

RETAIL FOR SALE

GOSHEN FLORIST

2841 NEW YORK 17M, NEW HAMPTON, NY 10958



FOR SALE

KW COMMERCIAL - FIRST IN NEW YORK

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH DISTELBURGER

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SILVIO PEREZ III

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

2841 NEW YORK 17M



OFFERING SUMMARY

PRICE:	\$500000
BUILDING SF:	3144
LOT SIZE:	2.8 Acres
SIGNAGE:	Yes
FRONTAGE:	180
RENOVATED:	2001
YEAR BUILT:	1860
PARKING:	Lot
ZONING:	Highway Commercial

PROPERTY OVERVIEW

Retail profitable business and location on busy State Route 17M between Goshen and Middletown. There are over 17,000 cars per day on this busy road. Business has been operating since 1989 and can stay as a florist or any retail use. Two ways of ingress and egress into the large parking lot. This 2.8 acre property allows for expansion and the flexible HC (highway commercial) zone would make a great retail location or retail pad for anything commercial. Some retail uses that would work are gas station convenience store, car wash, restaurant, brewery, self storage to name a few.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: Goshen Florist
Street Address: 2841 Route 17M
City, State, Zip: Goshen New York 10924
County: Orange
Market: Goshen
Sub-market: Middletown
Cross Streets: County Route 50
Signal Intersection: 2/10ths mile

LOCATION OVERVIEW

Main Route between Goshen and Middletown near apple orchard, heritage trail, restaurants.

PROPERTY HIGHLIGHTS

- Flexible commercial zone
- Existing successful business since 1989
- Existing 3144 sf building
- 2.8 Acres for expansion
- 17000 cars per day
- Ideal spot for gas station convenience store, retail, restaurant, brewery, self storage

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PROPERTY PHOTOS

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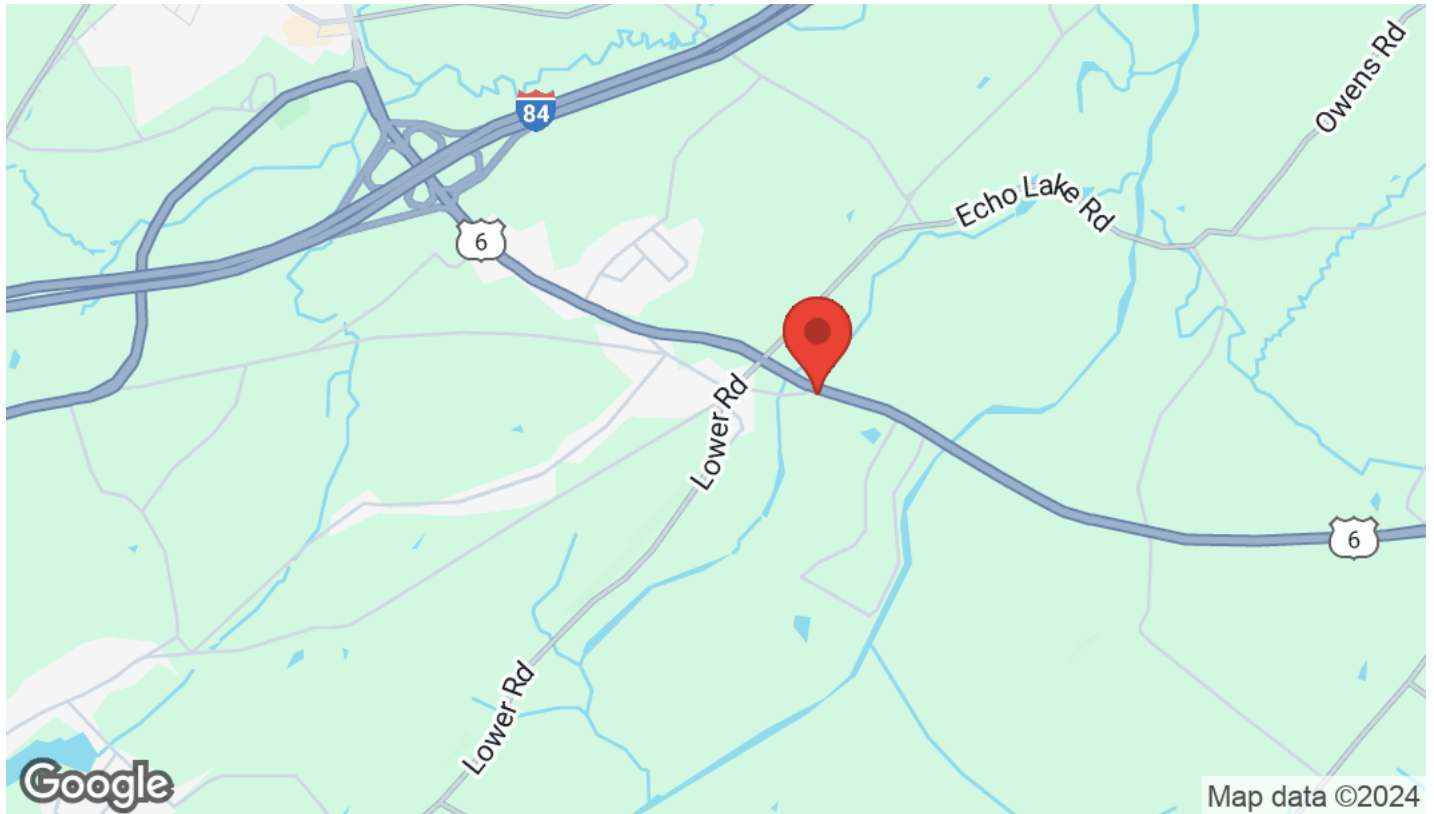
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LOCATION MAPS

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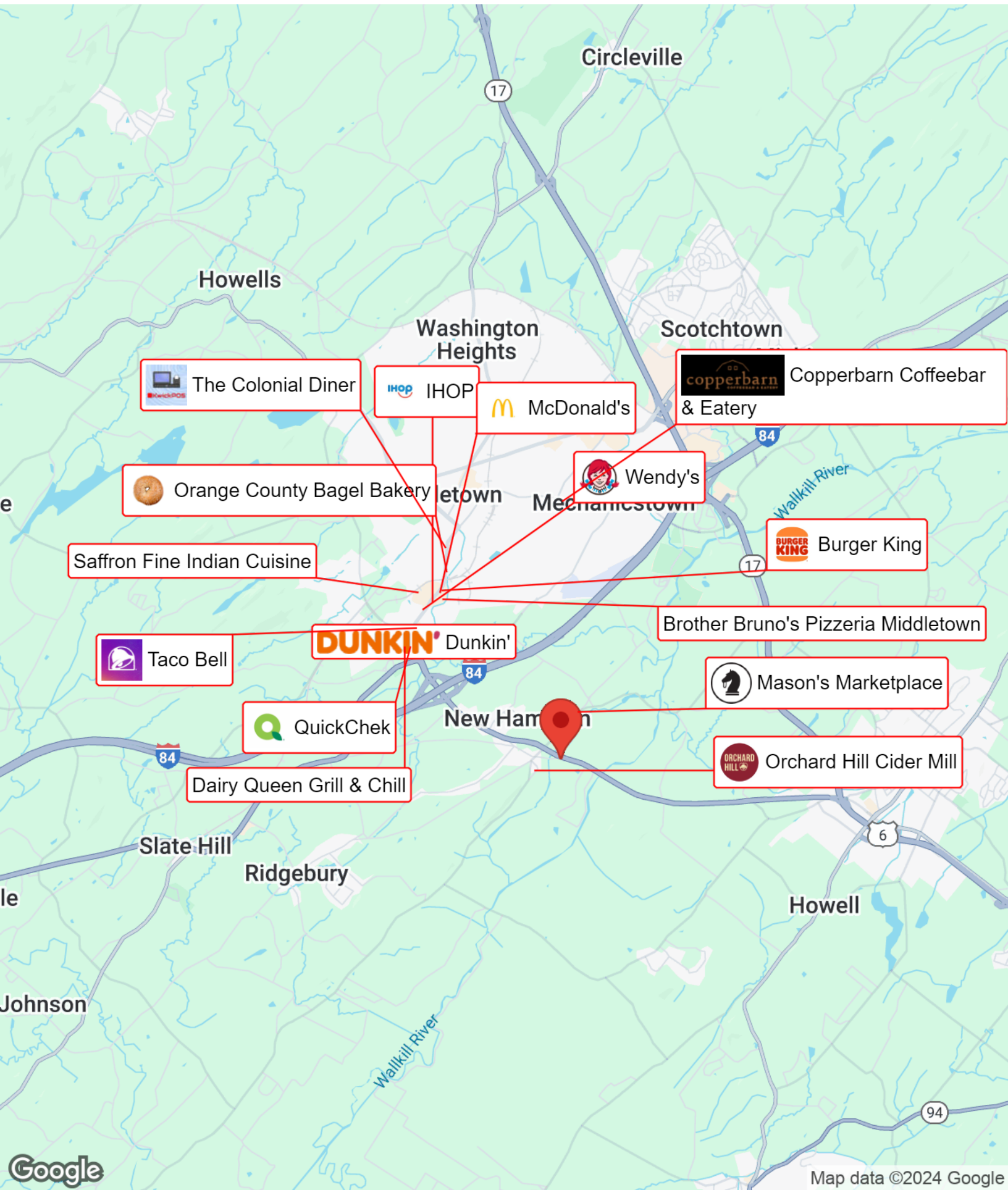
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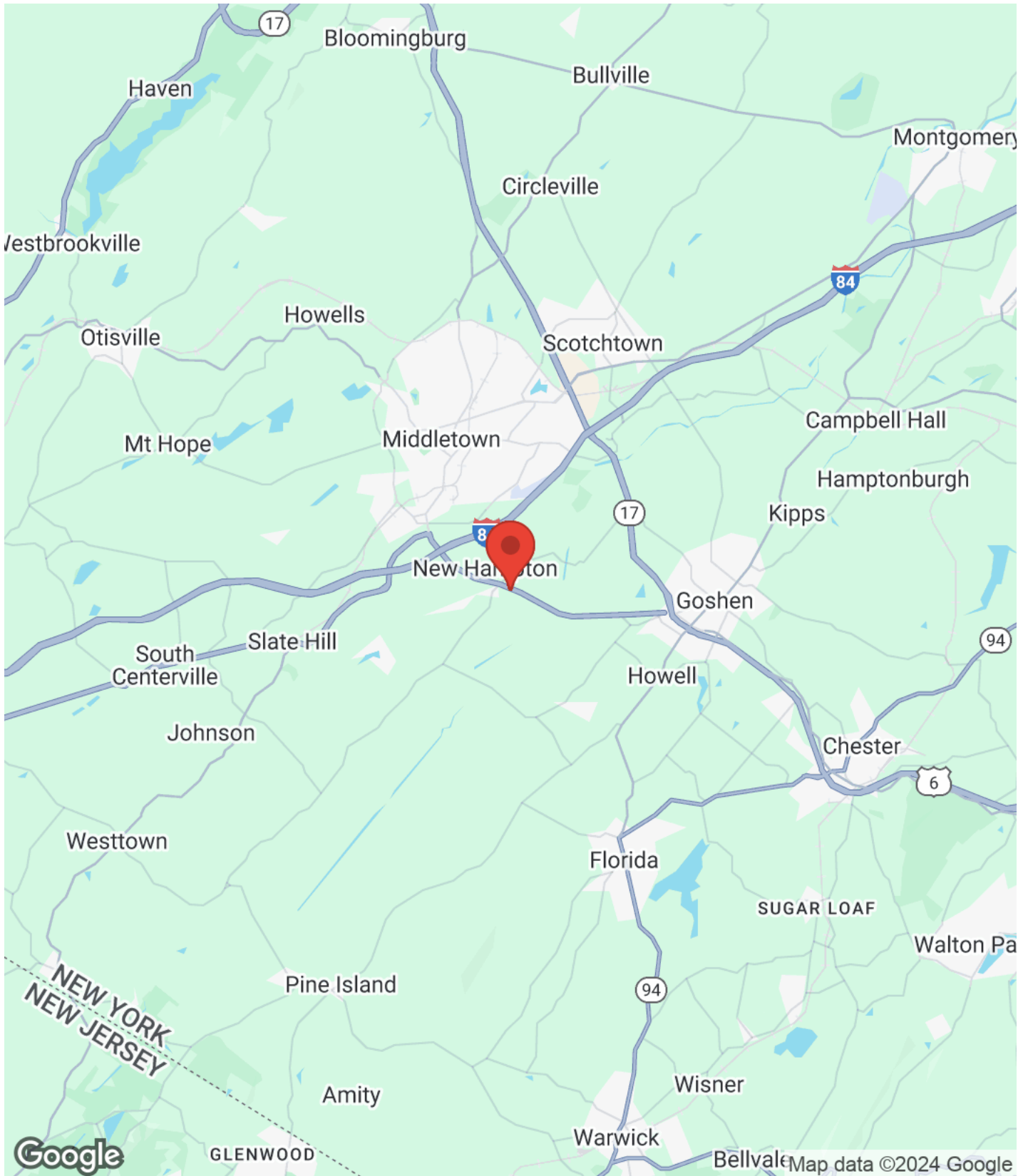
BUSINESS MAP

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REGIONAL MAP

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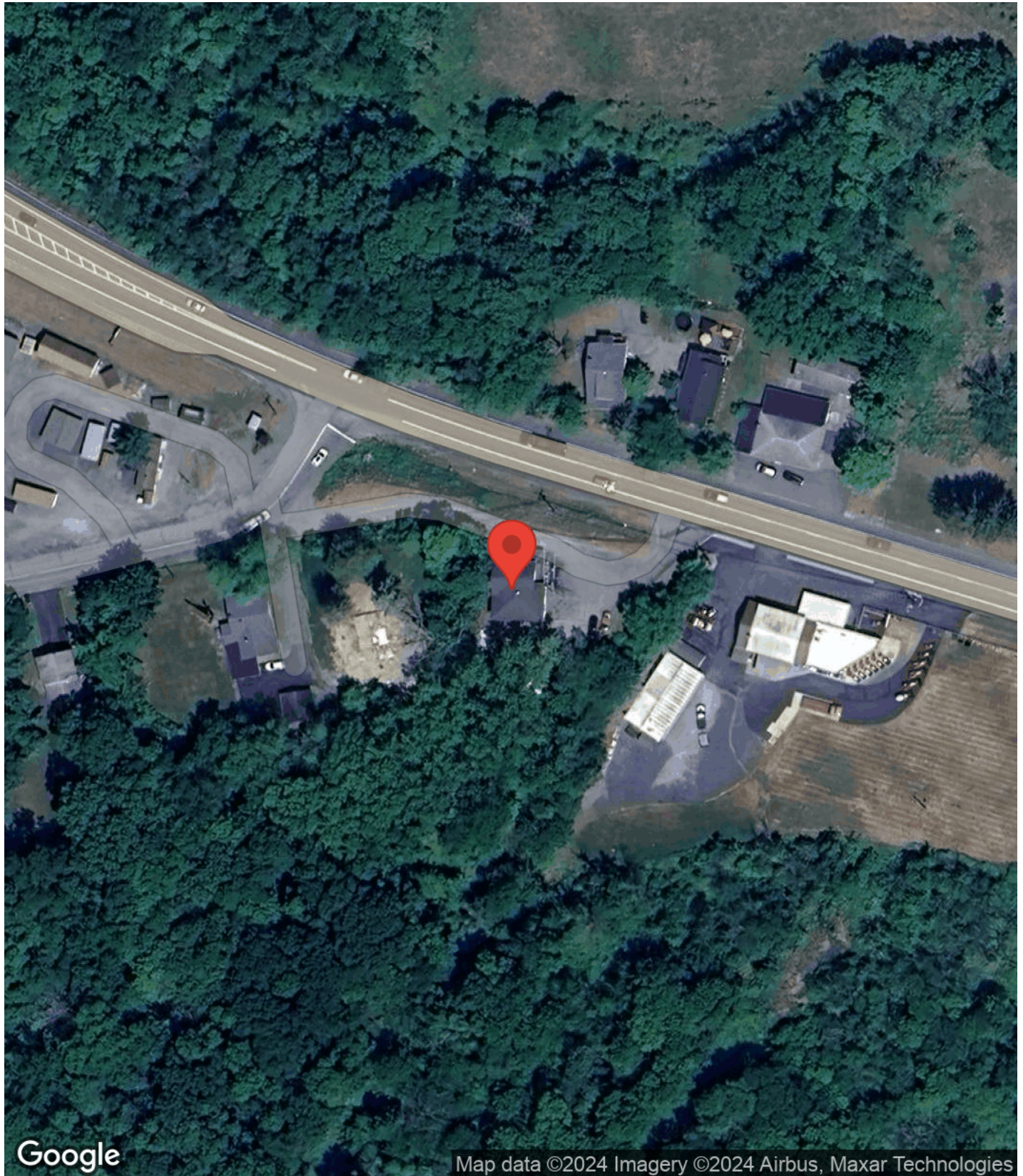
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AERIAL MAP

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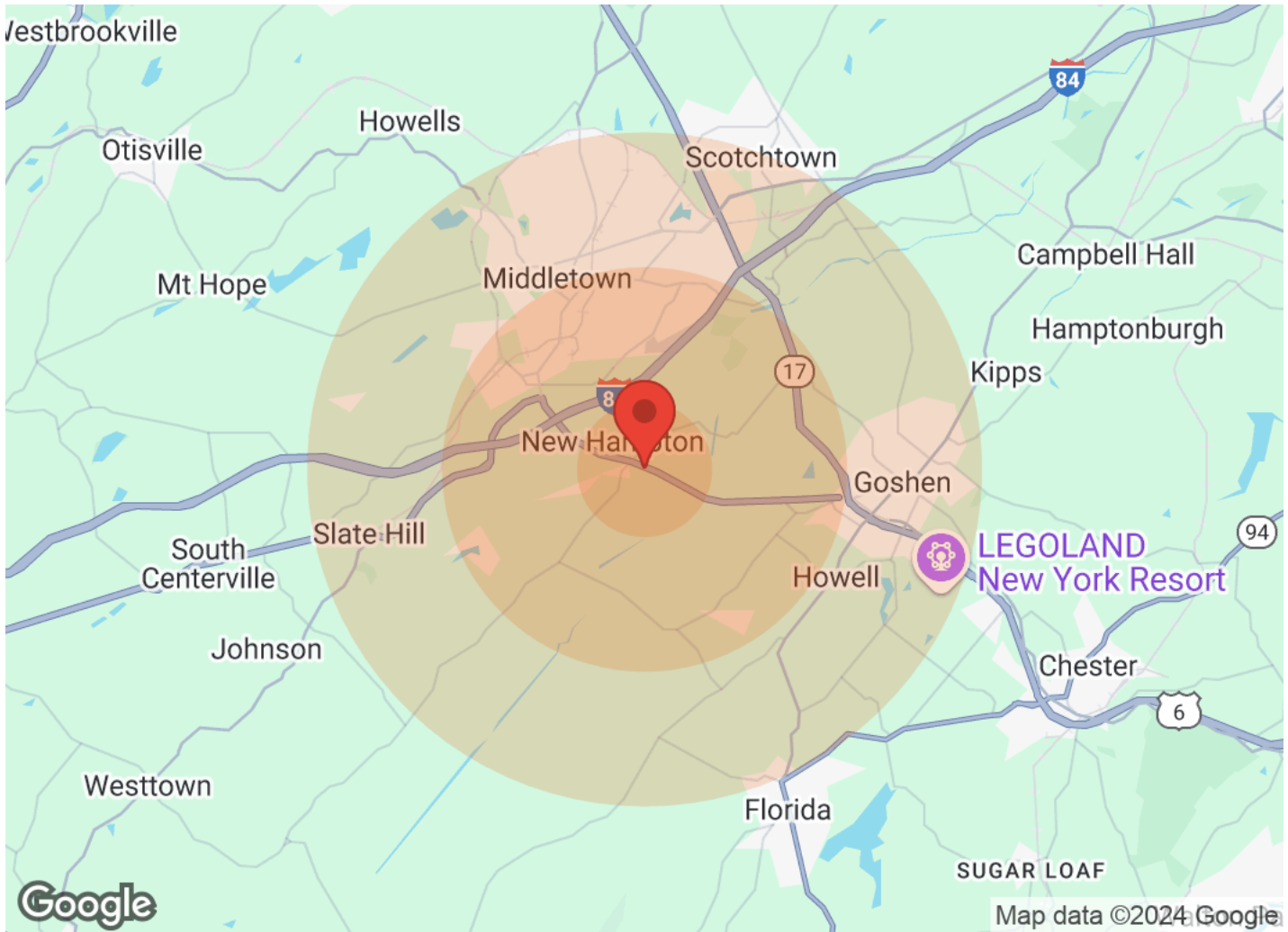
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	9,706	28,728	Median	N/A	\$68,819	\$62,122
Female	N/A	10,136	29,898	< \$15,000	N/A	653	2,293
Total Population	N/A	19,842	58,626	\$15,000-\$24,999	N/A	596	1,786
				\$25,000-\$34,999	N/A	707	1,968
				\$35,000-\$49,999	N/A	788	2,389
				\$50,000-\$74,999	N/A	1,390	4,073
				\$75,000-\$99,999	N/A	1,140	3,102
				\$100,000-\$149,999	N/A	1,131	3,263
				\$150,000-\$199,999	N/A	277	1,280
				> \$200,000	N/A	252	711
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,194	12,492	Total Units	N/A	7,381	22,494
Ages 15-24	N/A	2,782	8,202	Occupied	N/A	6,811	20,772
Ages 25-54	N/A	7,722	22,796	Owner Occupied	N/A	4,267	11,930
Ages 55-64	N/A	2,473	7,106	Renter Occupied	N/A	2,544	8,842
Ages 65+	N/A	2,671	8,030	Vacant	N/A	570	1,722
Race	1 Mile	3 Miles	5 Miles				
White	N/A	12,243	37,739				
Black	N/A	3,919	9,254				
Am In/AK Nat	N/A	15	84				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	5,691	18,687				
Multi-Racial	N/A	6,648	21,642				

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PROFESSIONAL BIO

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JOSEPH DISTELBURGER Associate Broker/Investor Partner



After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

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