



COMMERCIAL BUILDING FOR LEASE

248 TIORONDA AVENUE, BEACON, NY 12508

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	25,400 SF
Available SF:	5,000 - 25,400 SF
Lot Size:	9.18 Acres
Year Built:	2025
Zoning:	RD-3

PROPERTY OVERVIEW

Experience a perfect blend of modernity and functionality at this to-be-built prime commercial building located at 248 Tioronda Avenue in Beacon, NY, 12508. The property offers flexible floor plans that can accommodate a variety of business needs. With ample natural light, state-of-the-art facilities, and customizable workspaces, this location provides an ideal environment for productivity and innovation. Ample parking, convenient access to major transportation routes, and proximity to local amenities make this property an unbeatable choice for businesses seeking a dynamic and efficient workspace. Elevate your business presence in this thoughtfully designed and strategically located property.

LOCATION OVERVIEW

Discover the vibrant community surrounding the property in Beacon, NY, 12508. This historic Hudson Valley town offers a perfect blend of small-town charm and urban amenities. Take a stroll down Main Street to explore unique shops, art galleries, and local eateries. Outdoor enthusiasts will enjoy easy access to hiking and biking trails at Mount Beacon Park and Long Dock Park along the scenic Hudson River. From the Dia Beacon art museum to the picturesque views at the Breakneck Ridge Trail, the area offers a variety of cultural and recreational attractions for office tenants to enjoy. The Greenway Trail runs throughout full site from south to north, including directly in front of Building 100, along the east side.

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ADDITIONAL PHOTOS



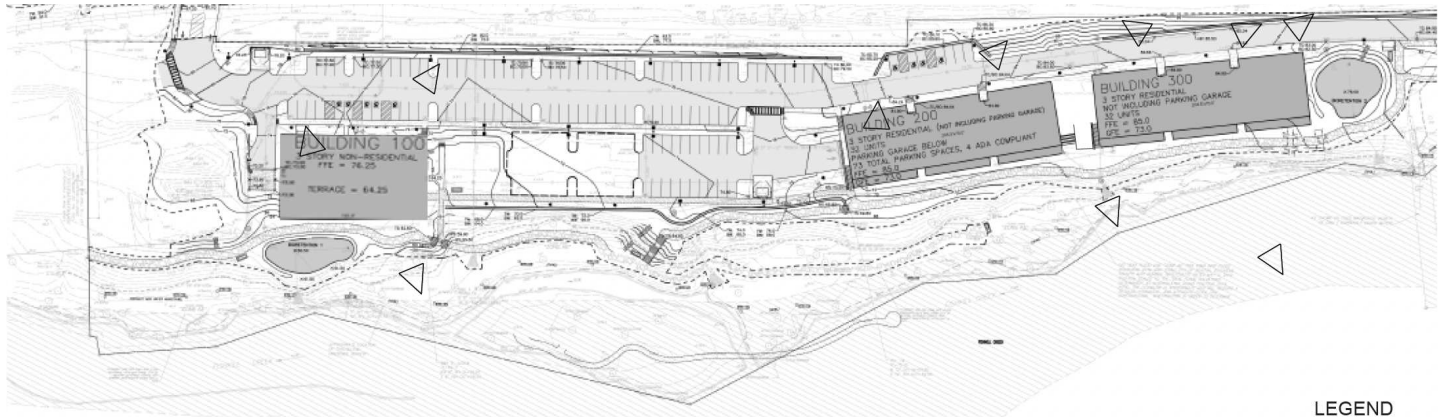
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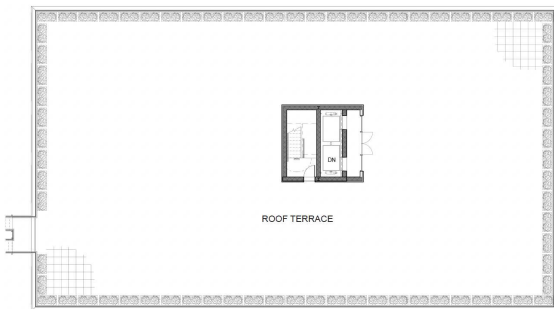
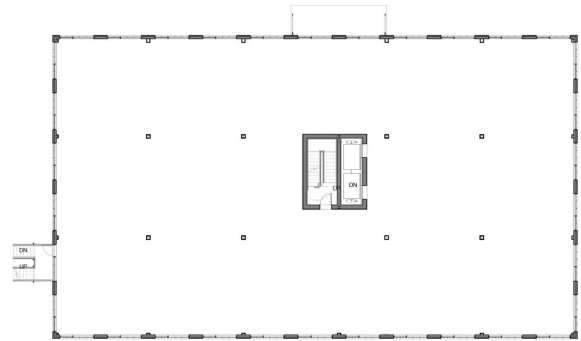
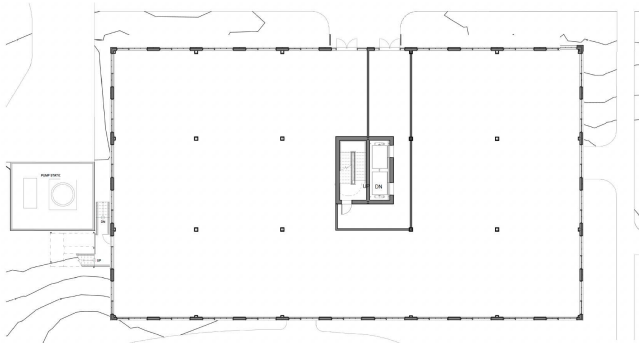
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ADDITIONAL PHOTOS



LEGEND

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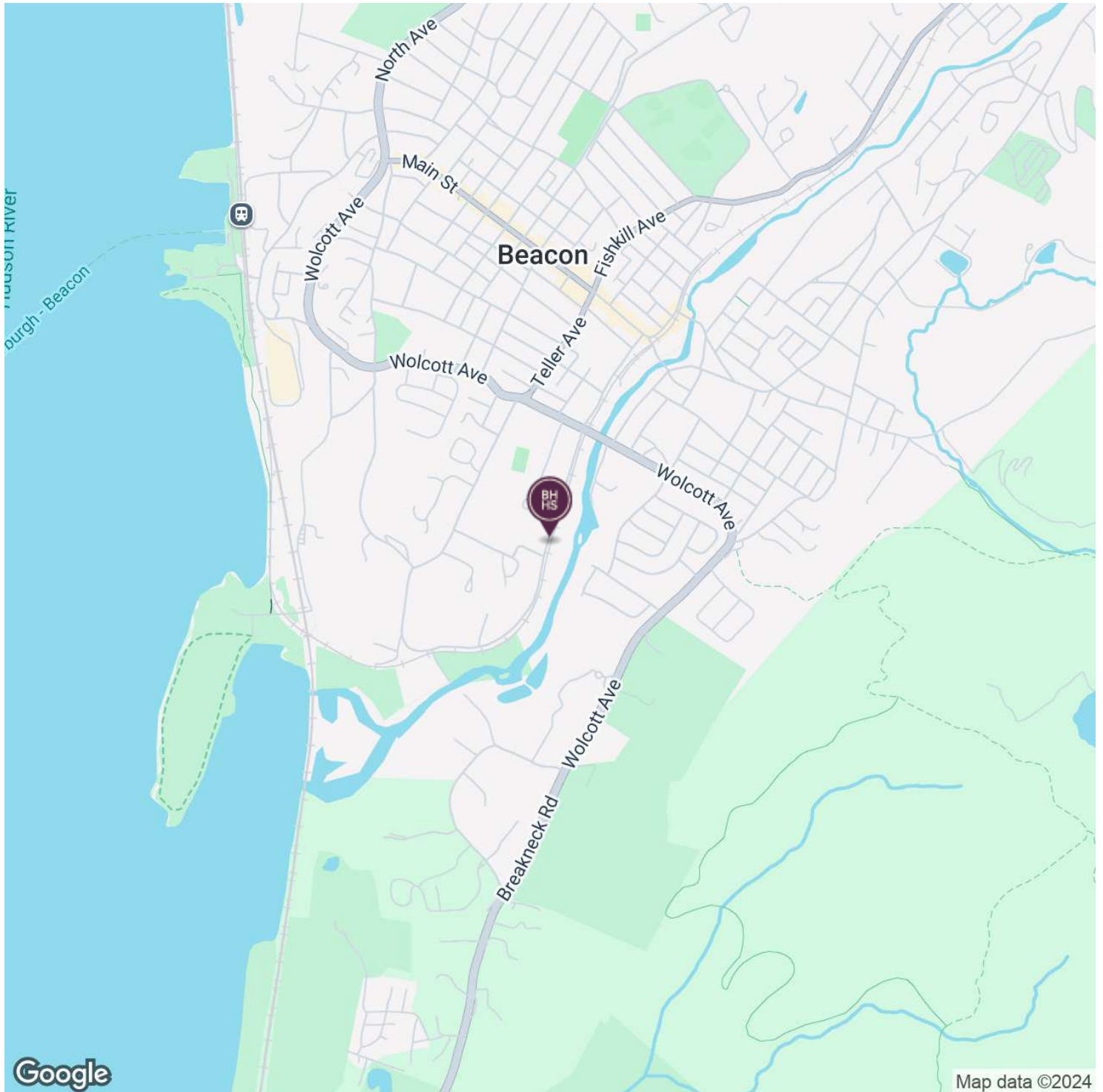




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LOCATION MAP



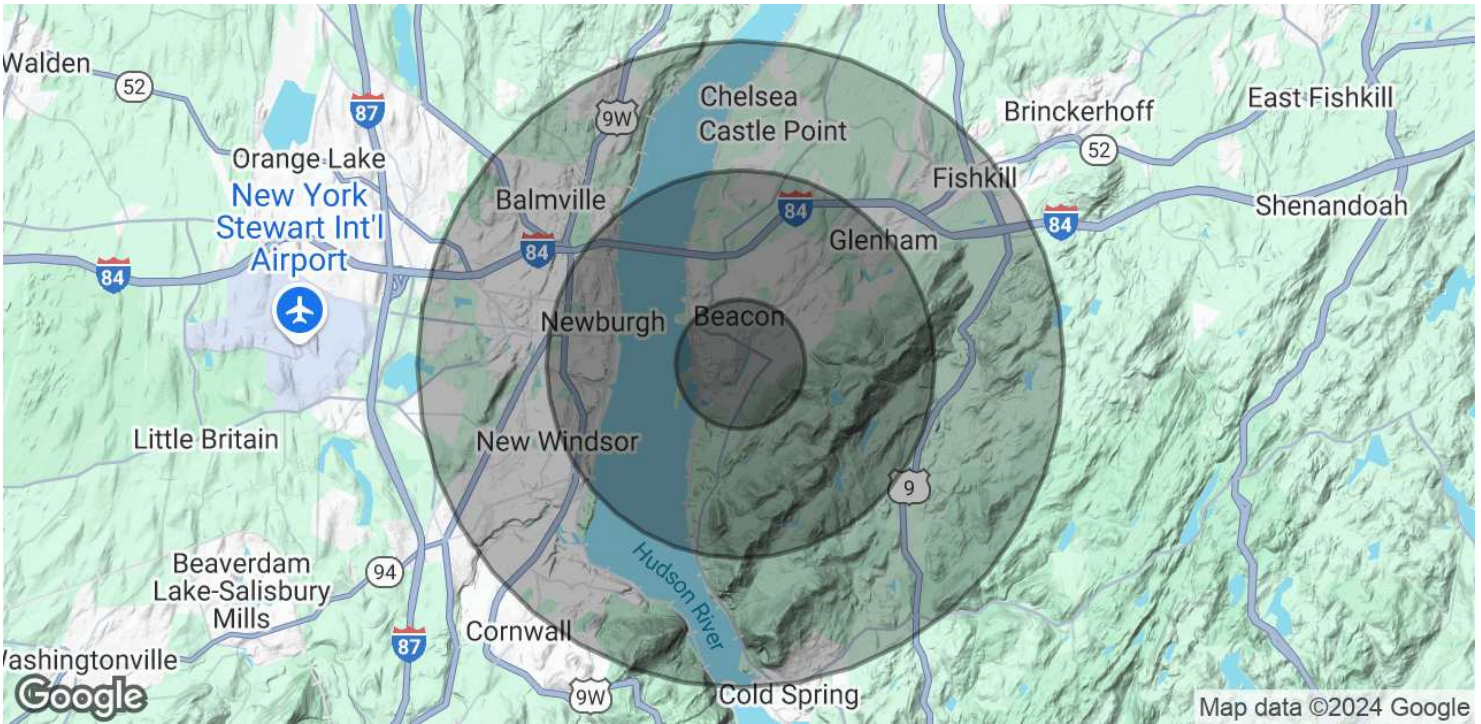
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,688	44,494	92,390
Average Age	42	39	41
Average Age (Male)	41	39	40
Average Age (Female)	43	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,769	16,223	35,030
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$130,717	\$98,965	\$107,933
Average House Value	\$491,314	\$370,217	\$379,899

Demographics data derived from AlphaMap