

300 Fairview Ave, Hudson, NY 12534

# 300 FAIRVIEW

HIGH-PROFILE - ENDCAP RETAIL SPACES AVAILABLE



- A +/-28,050 SF former Big Lots endcap available (subdividable)
- A +/-14,268 SF former Salvation Army endcap available (subdividable)
- Strong, national co-tenancy in this dynamic shopping center in the middle of Hudson and Columbia County's main commercial corridor.
- Signalized access and excellent sign placement on both the exterior facade and the recently upgraded pylon sign.

## For More Information:

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**IKON**  
REALTY GROUP LLC

Member of:





**Executive Summary**



**OFFERING SUMMARY**

Lease Rate:	Call For Pricing Details
Building Size:	118,536 SF
Availability #1:	28,050 SF (may be subdivided)
Availability #2:	14,268 SF
Lot Size:	15.11 Acres
Zoning:	Commercial
Traffic Counts:	16,100 cars/day
Signalized Access:	Traffic light
Ideal Uses:	Retailers or medical tenants who benefit from abundant parking in this regional shopping center.

**PROPERTY OVERVIEW**

Two spaces currently available: a +/-28,050 square foot endcap formerly occupied by BigLots, and a +/-14,268 square foot endcap formerly occupied by Salvation Army.

**LOCATION OVERVIEW**

Located along the main commercial corridor in the Hudson/Greenport, NY market. This shopping center features tremendous road frontage with both building and pylon signage available, as well as traffic counts of approximately 16,000 cars per day with signalized access directly into the shopping center. The location also boasts strong co-tenancy with Rent-A-Center, Advance Auto Parts, Mavis, Domino's, Plaza Diner, a nail salon, and a laundromat. In addition, neighboring retailers that surround the property include Walmart, Kohl's, Lowe's, ShopRite, Planet Fitness, Tractor Supply, Staples, TJMaxx, 5 Below, Dollar Tree, and JoAnn's, to name a few.

**PROPERTY HIGHLIGHTS**

- NNNs estimated at \$2.15/SF
- Ability to subdivide based on requisite size and mutually agreeable deal terms.
- Located in an attractive shopping center surrounded by national co-tenants.
- Excellent opportunity for businesses looking to establish themselves in a thriving commercial market.



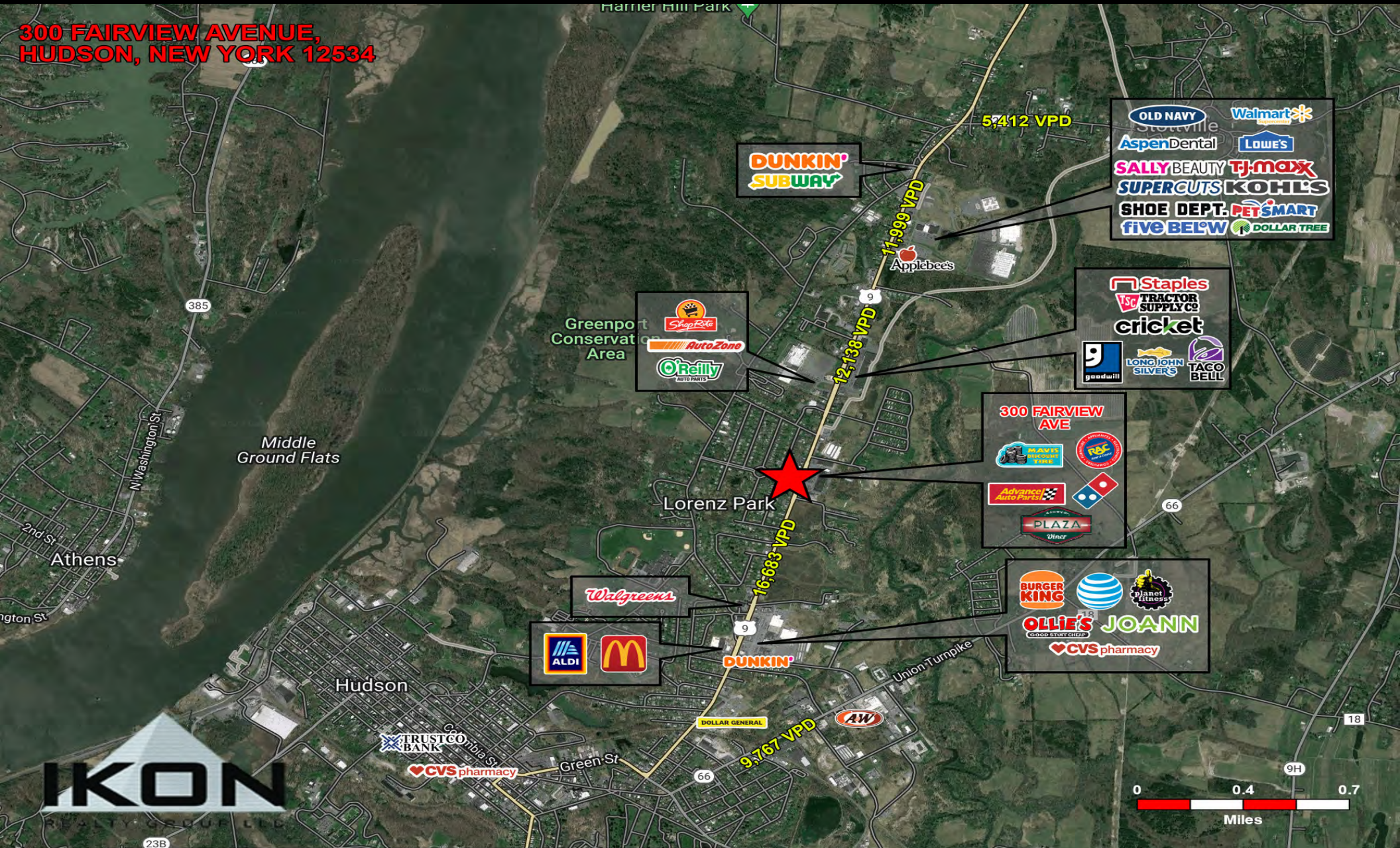
Additional Photos





Location Map

**300 FAIRVIEW AVENUE,  
HUDSON, NEW YORK 12534**





**Demographics Map & Report**

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,287	21,503	60,069
Average age	40.3	43.1	42.6
Average age (Male)	37.3	40.8	40.4
Average age (Female)	44.3	46.8	43.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	599	9,323	23,019
# of persons per HH	2.1	2.3	2.6
Average HH income	\$53,275	\$60,785	\$64,513
Average house value	\$210,913	\$240,321	\$231,790

\* Demographic data derived from 2020 ACS - US Census

