



AVAILABLE SPACE FOR LEASE

321 MAIN STREET, CORNWALL, NY 12518



NEAR MONTEFIORE ST. LUKE'S HOSPITAL, CORNWALL SHOPPING CENTER

OFFERING SUMMARY

ADDRESS: 321 Main Street
Cornwall, NY 12518

LOCATION: NYS Thruway, Exit 17
(18 Minutes / 8.3 Miles)

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

LOT SIZE: 0.12 Acres

SPACE SIZE: 500 SF

LEASE RATE: \$1,500 Per Month, Plus
Utilities



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer space For Lease on 321 Main Street, Cornwall, NY 12518. Located near 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. This location 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.



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:

Mark Cuatt
845.485.3100 x23
mark@crproperties.com



NEWLY RENOVATED SPACE

OFF STREET PARKING

OFFICE, RETAIL, SERVICE



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

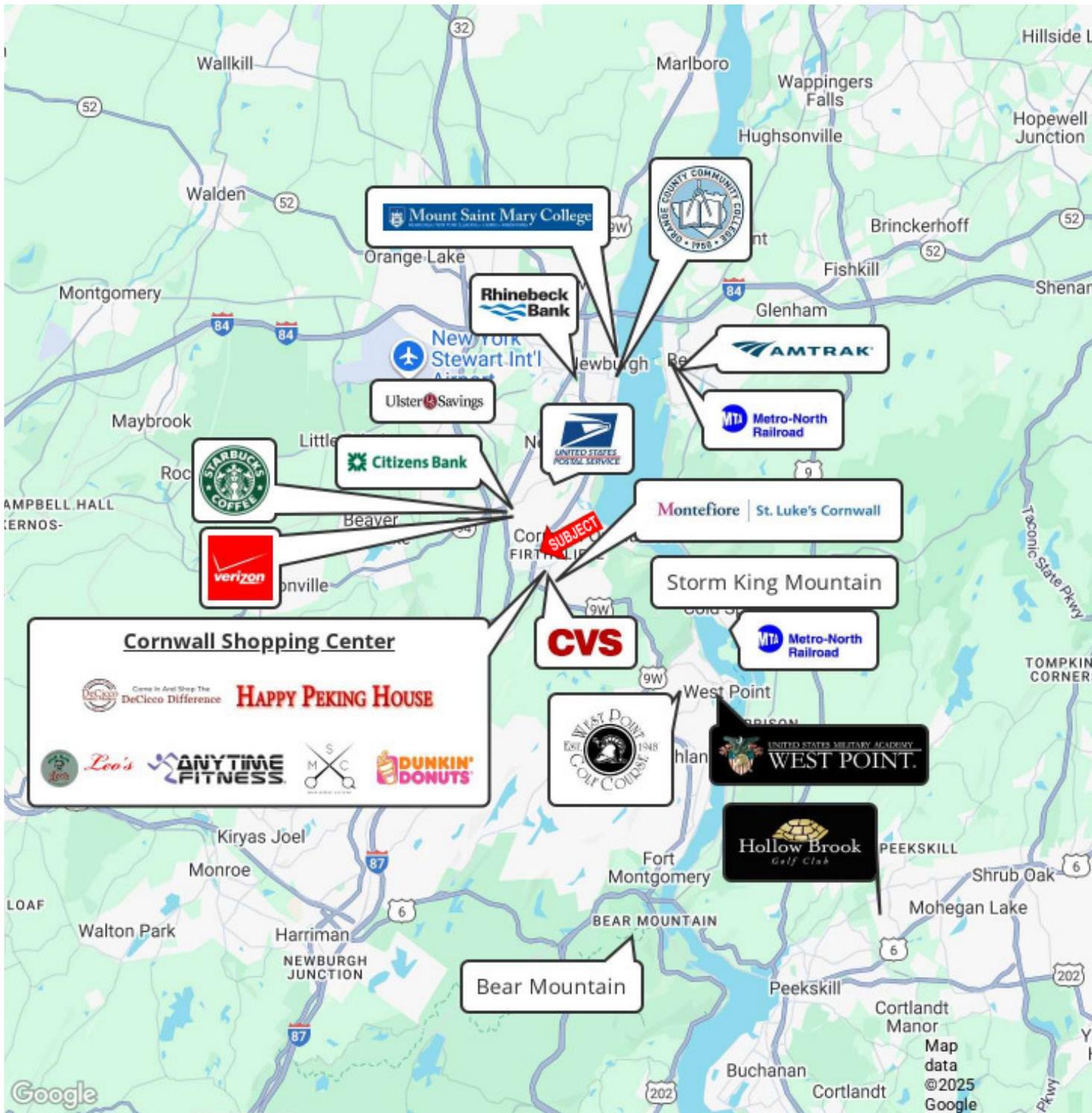
For more information:

Mark Cuatt
845.485.3100 x23
mark@crproperties.com



NEAR U.S. WEST POINT MILITARY ACADEMY NEW YORK STATE THRUWAY, EXIT 17 - (18 MINUTES / 8.3 MILES)

NEWBURGH BEACON BRIDGE & BEAR MOUNTAIN BRIDGE



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:

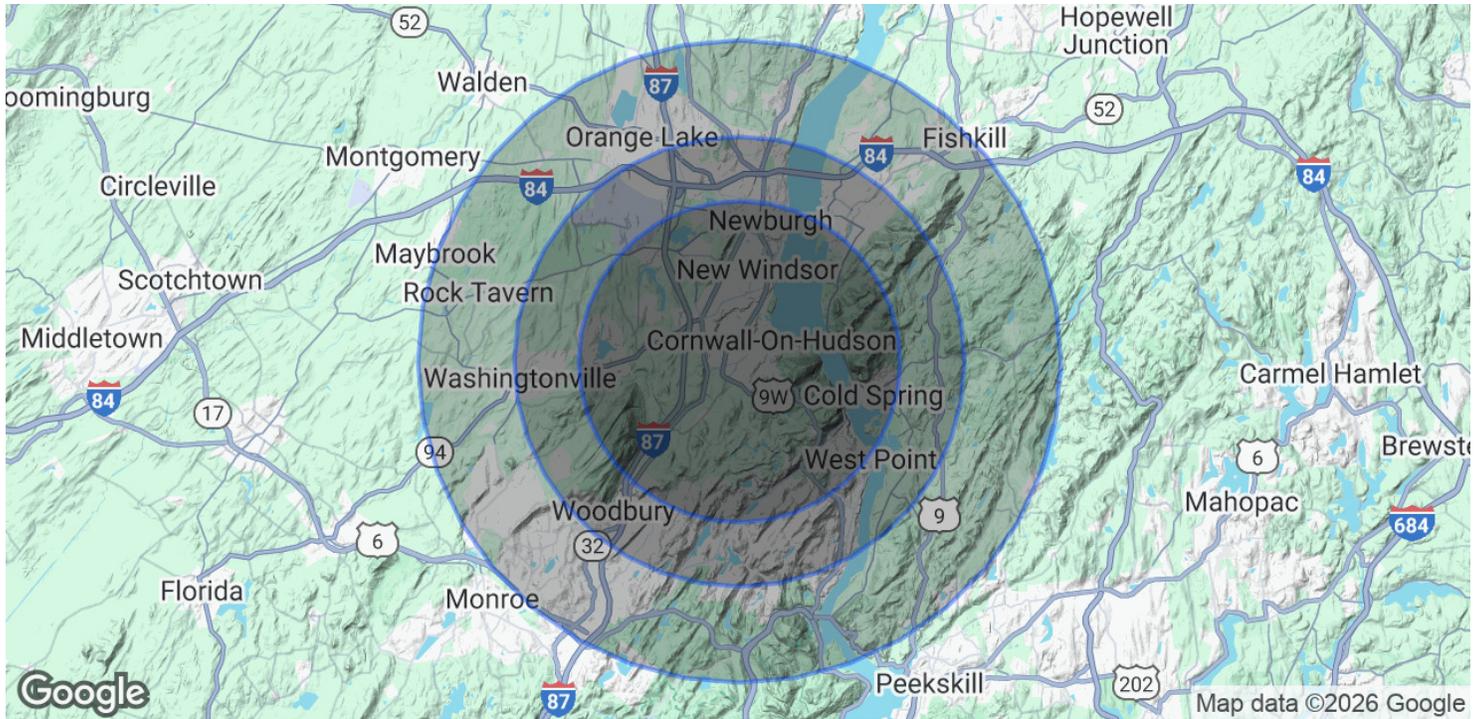
Mark Cuatt
845.485.3100 x23
mark@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	64,651	124,390	210,150
Average Age	39	39	37
Average Age (Male)	37	38	36
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	22,508	45,123	68,184
# of Persons per HH	2.9	2.8	3.1
Average HH Income	\$126,121	\$123,832	\$116,595
Average House Value	\$391,061	\$404,538	\$482,485

Demographics data derived from AlphaMap



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:

Mark Cuatt
845.485.3100 x23
mark@crproperties.com