



# CORNWALL SHOPPING CENTER

15 & 45 QUAKER AVENUE, CORNWALL, NY 12518



ACROSS THE STREET FROM MONTEFIORE ST. LUKE'S HOSPITAL

**ADDRESS:** 15 & 45 Quaker Avenue  
Cornwall, NY 12518

**LOCATION:** **NYS Thruway, Exit 17**  
(18 Minutes / 7 Miles)

**AREA RETAILERS:** CVS Pharmacy, Chase Bank

**DEMAND GENERATORS:** West Point,  
Montefiore St. Luke's Hospital, Bear Mountain,  
Mount Saint Mary College, SUNY Orange, Storm King

**OFFICE SPACES:** **Suite 9:** 1,500 ± RSF

Virtual Tour: <https://my.matterport.com/show/?m=cyhWNNmufyh>

**Suite 203:** 2,413 ± RSF

Virtual Tour: <https://my.matterport.com/show/?m=g7x9o9iN6er>

**ASKING RATE:** First Floor: \$23.50 Per SF  
Second Floor: \$21.50 Per SF  
(Includes Base Year Taxes & Base Year CAM)

## PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease Retail / Class A Office Spaces available for lease within Cornwall Shopping Center at 15 & 45 Quaker Avenue, Cornwall, NY. 15 Quaker Avenue is the Supermarket & 45 Quaker Avenue is the Office Building. Located across the street from St. Luke's Hospital within close proximity to demand generators such as, West Point, Bear Mountain, Storm King, and more. Area retailers include, but not limited to CVS Pharmacy, Chase Bank & more. Cornwall Shopping Center is 2 minutes from NYS Route 32, 15 Minutes from Bear Mountain Bridge, 18 minutes from NYS Thruway, Exit 17 & 19 Minutes from the Newburgh-Beacon Bridge.

## CO-TENANTS

DG Market  
Verizon  
NYS Senate Office  
Chan's Peking House  
Leo's Italian Restaurant & Pizzeria  
Anytime Fitness  
United States Postal Service  
Your Dance Closet  
Touch of Gold Jewelers  
NYS Attorney  
Cornwall Wine & Spirits  
Main Street Cutters Salon & Spa  
World Wide Travel  
Beverages & Smoke Shop  
Dunkin Donuts  
Jamaican Restaurant  
Pilates  
Allstate Insurance



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

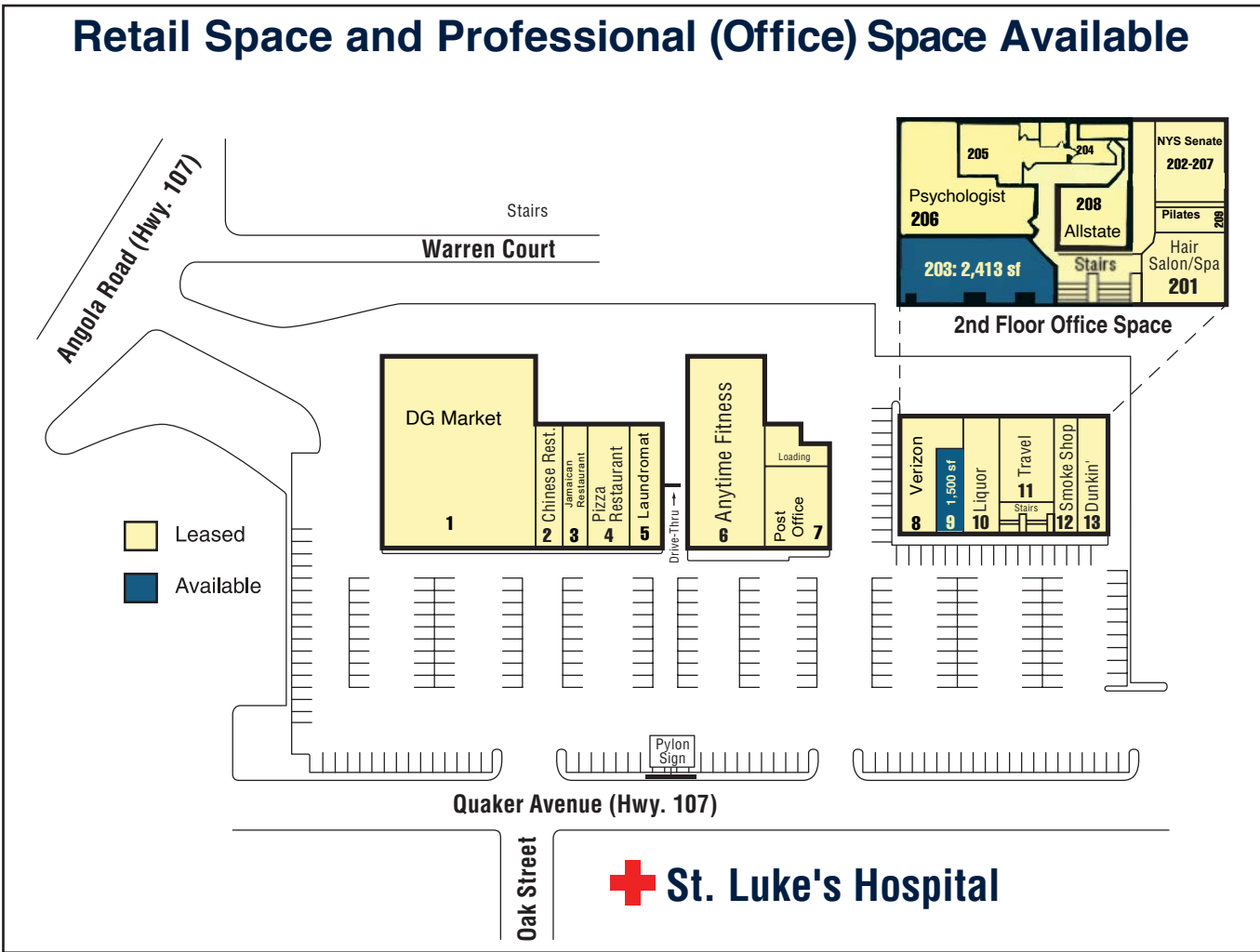
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# RETAIL STORE & OFFICE SUITES

15 & 45 QUAKER AVENUE, CORNWALL, NY 12518

## OFFICE, RETAIL, SERVICE



PROPERTY BUSINESSES	
First Floor	Second Floor
1. DG Market	201. Hair Salon/Spa
2. Chinese Restaurant	202. NYS Senator
3. Jamaican Restaurant	203. <b>Available +/-2,413 sf</b>
4. Pizza Restaurant	204. Construction company
5. Laundromat	205. Construction company
6. Anytime Fitness	206. Psychologist
7. Post Office	207. NYS Senator
8. Verizon	208. Allstate
9. <b>Available +/- 1,500 sf</b>	209. Pilates
10. Liquor	
11. Travel	
12. Smoke Shop	



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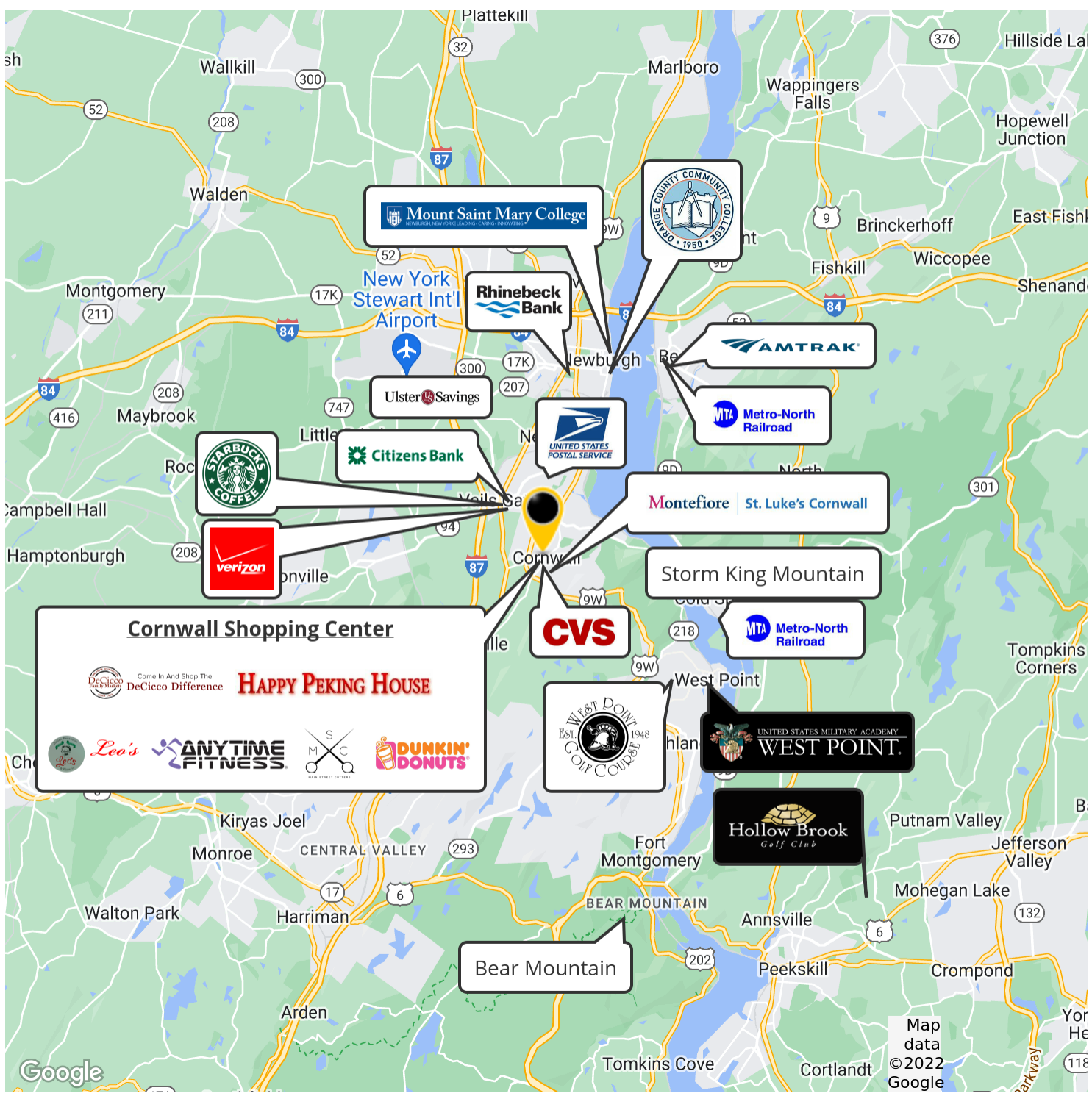
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# NEAR U.S. WEST POINT MILITARY ACADEMY NEW YORK STATE THRUWAY, EXIT 17 - (18 MINUTES / 7 MILES)

## NEWBURGH BEACON BRIDGE & BEAR MOUNTAIN BRIDGE



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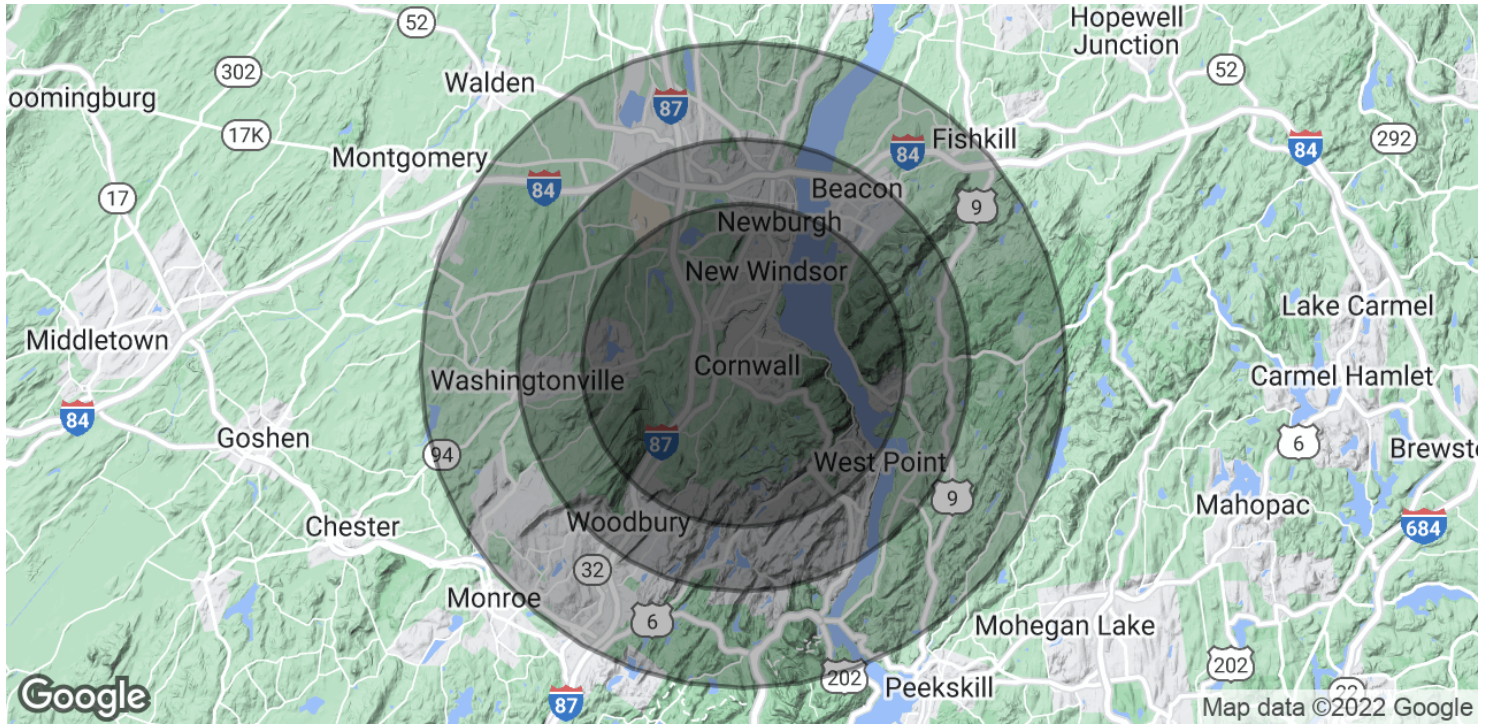
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### LOWER MID-HUDSON VALLEY REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	61,321	119,346	210,783
Average Age	37.8	37.7	36.0
Average Age (Male)	35.1	35.5	34.4
Average Age (Female)	40.6	39.8	37.1

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	24,532	48,027	78,240
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$87,240	\$87,845	\$90,976
Average House Value	\$225,160	\$243,657	\$281,768

\* Demographic data derived from 2020 ACS - US Census



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