



# COMMERCIAL BUILDING FOR SALE

2566 NYS ROUTE 52, EAST FISHKILL, NY 12533



Backup  
Generator

## NEAR TAConIC STATE PARKWAY & INTERSTATE 84

### OFFERING SUMMARY

ADDRESS:	2566 NYS Route 52 East Fishkill, NY 12533
LOCATION:	Taconic State Parkway, Exit 38 (1 Minute / 0.4 Miles) Interstate 84, Exit 52 (3 Minutes / 1.9 Miles) U.S. Route 9 (14 Minutes / 6.8 Miles)
BUILDING SIZE:	4,828 SF
LOT SIZE:	2.9 Acres
ASKING PRICE:	\$495,000

### PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer an Office, Retail, Service Building For Sale on 2566 NYS Route 52, East Fishkill, NY 12533. This location is 1 Minute away from the Taconic State Parkway, 3 Minutes from Interstate 84, and 14 Minutes from U.S. Route 9. The building size is 4,828 SF on 2.9 Acres with ample parking on site with a back up generator.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# OFFICE / RETAIL / SERVICE

2566 NYS ROUTE 52, EAST FISHKILL, NY 12533

SUB-DIVISION POSSIBLE, MULTIPLE UNITS - 4,828 SF



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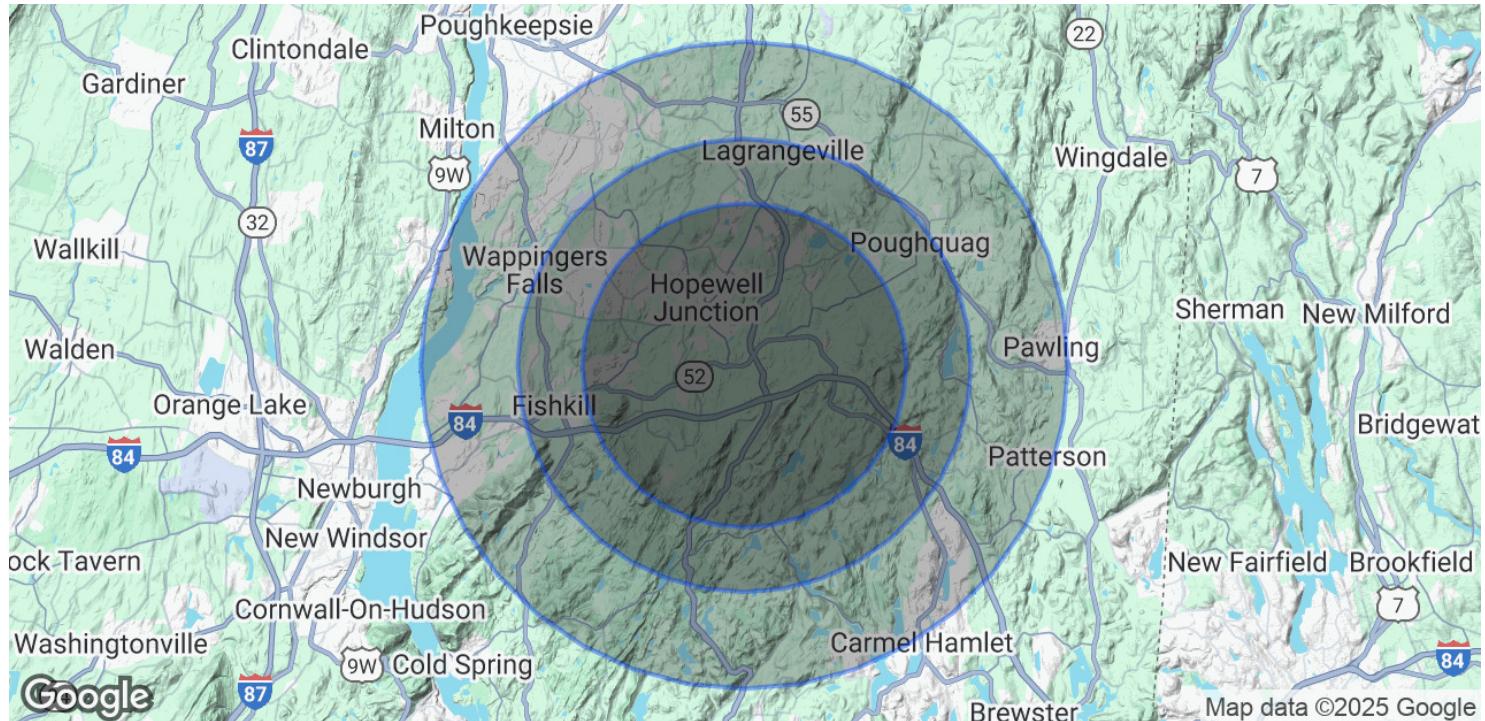
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	41,725	80,901	160,680
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	44	44

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	14,139	29,494	59,795
# of Persons per HH	3	2.7	2.7
Average HH Income	\$181,402	\$166,139	\$156,603
Average House Value	\$499,406	\$481,293	\$475,088

*Demographics data derived from AlphaMap*



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