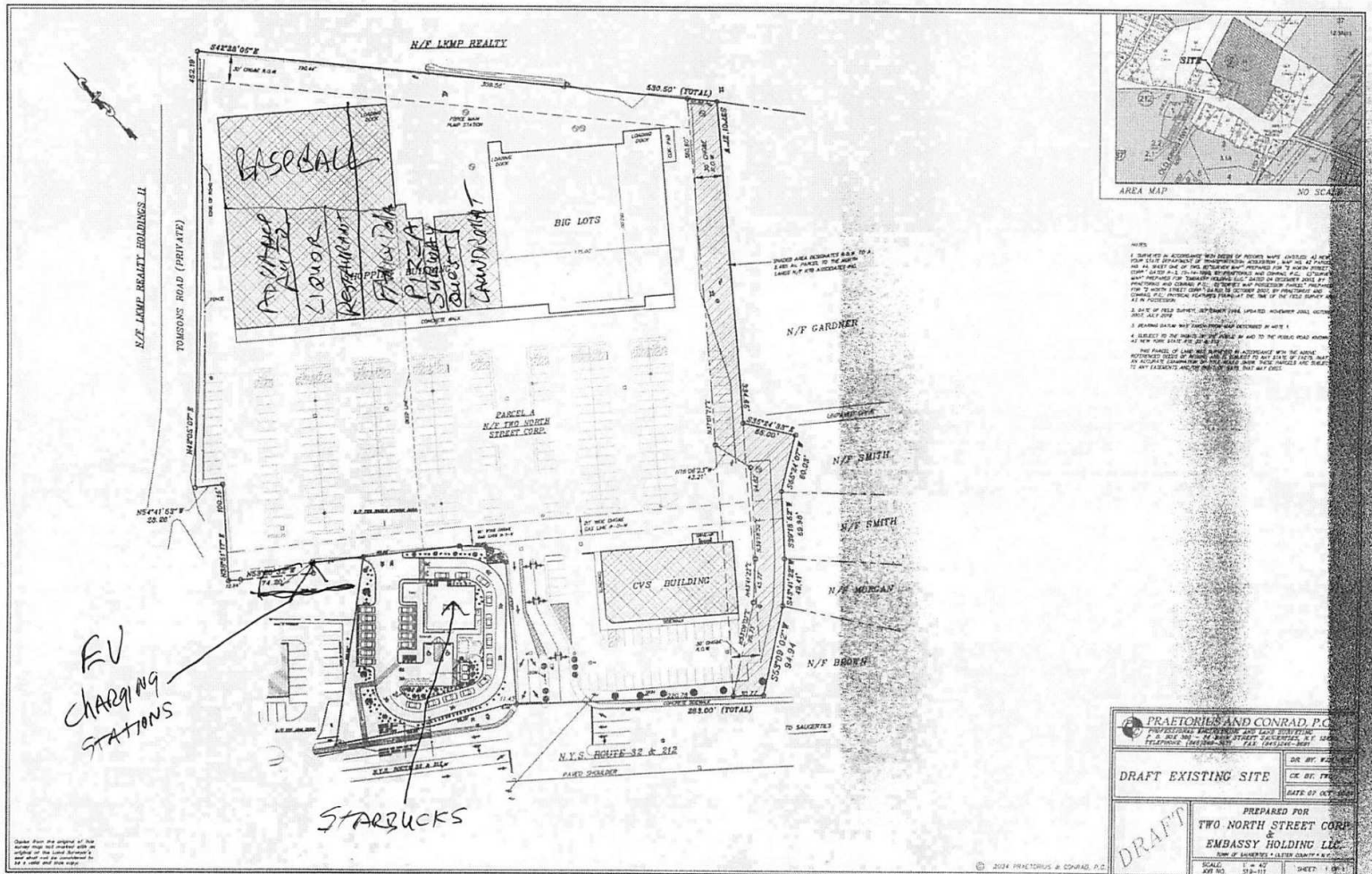
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

330 NEW YORK 212

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ADDITIONAL PHOTOS



NOTES

1. SURVEY IS ACCORDING TO RECORD MAPS ON FILE AS SET FORTH IN THE STATEMENT OF PREPARATION, EXHIBITS AND THE 44' FRONT AND 44' DEPTH OF THIS STRIPWAY BUILT UPON THE 1928 STREET CORP. MAP AND IS TO BE MAINTAINED AND OPERATED AS A COMMON HIGHWAY OF THROUGH TRAFFIC ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES AND SHALL BE KEPT OPEN FOR THE 24 HOUR PERIOD UNLESS OTHERWISE ORDERED BY THE STATE ENGINEER OR THE STATE DEPARTMENT OF TRANSPORTATION.
2. DATE OF FIELD SURVEY: SEPTEMBER 27, 2014. SURVEYOR: JAMES J. CONRAD, P.E.
3. MEASUREMENTS WERE TAKEN FROM MARKS INDICATED IN THIS PLAN.
4. REFER TO THE RECORDS OF THIS SURVEY FOR THE PUBLIC ROAD WIDTH AS SET FORTH IN THE STATE ENGINEER'S ORDER.
5. THE BOUNDARIES OF THIS SURVEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND HIS ASSOCIATES. THIS PLAN IS TO BE USED ONLY FOR THE PURPOSES AND FOR THE EASEMENTS AND INTERESTS SHOWN THEREON.

PRAETORIS AND CONRAD, P.C. PROFESSIONAL SURVEYING AND MAPPING 100 N. STATE ST. SAUGERTIES, N.Y. 12477 TELEPHONE: 518.862.0861 FAX: 518.862.0861	
DRAFT EXISTING SITE	DR. BY: JAMES J. CONRAD CE. BY: P.C. DATE: 09 OCT 2014
DRAFT	PREPARED FOR TWO NORTH STREET CORP. & EMBASSY HOLDING LLC 330 NEW YORK ST. SAUGERTIES, N.Y. 12477 SCALE: 1" = 40' SHEET: 1 OF 1

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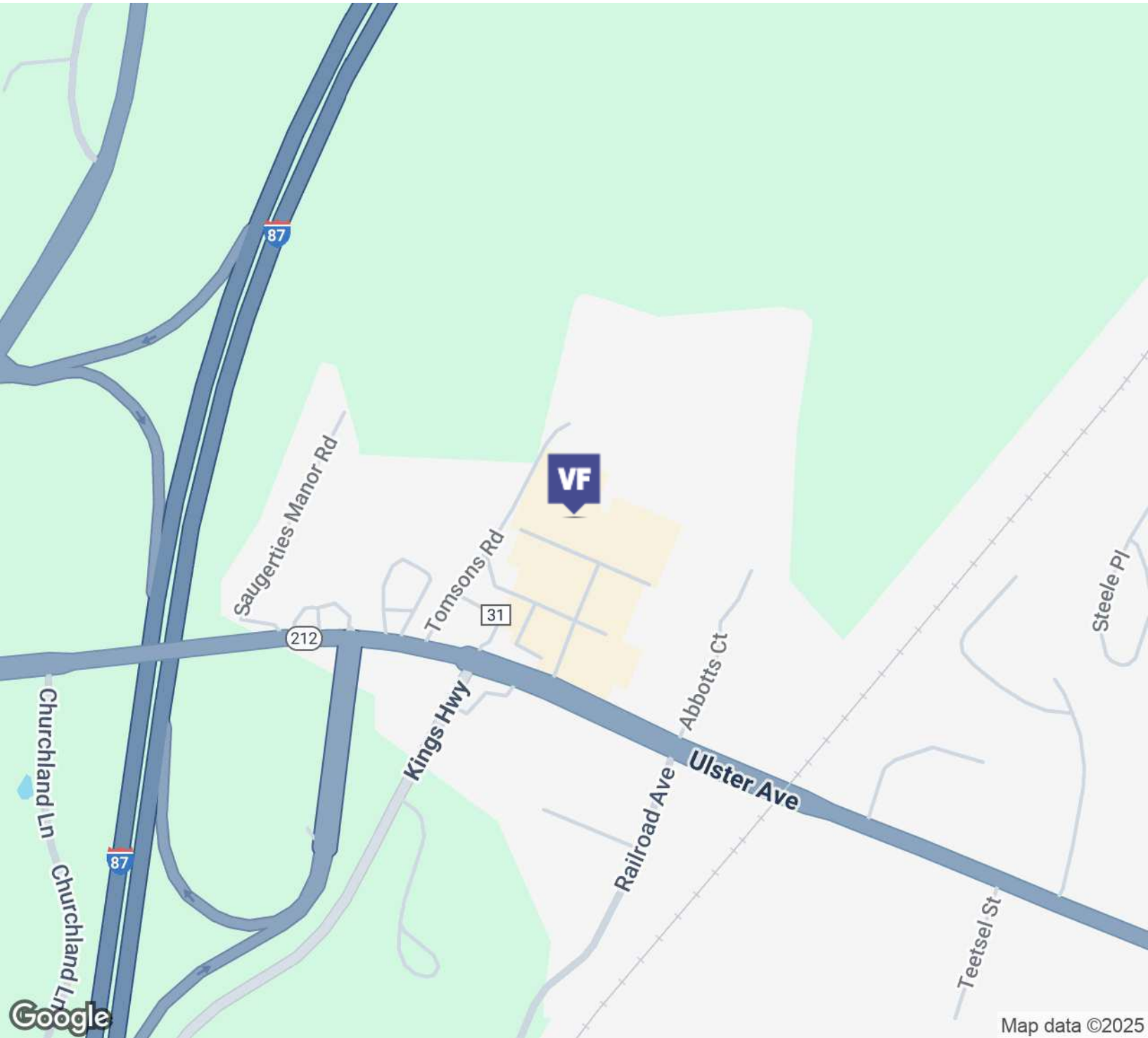


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LOCATION MAP



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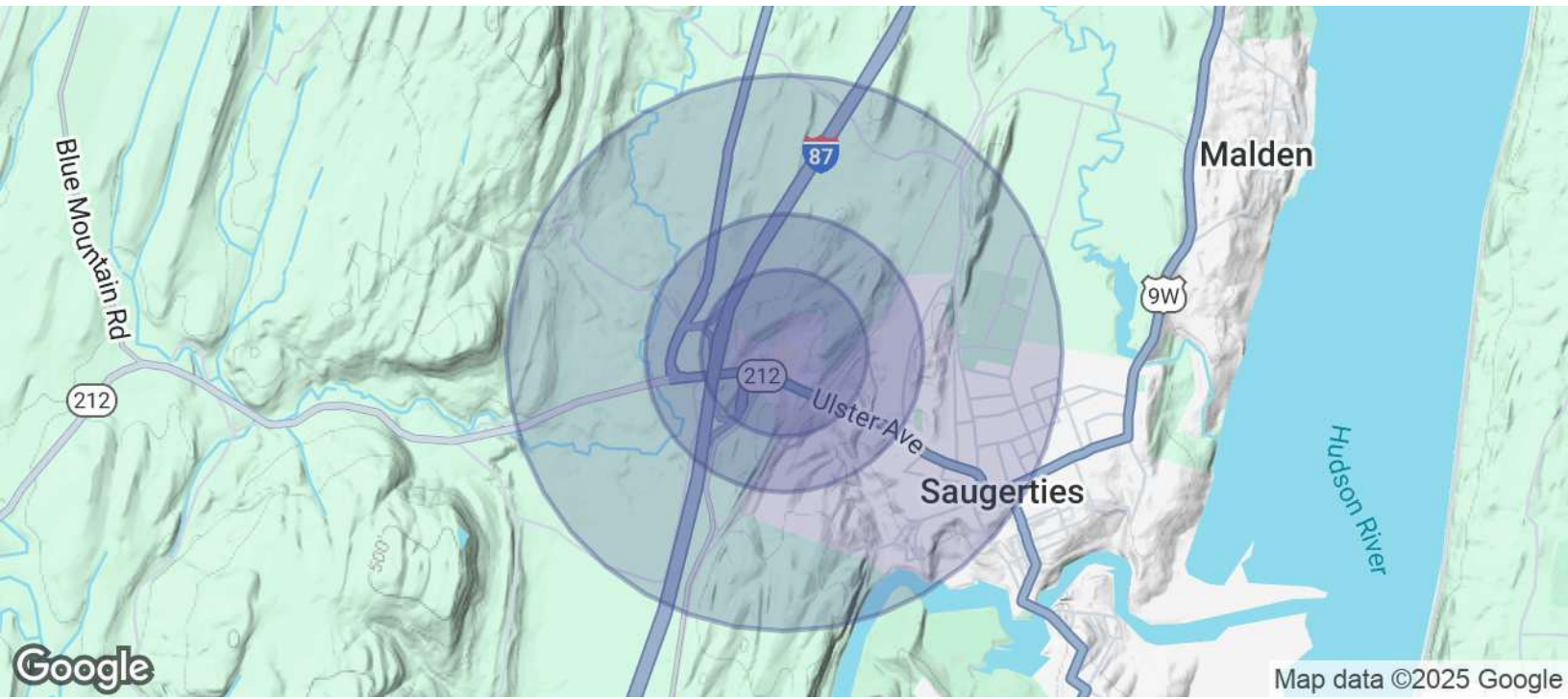
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	41	284	1,945
Average Age	45	46	46
Average Age (Male)	45	45	45
Average Age (Female)	46	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	125	885
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$124,410	\$106,174	\$95,893
Average House Value	\$432,582	\$411,505	\$409,615

Demographics data derived from AlphaMap

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