



# COMMERCIAL PROPERTY FOR SALE

## 3565 US ROUTE 9, PHILIPSTOWN, NY 10516



### AUTOMOTIVE SERVICE, GARAGE, MECHANIC SHOP

**ADDRESS:** 3565 US Route 9  
Philipstown, NY 10516

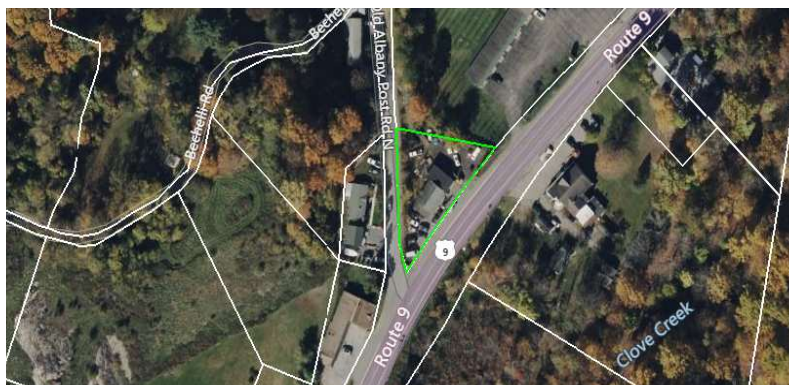
**LOCATION:** **Interstate 84, Exit 46**  
(4 Minutes / 3.2 Miles)  
**Newburgh-Beacon Bridge**  
(9 Minutes / 8.3 Miles)  
**Beacon Metro-North Railroad**  
(14 Minutes / 9.1 Miles)

**BUILDING SIZE:** 1,950 SF

**ACREAGE:** 0.69 Acre

**TRAFFIC COUNT:** 17,000+ AADT

**SALE PRICE:** \$295,000



#### LOCATION OVERVIEW

CR Properties Group is pleased to offer a Commercial Building For Sale on 3565 US Route 9, Philipstown, NY 10516. Philipstown is a small town located in Putnam County, New York, along the Hudson River. It includes villages like Cold Spring and Garrison. The area is known for its scenic beauty, with hills, forests, and river views, making it a popular spot for hiking and outdoor activities. Philipstown has a historic charm, with many old buildings and a peaceful, small-town atmosphere. It's about 50 miles north of New York City, offering a quiet escape while still being accessible to the city.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

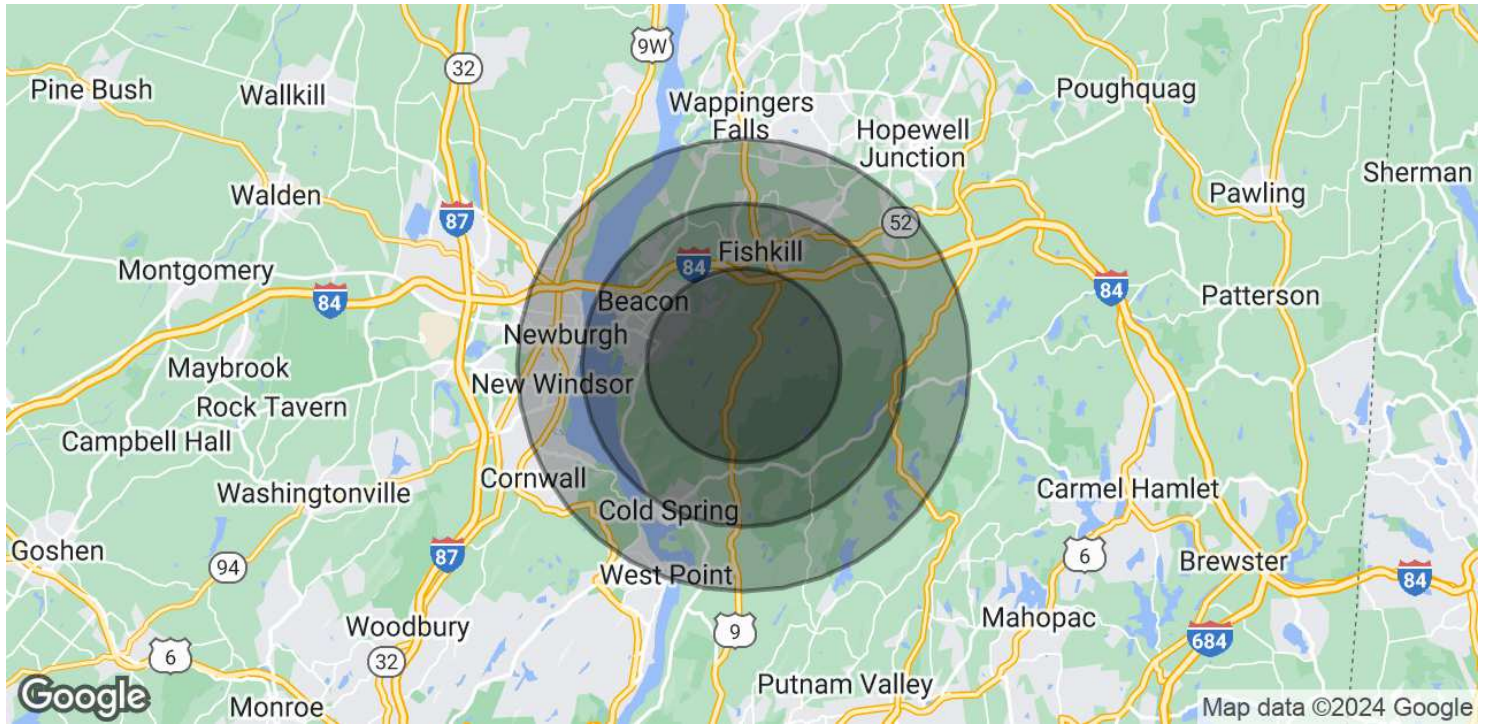
Thomas M. Cervone  
845.485.3100  
tom@crproperties.com



# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### LOWER HUDSON VALLEY REGION



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	11,027	50,763	111,630
Average Age	45	42	41
Average Age (Male)	44	41	40
Average Age (Female)	46	43	42

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	4,665	19,804	42,534
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$143,278	\$117,703	\$118,594
Average House Value	\$511,629	\$435,058	\$414,812

Demographics data derived from AlphaMap



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