



**USE: NEW DEVELOPMENT RETAIL SPACE
FOR SALE/LEASE**
LOCATION: 4390 ALBANY POST ROAD, HYDE PARK NY



► PROPERTY HIGHLIGHTS

- 2.5 acre site
- Located at the center of Hyde Park
- Full access signalized intersection on Rt 9
- 400 ft. road frontage
- Zoning: Crossroads Core
- Traffic count: 25,128
- Close proximity to St. Francis Hospital, Vassar Hospital, Marist College, and Culinary Institute of America
- Less than ¼ mile from historic tourist attractions Vanderbilt Mansion and Franklin D. Roosevelt Home
- ½ mile from Stop & Shop plaza and other national retailers including Dunkin' Donuts, Dollar Tree, Radio Shack, Advance Auto Parts, TD Bank, Chase Bank, McDonalds, Dairy Queen, and more
- [Click here to view zoning regulations](#)

► DEMOGRAPHICS:

- Population: 14,182 (3 mile radius); 38,575 (5 mile radius); 95,257 (7 mile radius)
- Average HH Income: \$73,892 (3 mile); \$81,806 (5 mile); \$83,188 (7 mile)