

# BEACON MAIN STREET FREESTANDING RETAIL - IDEAL BANK LOCATION WITH DRIVE-THRU

364 MAIN STREET, BEACON, NY 12508

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	6,542 SF
Available SF:	3,267 - 6,542 SF
Lot Size:	0.54 Acres
Zoning:	Central Business

### PROPERTY OVERVIEW

Freestanding existing bank building in the heart of the City of Beacon. Located in between Eliza Street and Fishkill Avenue on Main Street. +/- 20 parking spaces and existing two land drive-thru. Existing building is 6,542 square feet. Concept plans available for 3,267 square foot retail with drive-thru and 3,275 square foot retail. Full basement available and ideal for storage, restaurants and other uses.

### PROPERTY HIGHLIGHTS

- Central Beacon Main Street Location
- 2019 Taxes: \$40,202
- Onsite Parking for 20+ vehicles
- Existing Drive-thru
- Water/Sewer
- Zoned CB - Central Business

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## ADDITIONAL PHOTOS

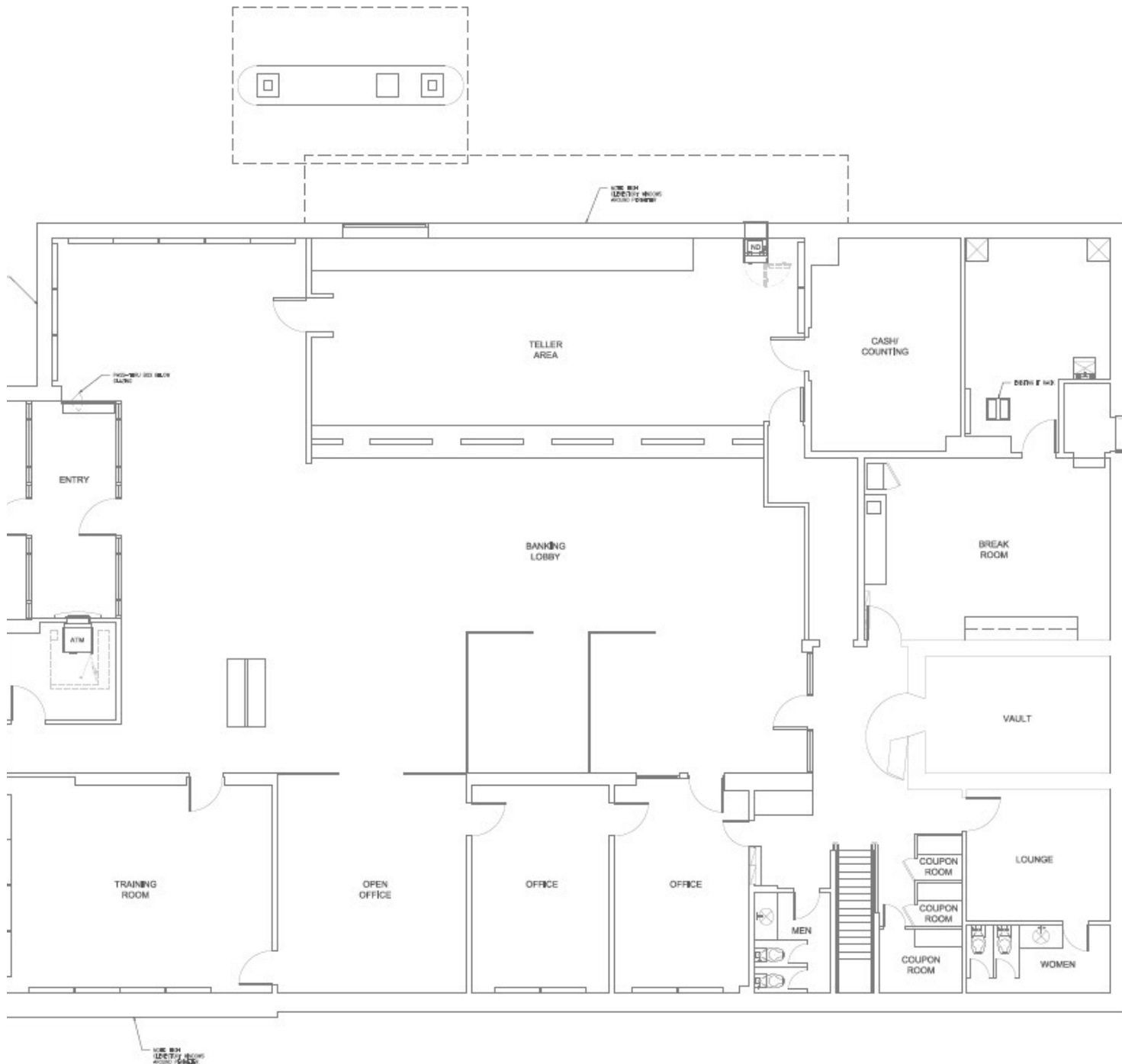




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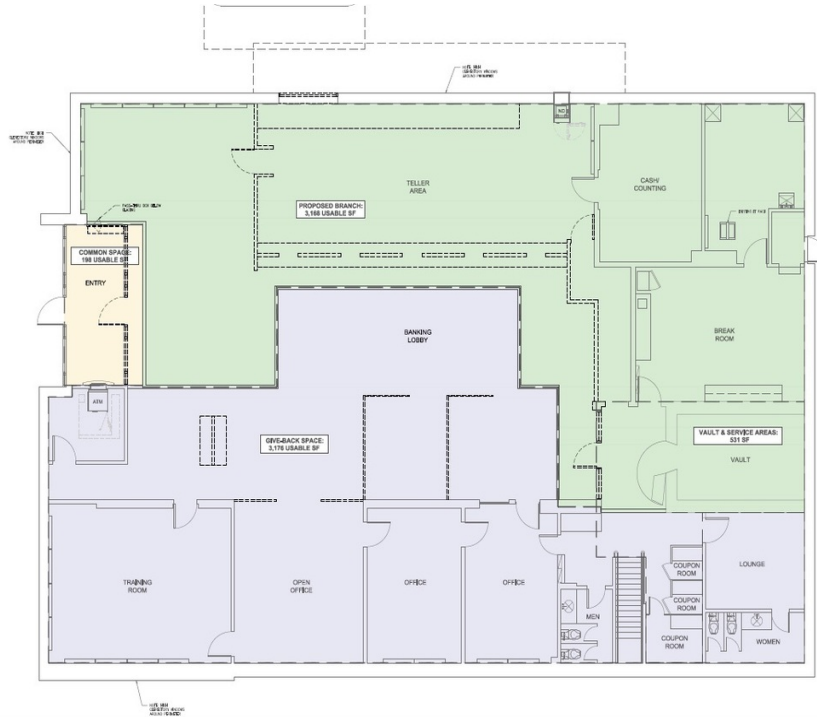




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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,267 - 6,542 SF	Lease Rate:	\$27.00 SF/yr

### AVAILABLE SPACES

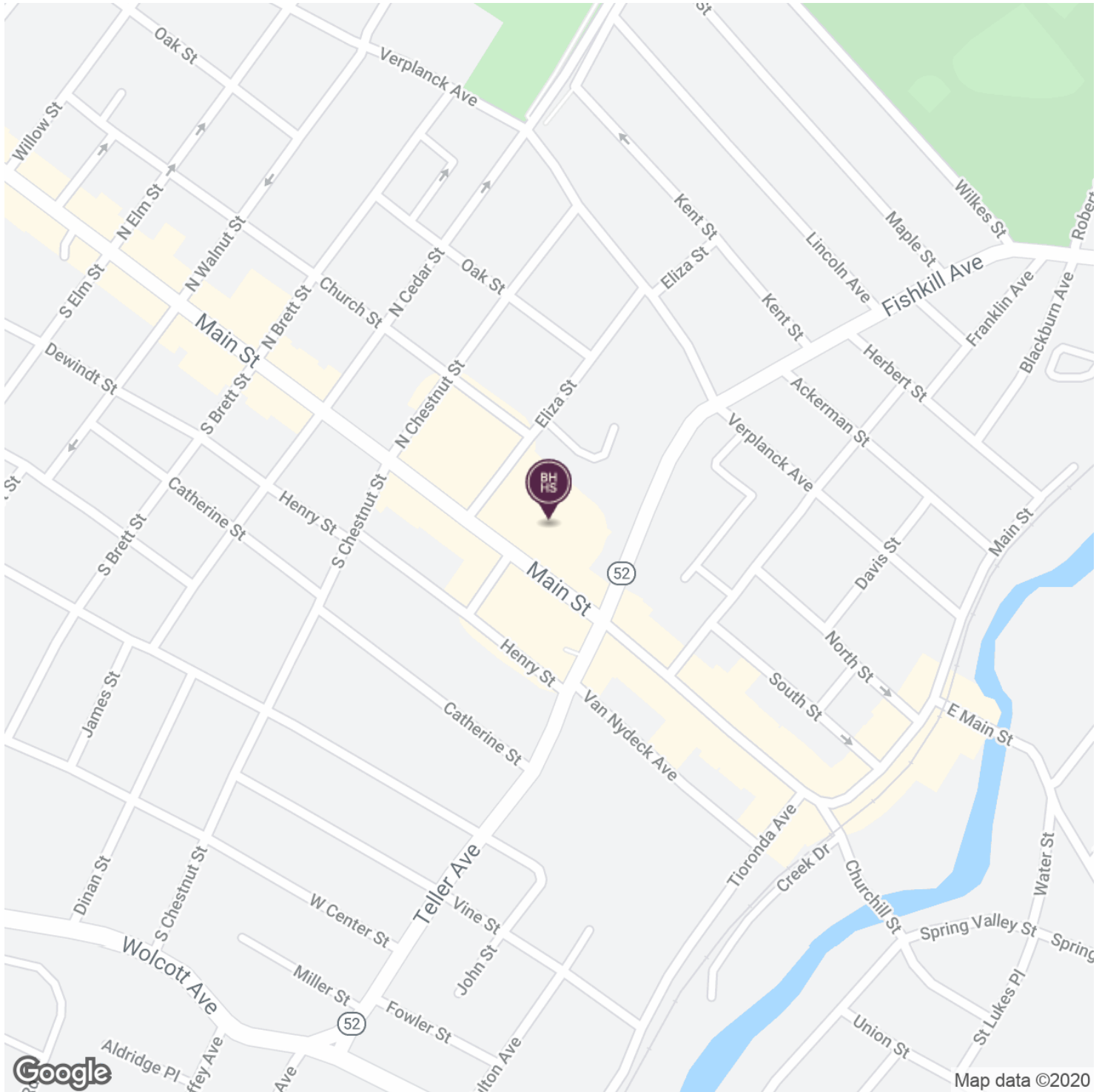
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
364 Main Street	Available	3,267 - 6,542 SF	NNN	\$27.00 SF/yr	-



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## LOCATION MAPS

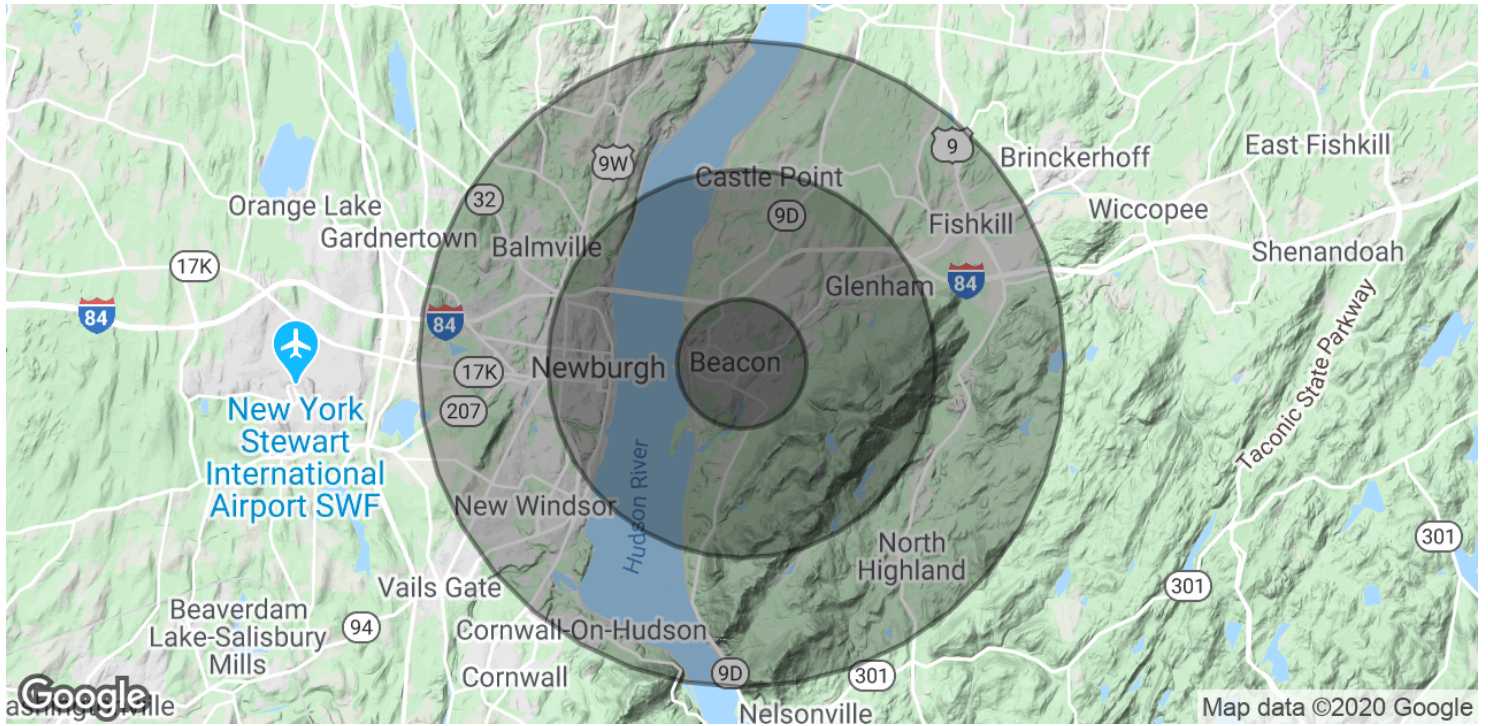




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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,462	45,425	99,406
Median age	39.7	36.7	35.8
Median age (Male)	40.3	36.7	35.6
Median age (Female)	38.7	36.0	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,095	16,067	35,164
# of persons per HH	2.6	2.8	2.8
Average HH income	\$69,408	\$69,437	\$72,197
Average house value	\$311,425	\$315,952	\$315,667

\* Demographic data derived from 2010 US Census