



RETAIL & OFFICE & MEDICAL & SERVICE

942+946 NYS ROUTE 376, TOWN OF EAST FISHKILL, NY



PRE-BUILT RETAIL OFFICE MEDICAL & SERVICE SPACES

ADDRESS: **942 Route 376, Summerlin East**
946 Route 376, Summerlin West
 East Fishkill, NY 12590 (Township)
 Wappingers Falls, NY (Mailing)

LOCATION: North West Corner of Route 376 &
 Robinson Lane, Opposite Lake Walton
 Road, near Taconic State Parkway

GROSS SF: 41,322 ± SF - Summerlin East
 17,911 ± SF - Summerlin West

TRAFFIC COUNT: 11,938 AADT
 NYS Rt 376 @ Myers Corners Rd

ASKING PRICE: East Suite 1-2 \$20 Per SF/PYR
 First Floor Base Price \$18 Per SF/PYR
 Second Floor Base Price \$15 Per SF/PYR
 Additional Charges: \$65/month garbage + recycling

Summerlin Plaza - West

| Unit | Tenant | Sq Ft |
|--------|-------------------------|-------|
| 1 - 2 | Last Chance Bar & Grill | 2,200 |
| 3-4 | BluePath | 2,398 |
| 5 | VACANT | 1,016 |
| 6A | Farmer's Insurance | 957 |
| 6B - 7 | VACANT | 2,060 |
| 6.1 | EPC Sports | 2,130 |
| 6.2 | EPC Sports | 2,130 |
| 8 | Fiorenza Flowers | 1,191 |
| 9 | Naranjo Jewelry | 951 |
| 10 | Oicle Land Surveying | 959 |
| 11 | Northern Medical Group | 960 |
| 12 | Northern Medical Group | 959 |

Summerlin Plaza - East

| Unit | Tenant | Sq Ft |
|---------|---------------------------------|-------|
| 1 - 2 | VACANT | 2,692 |
| 3 | Dutchess Animal Clinic | 1,240 |
| 4 | C & C Glass | 1,226 |
| 5 | Willow Book Shop and Lounge | 1,240 |
| 6 | Personal Touch Flooring | 1,226 |
| 7 - 8 | VACANT | 2,480 |
| 9 | Verizon Wireless | 1,240 |
| 10 - 11 | Endless Sun | 2,480 |
| 12 | Reliance Fire Protection | 1,226 |
| 13 | Entirely You SPA | 1,240 |
| 14 | Twin Tides Tattoo | 1,226 |
| 15 - 16 | Nuvance Health Medical Practice | 2,480 |
| 17 - 18 | Renu Medispa | 2,954 |

Summerlin Plaza - East (Office)

| Unit | Tenant | Sq Ft |
|-----------|----------------------------|-------|
| 201 - 204 | Lexington Care | 5,590 |
| 205 - 207 | VACANT | 2,400 |
| 208 | MTY Bookkeeping | 941 |
| 209 | Monarch Lash | 824 |
| 210 - 211 | Brent Financial Group, LLC | 1,196 |
| 212 | LMDH Companies | 1,200 |
| 213 | VACANT | 635 |
| 214 | VACANT | 835 |
| 215 - 216 | Ashraf Holdings | 1,747 |
| 217 | Rose Contracting | 804 |
| 218 | Ashraf Holdings | 2,200 |



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

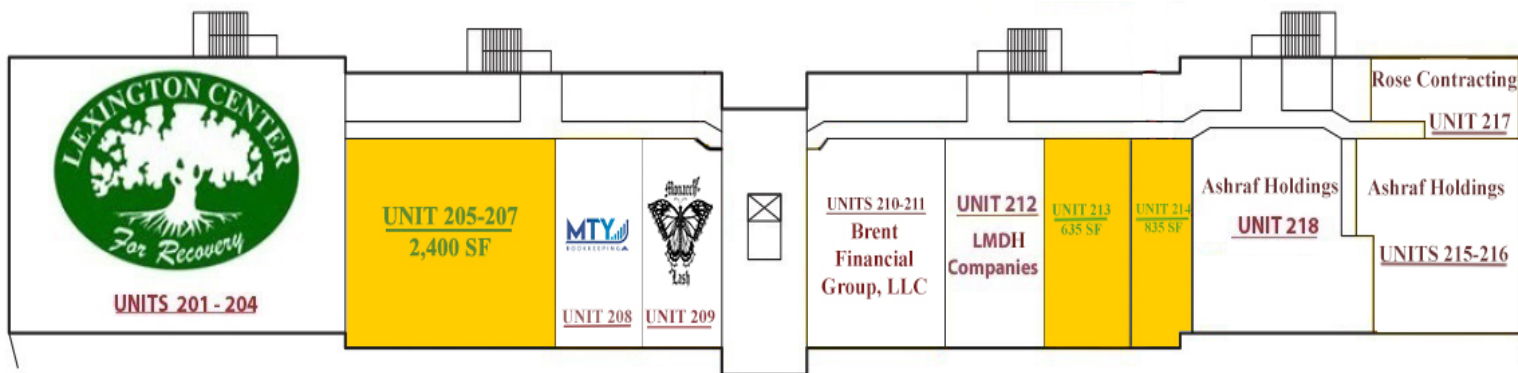
For more information:

Thomas M. Cervone
 845.485.3100
 tom@crproperties.com

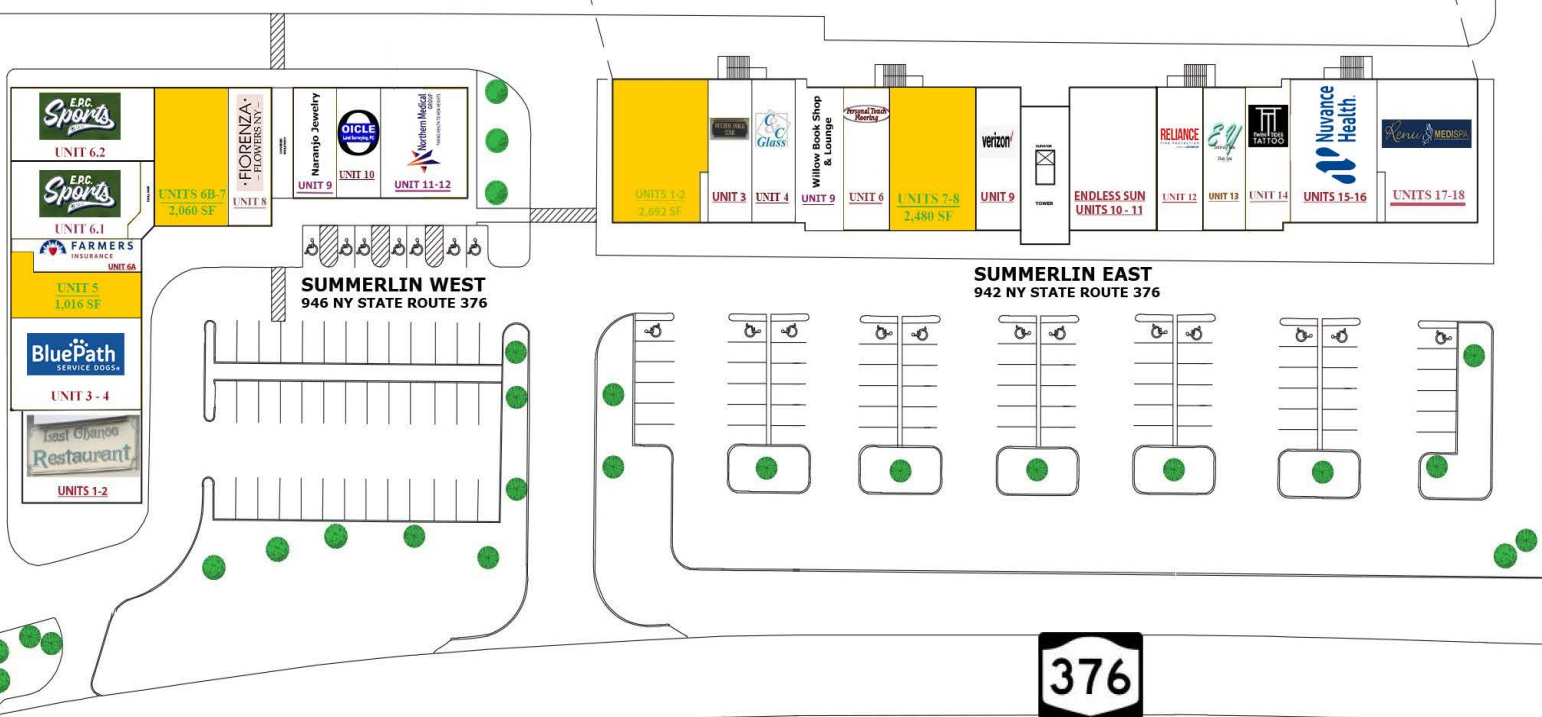


1ST LEVEL: RETAIL / PRE-BUILT MEDICAL SUITES
2ND LEVEL: CLASS A OFFICE SPACE, ATRIUM WITH ELEVATOR

TENANT INCENTIVE PACKAGES & BUILT TO SUIT ASSISTANCE AVAILABLE



**SUMMERLIN EAST OFFICES
SECOND FLOOR**



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

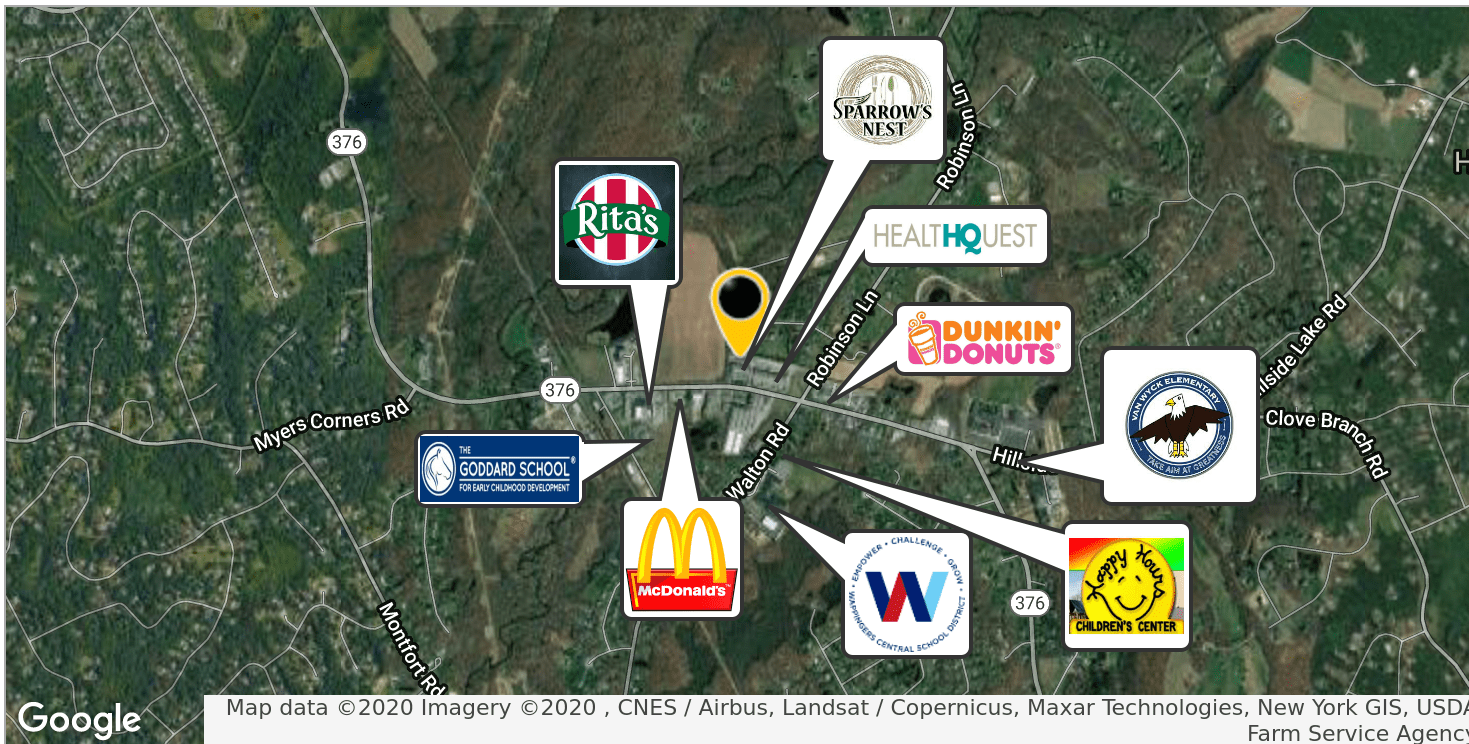
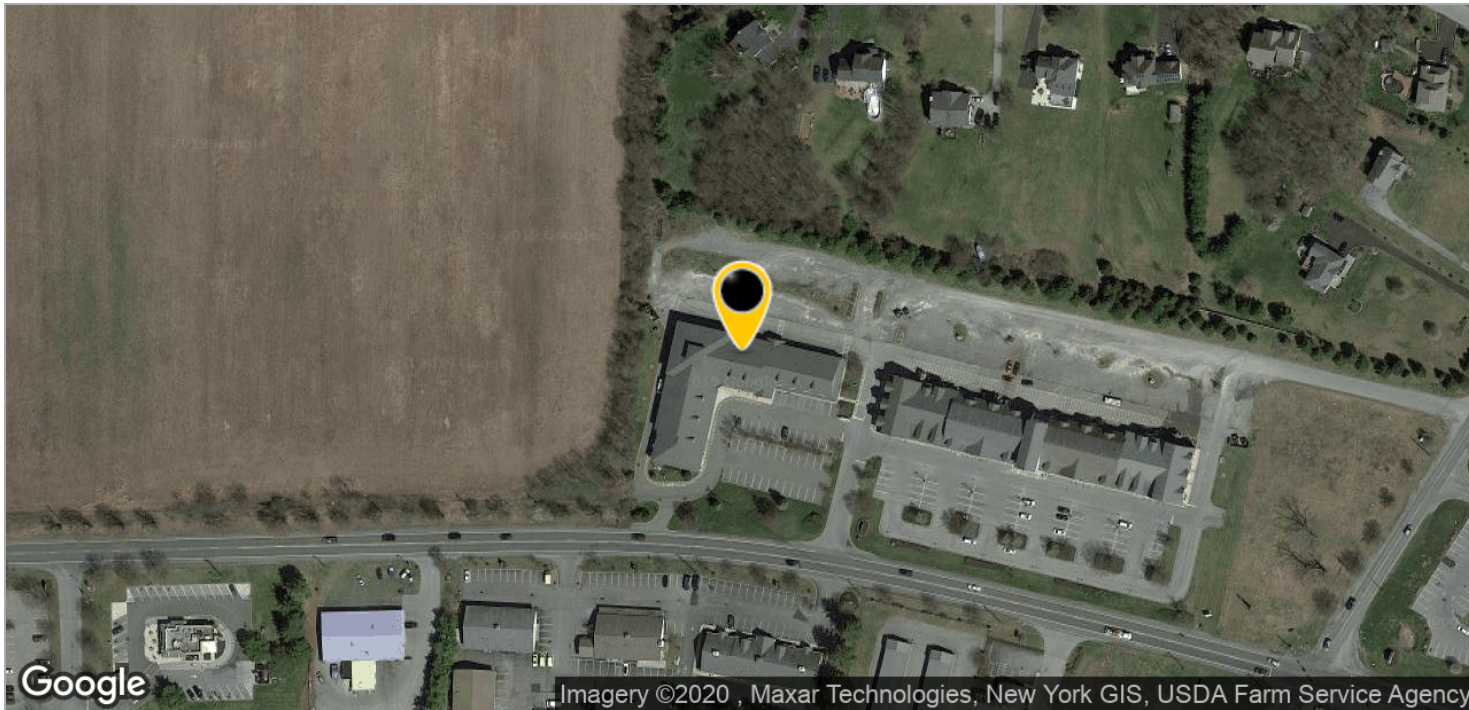
For more information:

Thomas M. Cervone
 845.485.3100
tom@crproperties.com



TACONIC STATE PARKWAY - (7 MINUTES / 4.1 MILES)
 U.S. ROUTE 9 - (10 MINUTES / 6 MILES)

TRAFFIC COUNT: 11,938 NYS ROUTE 376 @ MYERS CORNERS RD



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:

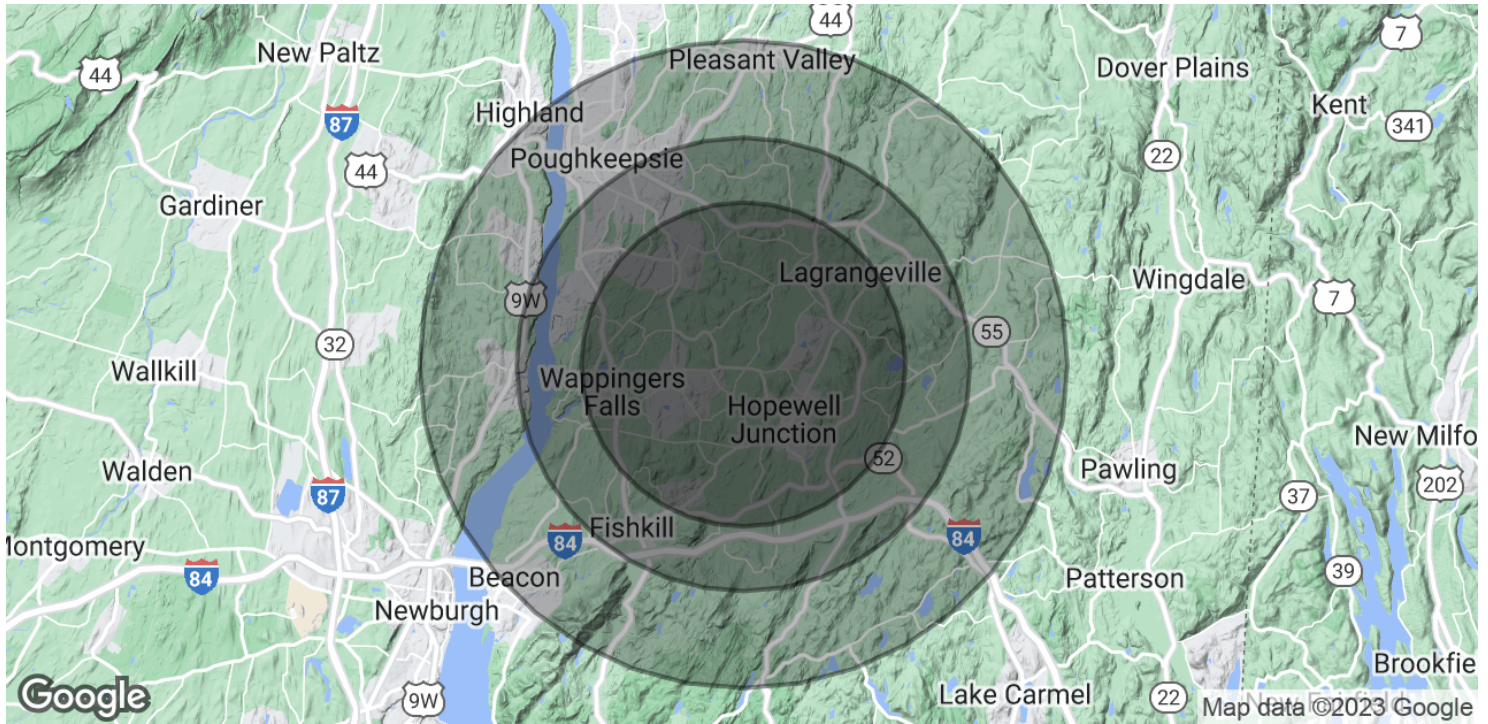
Thomas M. Cervone
 845.485.3100
tom@crproperties.com



DEMOGRAPHICS & DATA

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY AREA



POPULATION

| | 5 MILES | 7 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 58,585 | 100,447 | 195,146 |
| Average Age | 45.1 | 44.2 | 43.0 |
| Average Age (Male) | 43.8 | 42.7 | 41.9 |
| Average Age (Female) | 46.3 | 45.3 | 43.3 |

HOUSEHOLDS & INCOME

| | 5 MILES | 7 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 21,862 | 38,337 | 78,365 |
| # of Persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH Income | \$120,389 | \$115,916 | \$103,083 |
| Average House Value | \$429,475 | \$390,075 | \$320,914 |

* Demographic data derived from 2020 ACS - US Census



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