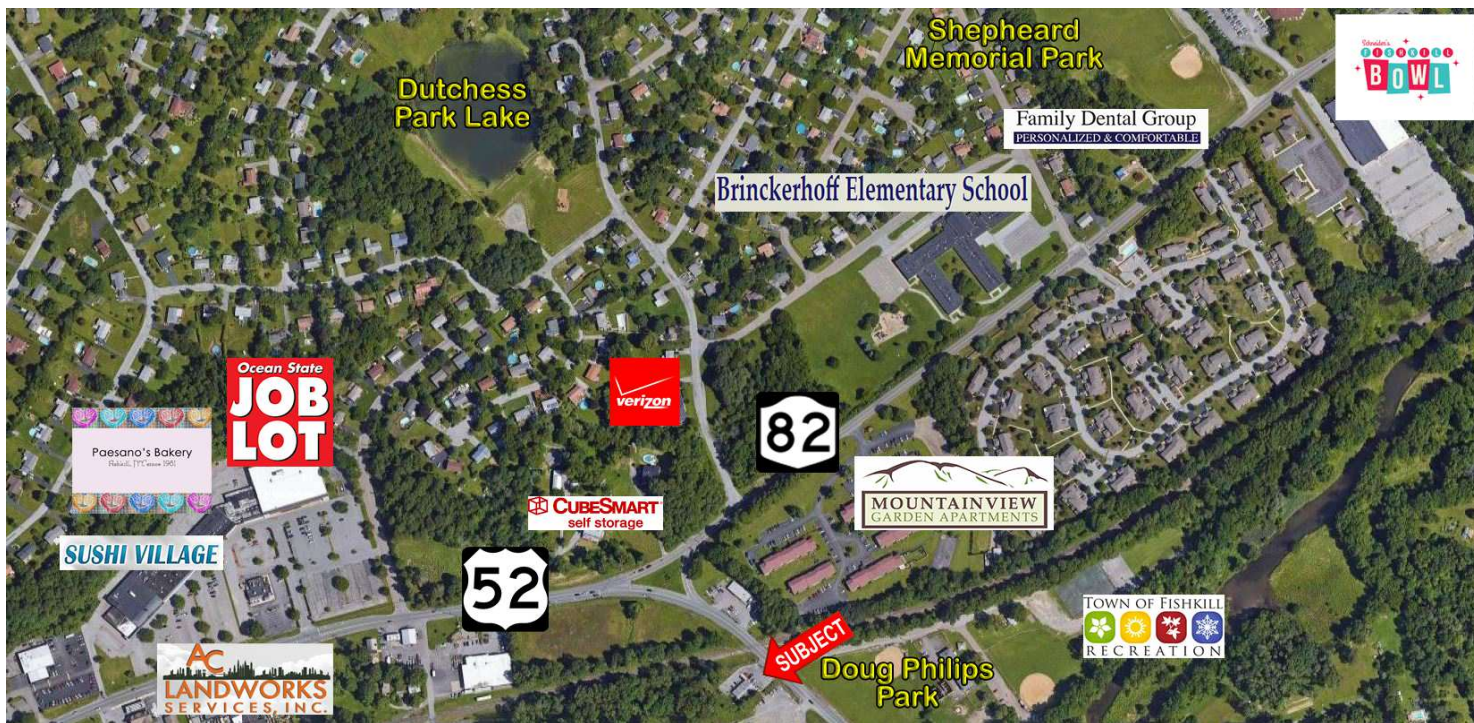




DEVELOPMENT PARCEL, EXISTING INCOME 1610 NY-52, FISHKILL, NY 12524



DEVELOPMENT SITE, 8+ ACRES WITH INCOME PROPERTY/DELI

ADDRESS: 1610 NY Route 52,
Fishkill, NY 12524

LOCATION: **Interstate 84 (Exit 46)**
(5 Minutes / 2.4 Miles)
Newburgh Beacon Bridge
(13 Minutes / 6.6 Miles)
Taconic State Parkway
(11 Minutes / 6.7 Miles)

BUILDING SIZE: 2,640 SF

LOT SIZE: 8.46 Acres

TRAFFIC COUNT: 16,775 on NYS Rt 82 / NYS Rt 52

ASKING PRICE: \$1,250,000



LOCATION OVERVIEW

Fishkill, New York is a charming village with a rich history dating back to the American Revolution. Once a vital supply depot, it now offers a blend of historical sites like the Van Wyck Homestead Museum and modern amenities. Conveniently located near Interstate 84, Fishkill provides easy access to both New York City and the Hudson Valley while maintaining a strong sense of community. Visitors can enjoy outdoor activities, explore local shops and restaurants, or simply relax in this picturesque setting.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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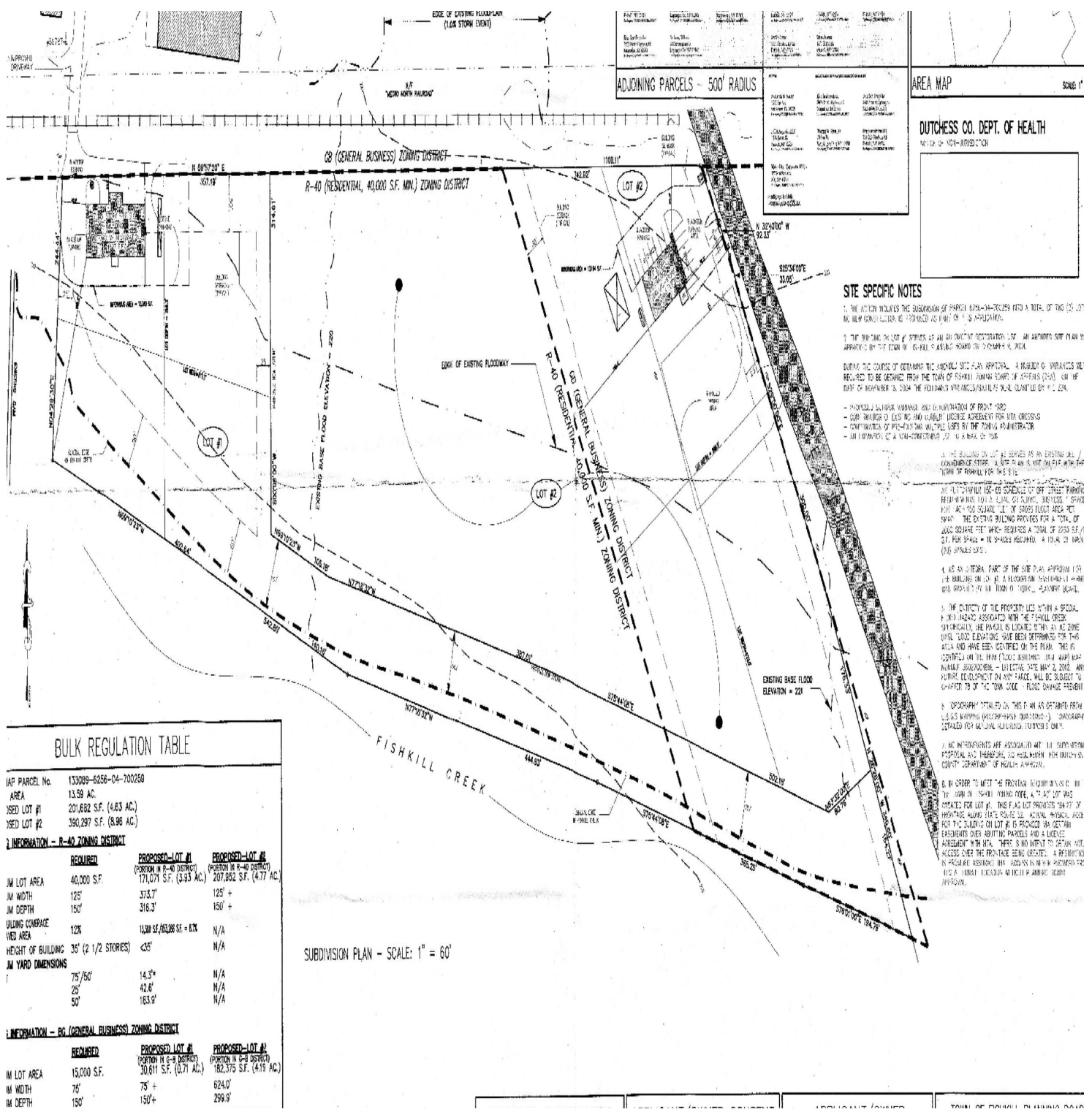
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



INTERSTATE 84 - 5 MINUTES AWAY NEWBURGH BEACON BRIDGE - 13 MINUTES AWAY

NEAR IPARK 84 - [HTTPS://IPARK84.COM/](https://ipark84.com/)



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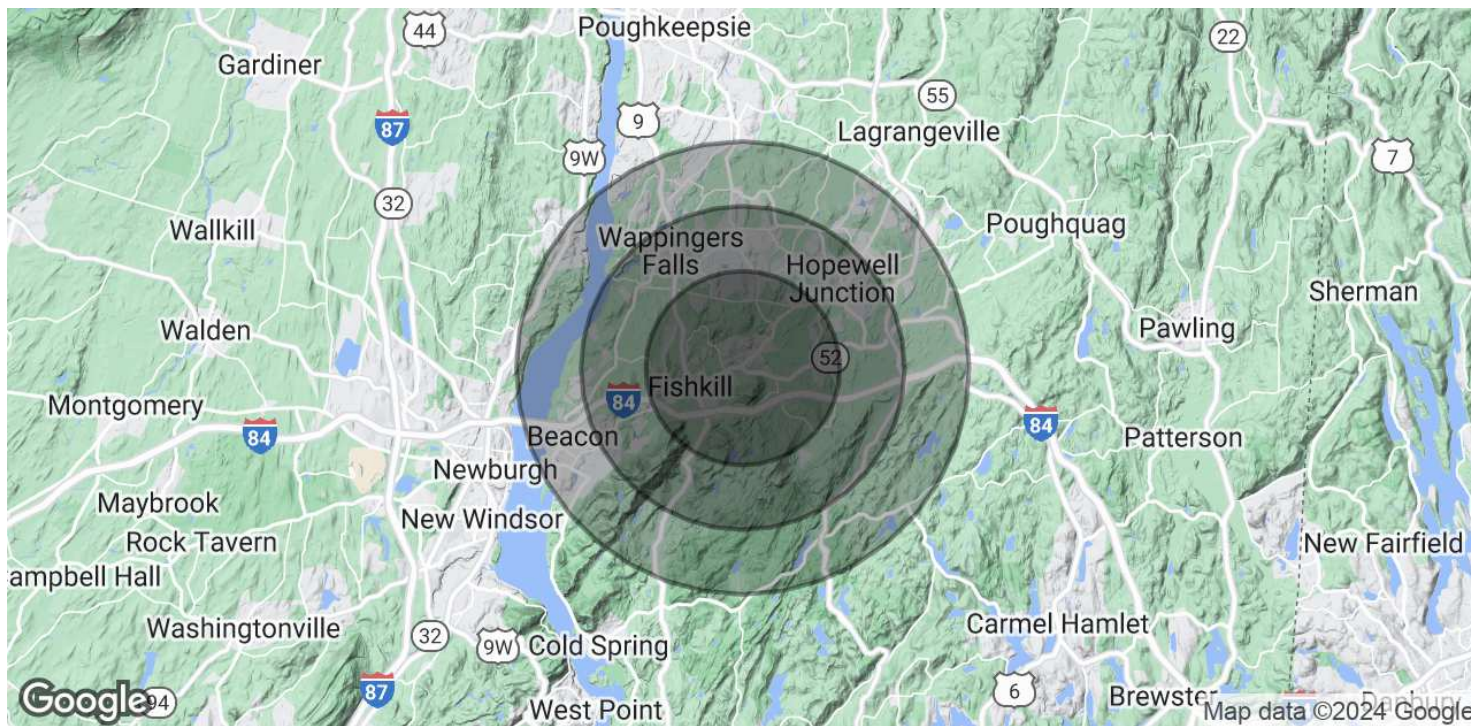
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	23,968	65,016	105,383
Average Age	45	44	43
Average Age (Male)	43	42	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	9,570	24,653	40,326
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$140,160	\$137,978	\$145,600
Average House Value	\$449,351	\$442,159	\$457,585

Demographics data derived from AlphaMap



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