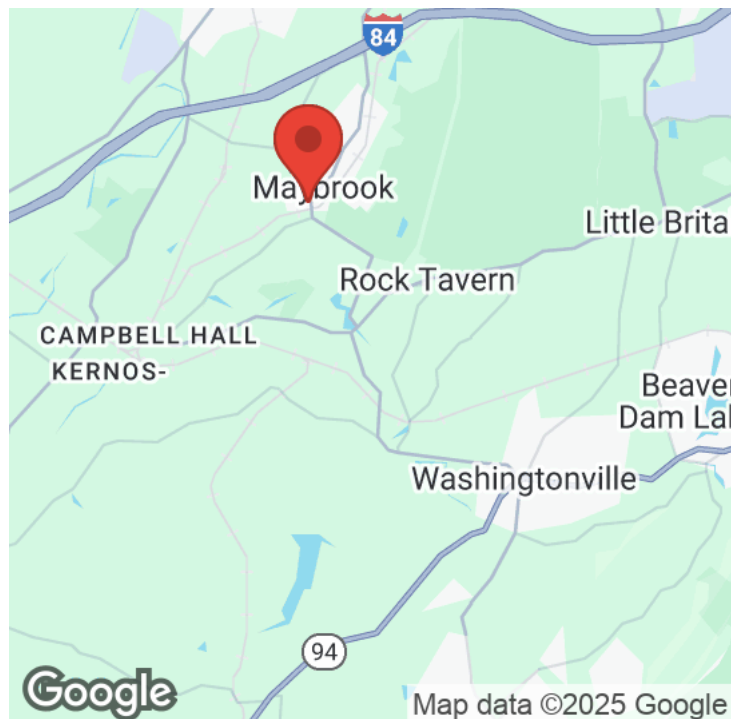


RETAIL FOR SALE

71 HOMESTEAD AVENUE, MAYBROOK, NEW YORK 12543

71 HOMESTEAD AVENUE, MAYBROOK, NY 12543



Highlights

- Turn-Key Business – Fully equipped ice cream shop with real estate included.
- High-Traffic Location – Prime visibility with 6,742 cars passing daily.
- Recent Renovations – Updated in 2024, featuring a new bathroom and restaurant-grade walls for easy maintenance.
- Expansion Potential – Opportunity to add hot dogs, burgers, soups, tacos, and more.
- Low Taxes – Enhancing overall profitability.
- Thriving Area – Strong local customer base with excellent accessibility.

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9 Bert Crawford Rd
Middletown, NY 10940



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PROPERTY SUMMARY

71 HOMESTEAD AVENUE



Property Summary

Lot Size:	2,614 SF
Parking:	Parking Lot, Private
Price:	\$199,000
Zoning:	R2A*

Property Overview

This turn-key ice cream business, with real estate included, offers a prime investment in a high-traffic location with 6,742 cars passing daily. Renovated in 2024, it features a new bathroom and restaurant-grade walls for easy maintenance. With a successful seasonal operation, there's room to expand into hot dogs, burgers, soups, or tacos. Low taxes boost profitability, and natural gas is available (meter temporarily removed). Located in a thriving area, this ready-to-go business is ideal for entrepreneurs looking to grow a profitable food venture.

Location Overview

Strategically positioned on a high-traffic road, this property benefits from an average of 6,742 cars passing daily, ensuring maximum visibility and a steady flow of potential customers. Located in a thriving commercial area, it offers excellent accessibility and convenience for both local residents and visitors.

The surrounding community provides a strong customer base, with nearby businesses and residential neighborhoods supporting year-round foot traffic. With low taxes enhancing profitability and natural gas availability, this location is primed for continued success and potential business expansion.

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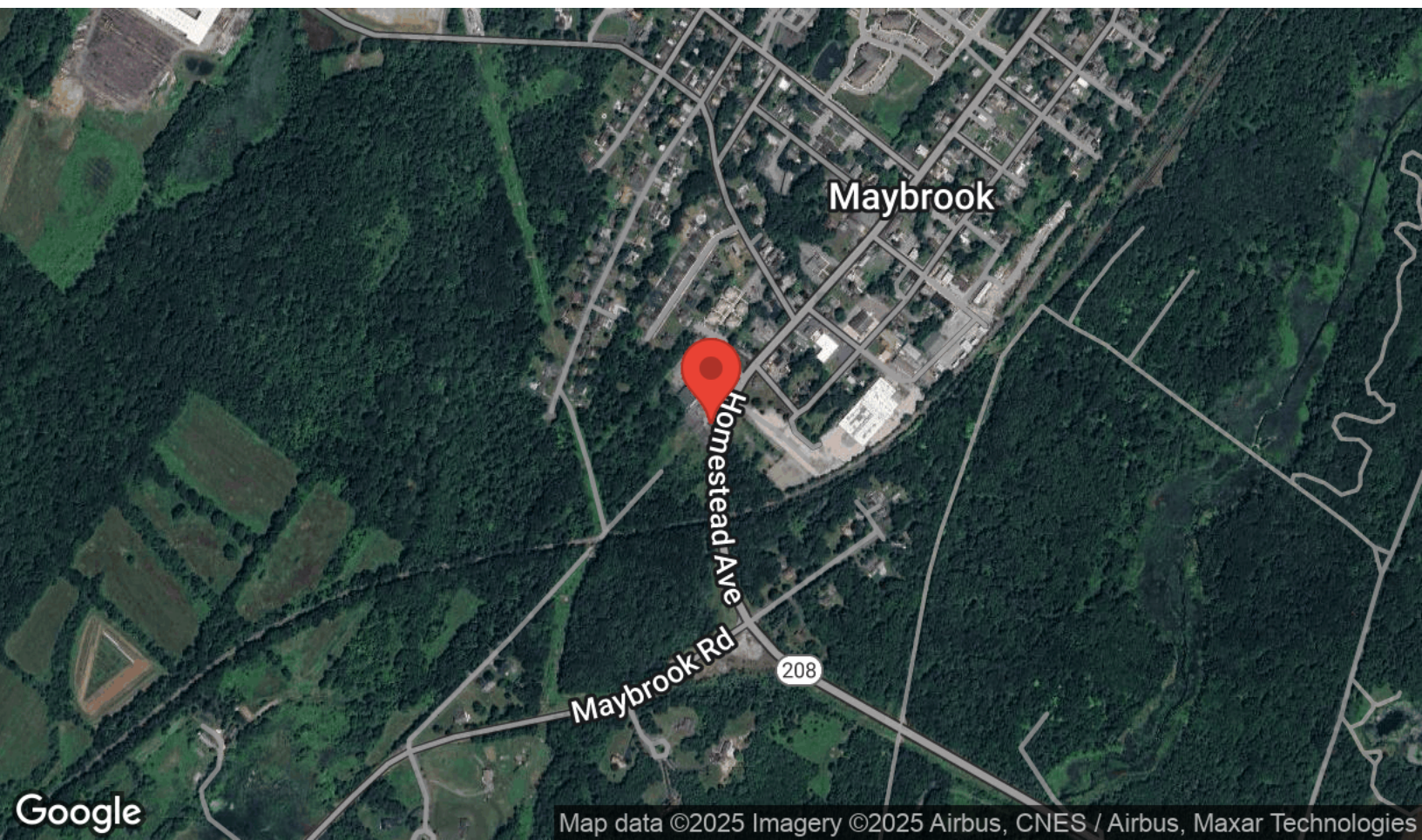
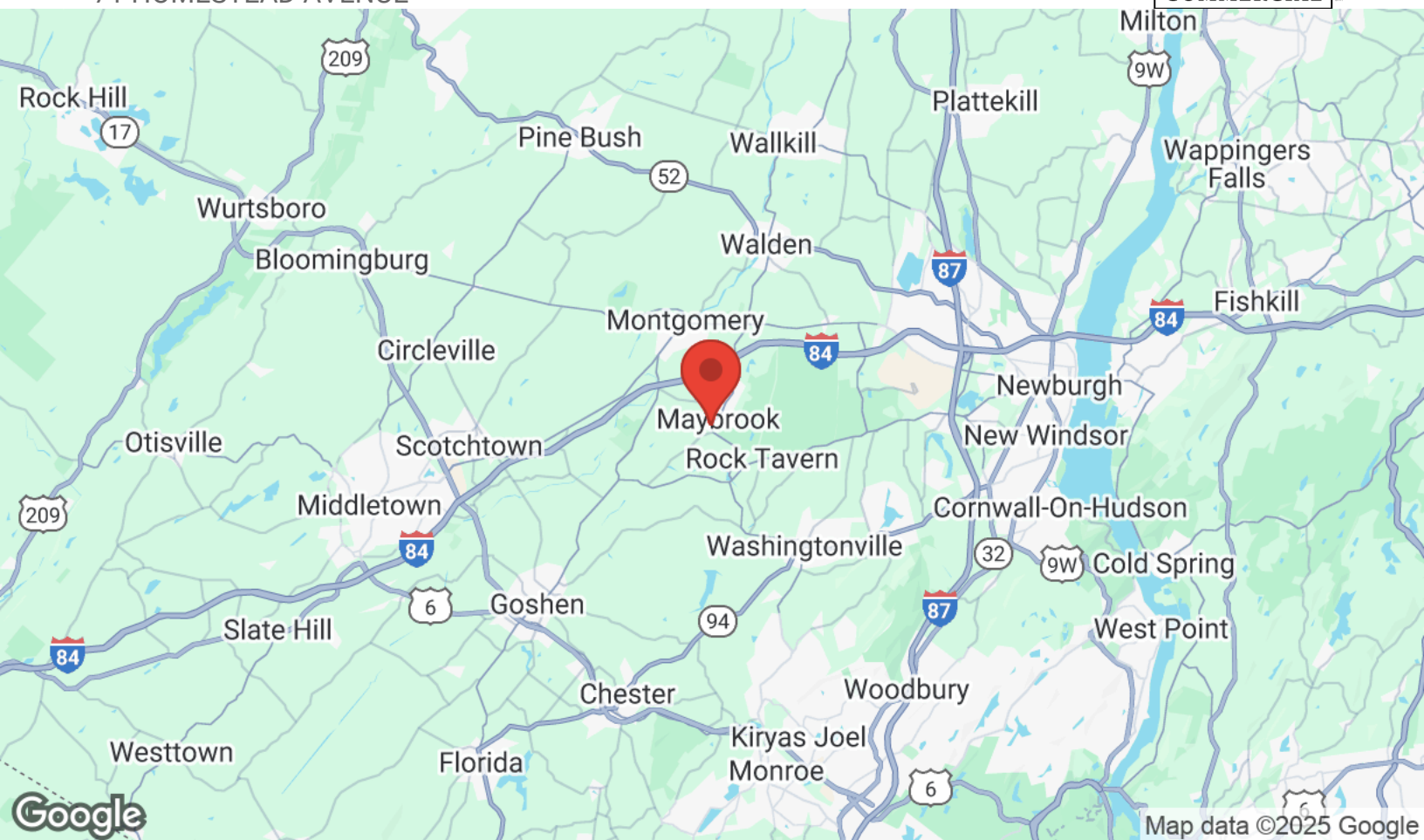
PROPERTY PHOTOS

71 HOMESTEAD AVENUE



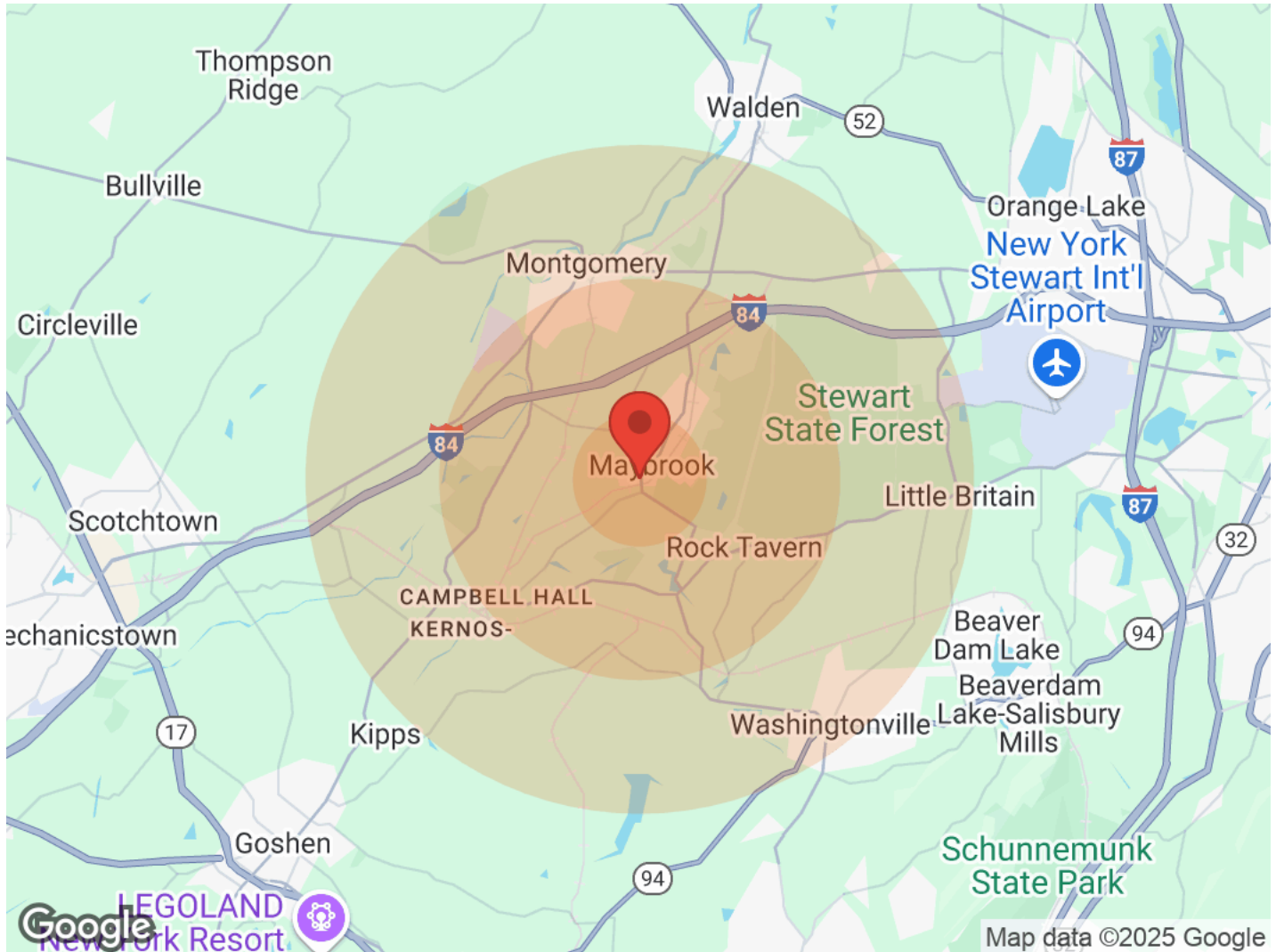
LOCATION MAPS

71 HOMESTEAD AVENUE



DEMOGRAPHICS

71 HOMESTEAD AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	585	4,604	10,853
Female	605	4,612	11,233
Total Population	1,190	9,216	22,086

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	263	2,021	4,567
Ages 15-24	173	1,447	3,272
Ages 25-54	479	3,507	8,270
Ages 55-64	142	1,148	2,861
Ages 65+	133	1,093	3,116

Race	1 Mile	3 Miles	5 Miles
White	1,032	7,879	19,596
Black	53	643	1,116
Am In/AK Nat	3	7	10
Hawaiian	N/A	N/A	N/A
Hispanic	183	1,460	2,693
Multi-Racial	202	1,266	2,266

Income	1 Mile	3 Miles	5 Miles
Median	\$49,570	\$97,194	\$73,749
< \$15,000	43	197	583
\$15,000-\$24,999	40	167	612
\$25,000-\$34,999	52	162	665
\$35,000-\$49,999	85	444	829
\$50,000-\$74,999	114	523	1,147
\$75,000-\$99,999	64	506	1,137
\$100,000-\$149,999	39	784	2,015
\$150,000-\$199,999	16	191	432
> \$200,000	N/A	135	428

Housing	1 Mile	3 Miles	5 Miles
Total Units	501	3,504	8,614
Occupied	457	3,357	8,214
Owner Occupied	213	2,516	6,148
Renter Occupied	244	841	2,066
Vacant	44	147	400

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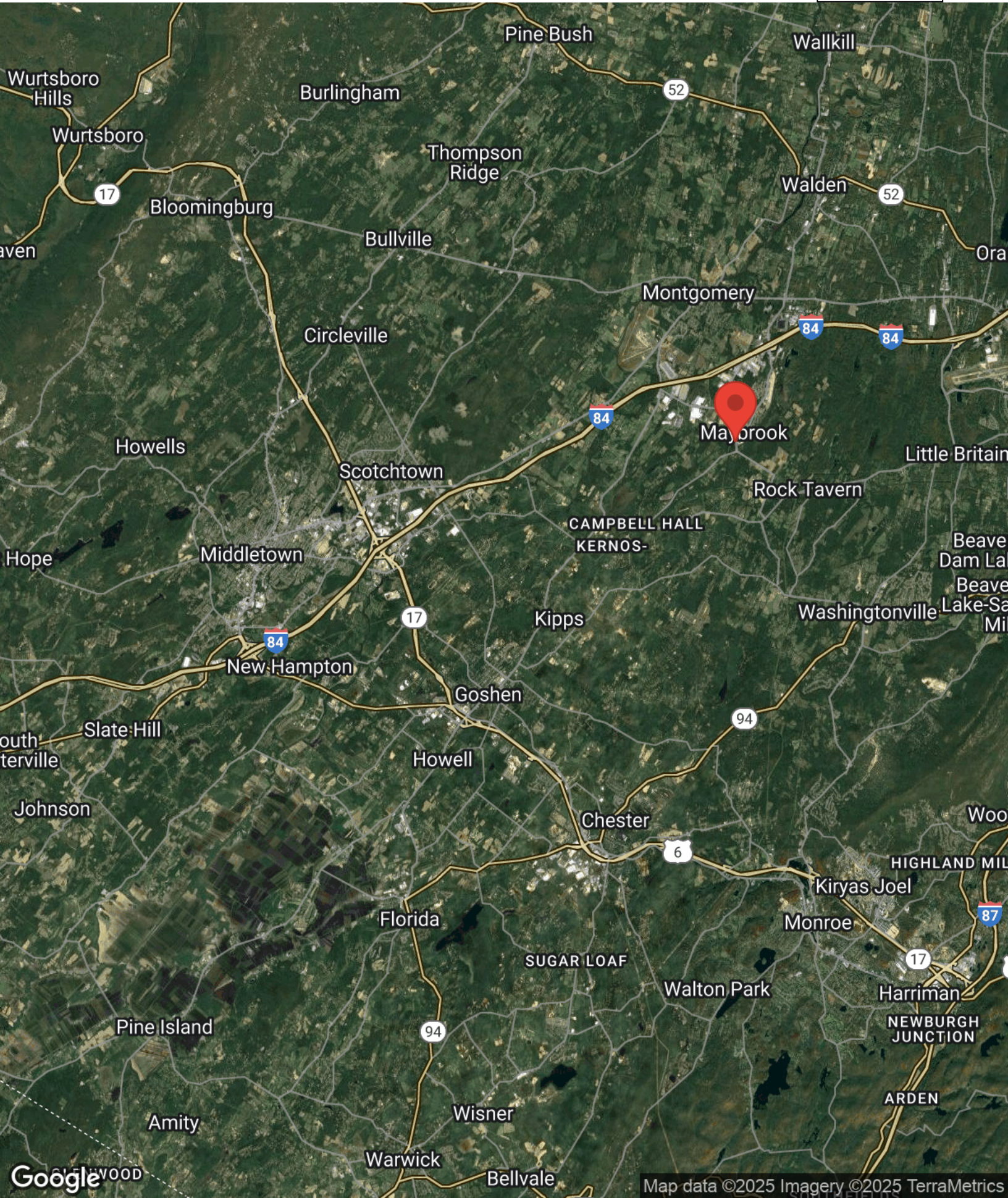
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REGIONAL MAP

71 HOMESTEAD AVENUE



BUSINESS MAP

71 HOMESTEAD AVENUE



AERIAL MAP

71 HOMESTEAD AVENUE



MEET OUR TEAM



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

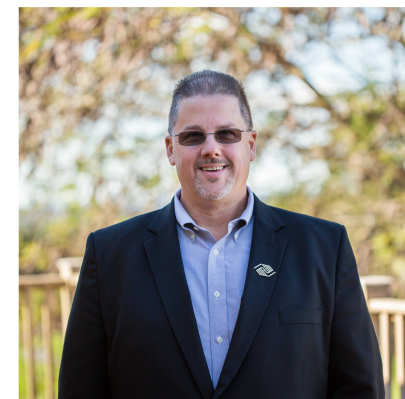
MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

71 HOMESTEAD AVENUE



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