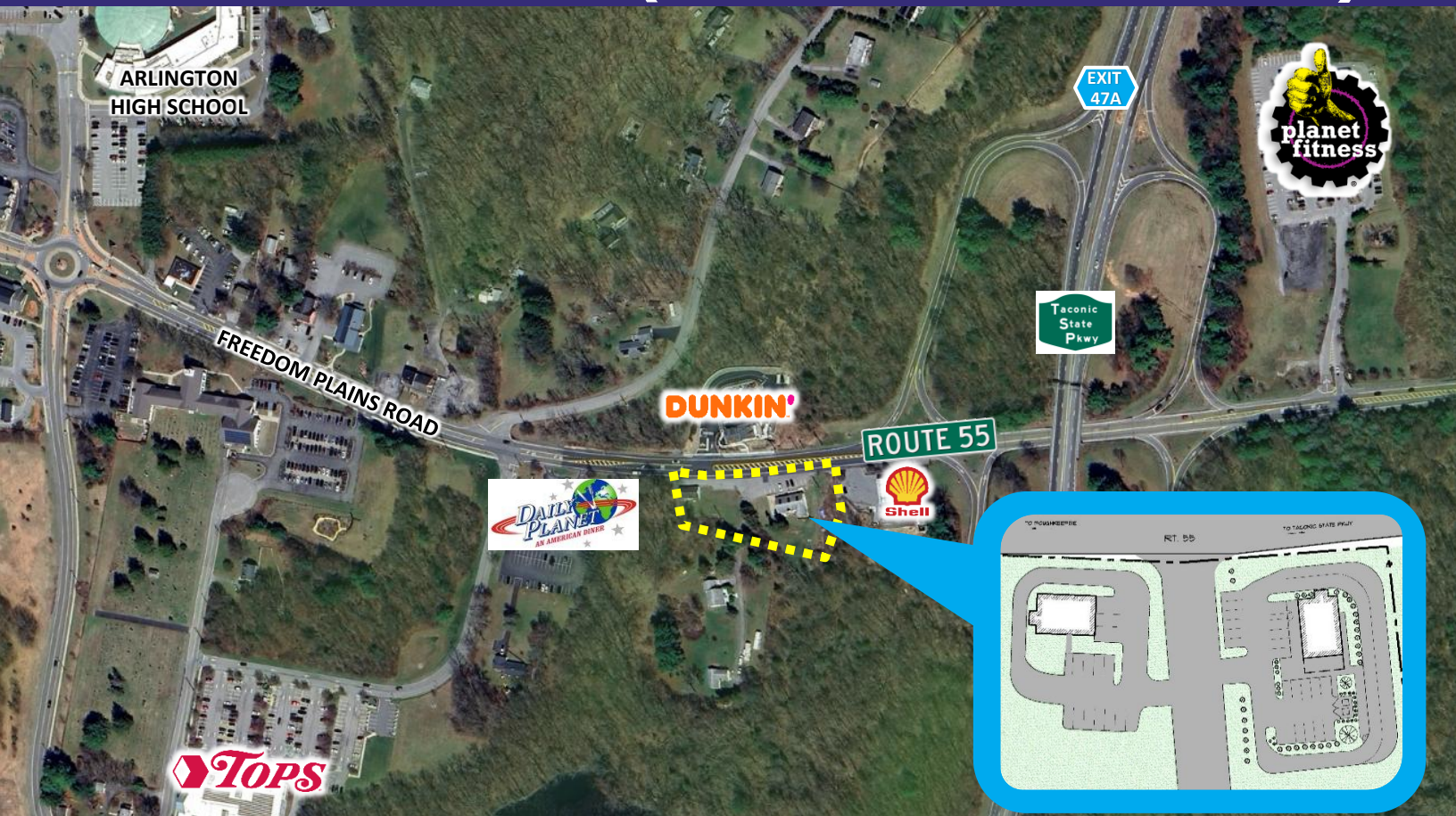


LaGrangeville, NY

**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

Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com



ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

1208-1214 Route 55 (Freedom Plains Road)

APPROXIMATE CENTERLINE OF ROUTE 55

PROPOSED REFUSE LOCATION (TYP)

REQUIRED SIDEWALK AND LANDSCAPING OUT FROM CENTERLINE OF ROUTE 55

PROPERTY CORNER

ROUTE 55

23.50'

28.50'

320'

326.3'

326.0'

326.0'

131.3'

2,500 SF AVAILABLE W/ DRIVE THRU

8,000 SF AVAILABLE W/ DRIVE THRU

50'+

STOR HOUSE



LaGrangeville, NY

1208-1214 Route 55 (Freedom Plains Road)



LaGrangeville, NY

1208-1214 Route 55 (Freedom Plains Road)

