



# FOR SALE - PHILIPSTOWN SQUARE

3182 U.S. ROUTE 9, COLD SPRING, NY 10516



## ONLY SHOPPING CENTER ON U.S. ROUTE 9 IN PUTNAM COUNTY

**ADDRESS:** 3182 U.S. Route 9  
Cold Spring, NY 10516

**LOCATION:** I-84, Exit 13, U.S. Route 9 South to  
Philipstown Square  
Opposite Fishkill Road aka CR 10 Traffic Signal  
Interstate 84, Exit 13 – (5 Minutes / 2.5 Miles)  
NYS Route 301 – (5 Minutes / 2.5 Miles)

**LOT SIZE:** 2.92 ± Acres

**TOTAL GLA:** 25,000 ± SF

**TRAFFIC COUNT:** U.S. Route 9 from NYS Route 301  
to CR10 N Highlands Road -  
15,291 AADT

**ASKING PRICE:** Pricing and Income & Expense  
Report Available Upon Request

### PROPERTY OVERVIEW

CR Properties Group is pleased to present a compelling opportunity to acquire three buildings in one. Philipstown Square, located at 3182 U.S. Route 9 corridor in Philipstown, NY, is an established 25,000± SF, two-story professional office and retail center is situated on 2.92 ± acres. A Hudson Highlands gem located in close proximity to New York City. The property is occupied by a diverse mix of retail, service and professional tenants with 14 storefronts, 13 office suites and benefits from approximately 15,291 vehicles per day along Route 9.

### Reasons To Invest

- Well Maintained Shopping Center on busy Route 9 with High Visibility
- Striking Roof Design, Low Maintenance Investment Property

**Youtube Drone Video:** <https://youtu.be/zT-6Y6VsTIQ>

**Photography:** <https://crproperties.com/search-property-listings/?propertyId=CottiniSU>

Cold Spring Metro-North Train Station: (10 Minutes / 4.6 Miles)  
Cold Spring Train Station to Grand Central Terminal: 1 Hour & 27 Minutes

### Co-Tenants:

B&L Deli, Fred Astaire Dance Studio, Spooner & Mekeel Attorneys at Law, Chic x Nail Carlo's Pizza, Cold Spring Fish, Grey Painting, Soho Salon, Highland Wine & Liquor & more



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



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**For more information:**

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# INVESTMENT OPPORTUNITY

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## PROPERTY DESCRIPTION, HIGHLIGHTS

### 25,000 SF RETAIL & OFFICE CENTER STRIP

A Compelling Opportunity To Acquire Three Buildings In One On The Same Lot  
Nothing Else Like It, Built 1975

Two Separate Buildings With Infill Building Added In 2010  
Where The Two Existing Buildings Were Completely Redone  
New Windows & Doors / Plumbing / Electrical  
HVAC Maintained, Free Siding 45 Year Roof

#### Property Highlights

- Prime Route 9 Real Estate, High Visibility
- Only Shopping Center on Route 9 in all of Putnam County
- 14 Stores – 13 Offices
- Masonry / Frame Construction
- 12" Thick Block Wall Between All Stores
- All Stores Have Their Own Sewer Line To The Septic Tank
- Large Rear Yard To Build Garage & Parking
- All Units On Separate Meters for Electric & Gas
- Well Water, No Water Bill
- 30 Security Cameras
- 3 Phase Electric
- Tenants Pay For Garbage Pick Up
- Access Control For Second Floor Door Entry
- Automatic Lighting With Second Floor Door Entry
- Custom Made Entrance Sign
- Level Ground For Winter Peace Of Mind
- Covered Entryways
- Zero Steps Entry

#### Investment Opportunity

The combination of an established tenant base, multiple retail and office income streams, below-market rents, significant prior capital improvements and highly visible Route 9 positioning makes the property well suited for an **investor, owner-user, or value-add purchaser**.

The property's diversified unit configuration provides an opportunity to spread vacancy risk across numerous tenants while allowing a new owner to pursue rental growth as leases renew. The large rear yard may also provide additional flexibility for parking, storage, garage construction or other future improvements, subject to zoning and municipal approvals.



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# DIVERSIFIED TENANCY

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COLD SPRING, GARRISON, HUDSON HIGHLANDS & U.S. RT 9 MEET



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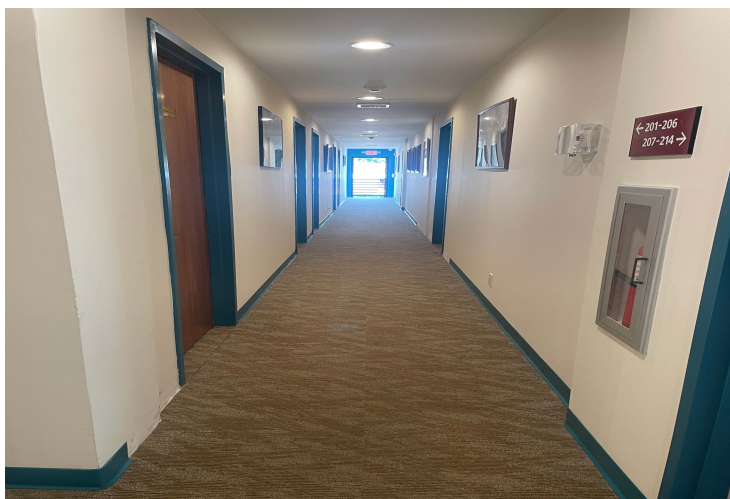
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# 14 STORES, 13 OFFICES

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## NEW INTERIOR RETAIL & OFFICE FITOUTS THROUGHOUT PLAZA



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# INVESTMENT OPPORTUNITY

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## TWO-STORY PROFESSIONAL OFFICE / RETAIL CENTER



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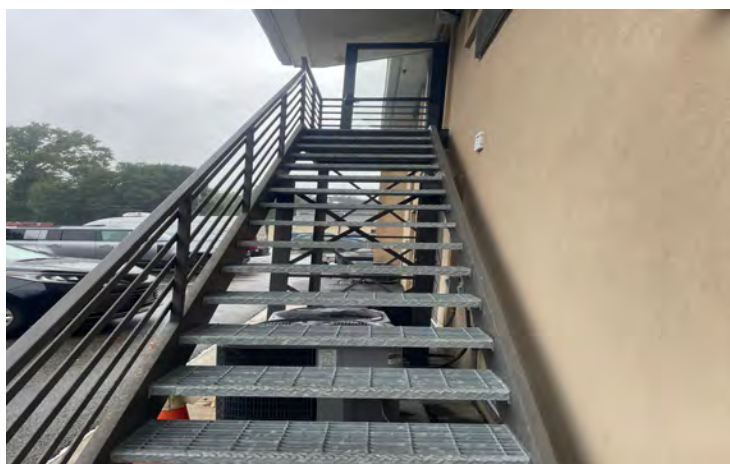
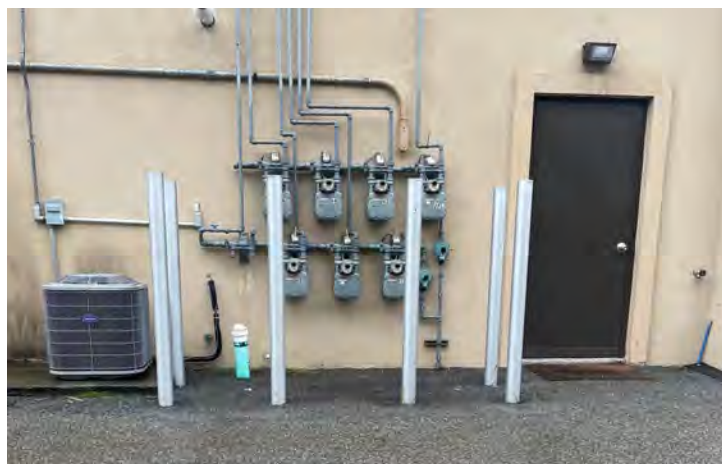
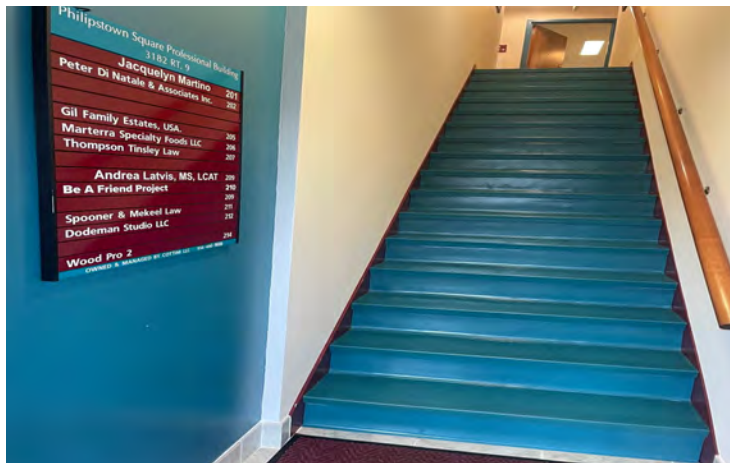
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# SEPARATE GAS & ELECTRIC; DIRECT METERED

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## FEDEX, UPS DROPBOX LOCATION



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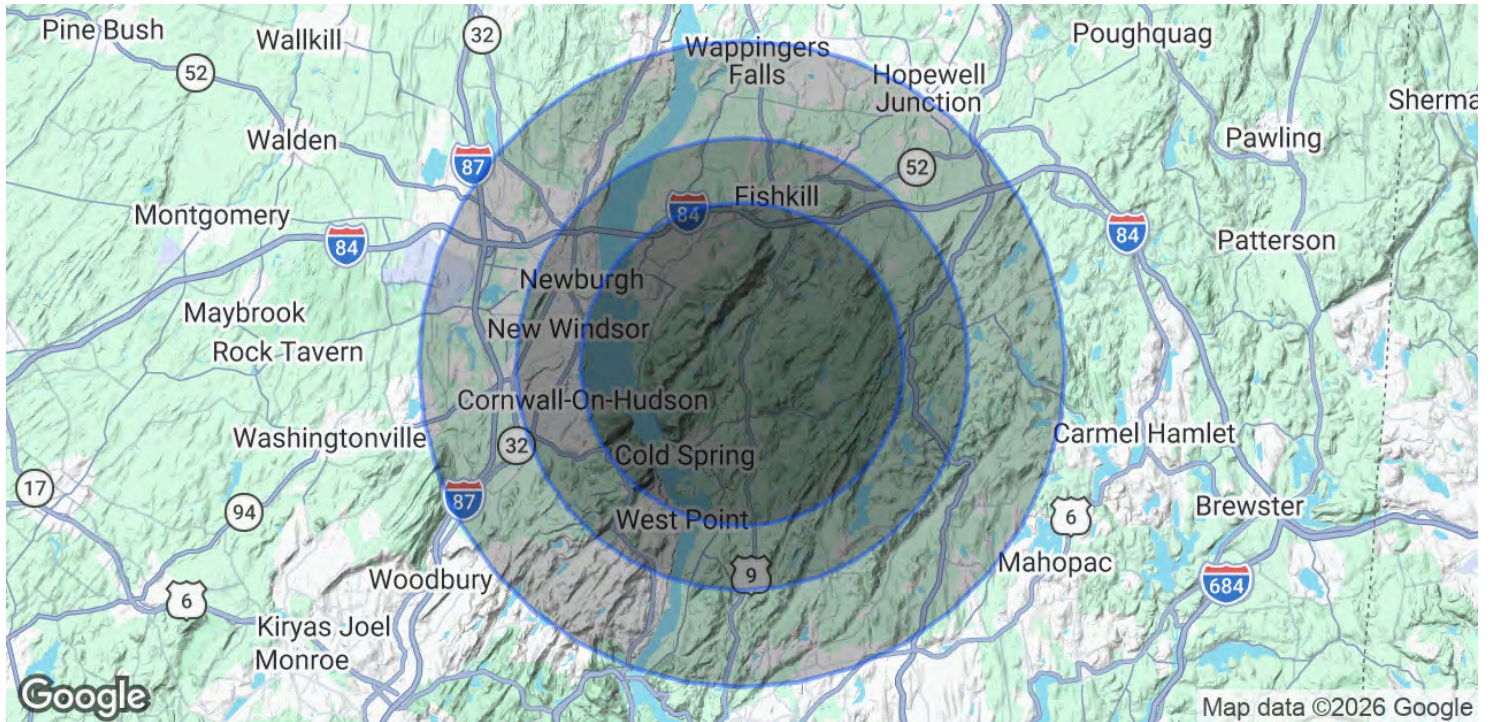
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### HUDSON VALLEY REGION



#### POPULATION

|                      | 5 MILES | 7 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 33,314  | 106,195 | 205,483  |
| Average Age          | 44.2    | 40.8    | 41.8     |
| Average Age (Male)   | 43.3    | 39.5    | 40.6     |
| Average Age (Female) | 43.1    | 41.5    | 42.6     |

#### HOUSEHOLDS & INCOME

|                     | 5 MILES   | 7 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 13,941    | 42,183    | 78,094    |
| # of Persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH Income   | \$132,953 | \$115,794 | \$124,737 |
| Average House Value | \$481,638 | \$402,189 | \$408,101 |

2023 American Community Survey (ACS)



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