

# LaGrangeville, NY

PAD SITES AVAILABLE  
FOR LEASE

## 1208-1214 Route 55 (Freedom Plains Road)



### AVAILABLE:

1-2 Proposed Pad Sites with Drive-Thru  
(Can Build 2,500 – 15,000 SF Buildings with Drive Thru)

### NEIGHBORING RETAILERS:

Top's Supermarket, Dunkin', Planet Fitness, McDonald's, Playa Bowls, Hudson Valley Credit Union, My Eye Dr., Edward Jones Financial Advisors, M&T Bank, Salsa Fresca, Il Forno Pizzeria, Athena Gyro Greek Taverna, Daily Planet, and more

### TRAFFIC COUNT:

16,823 Cars per Day Along Freedom Plains Road/Route 55  
22,238 Cars per Day Along Taconic State Parkway

### ADDITIONAL INFORMATION:

- New Proposed Development on 22.07 AC Lot
- Located within Close Proximity to Reiger Homes' New 400+ Unit Housing Development
- Municipal Water
- 3 Min Drive to Arlington High School
- Easy Access to Exit 47A of the Taconic State Parkway

### RENT:

Call For Details

### CAM/TAXES:

Call For Details

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	10,074	37,502	198,946
Avg. HH Income	\$146,790	\$140,650	\$115,000

For More Information,  
Please Contact:

914-237-3400

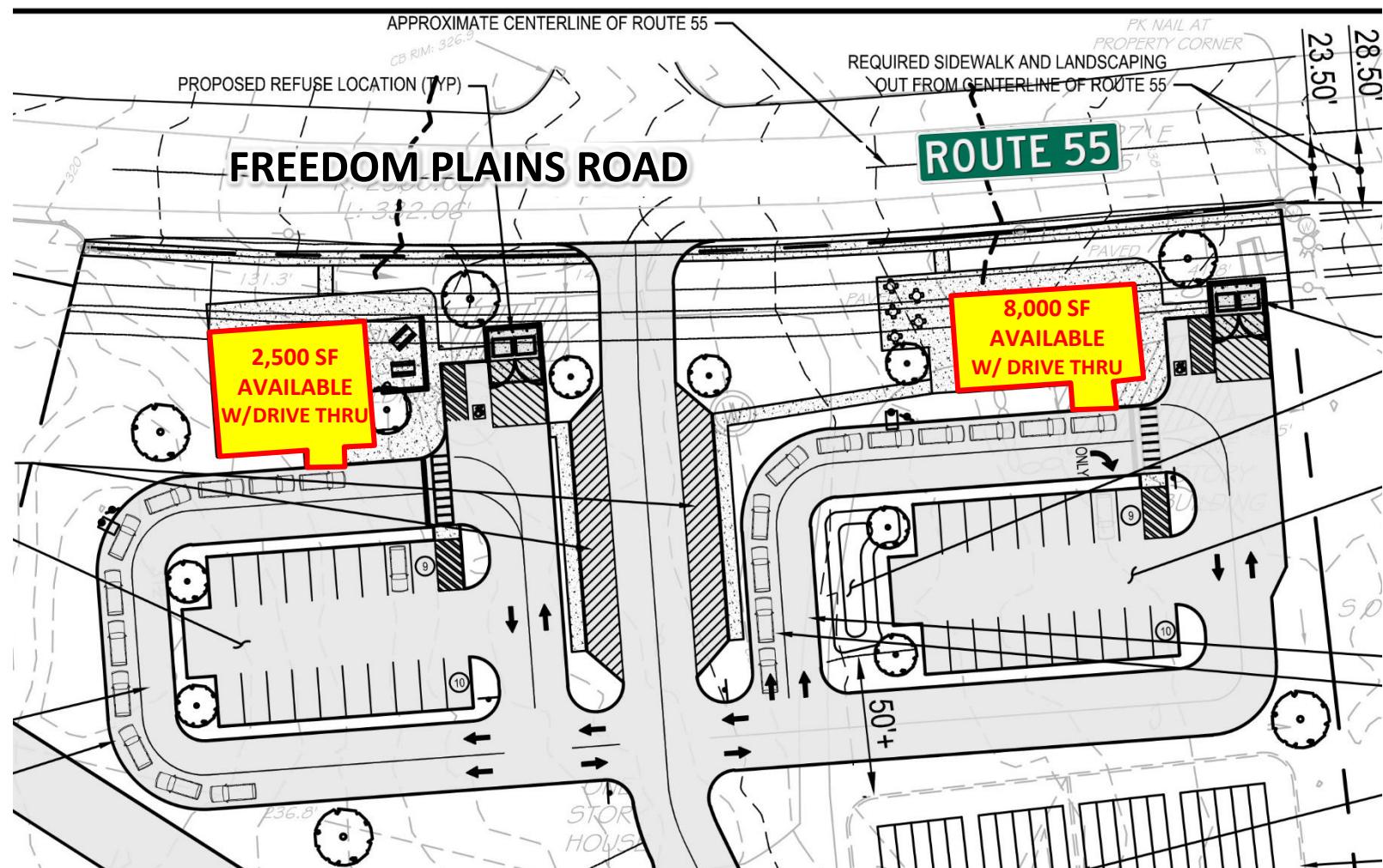
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### PROPOSED PAD SITES WITH DRIVE THRU



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