



BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties
COMMERCIAL DIVISION

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FOR SALE- 6.5 ACRES

RETAIL DEVELOPMENT OPPORTUNITY

TRAFFIC SIGNAL ACCESS- B-1 RETAIL ZONING LIKELY

“ Ideal Site for Mini Plaza, Free Standing Retail, Bank”

“ Town Water & Sewer Nearby”

- Property:** Unique location sandwiched between Two B-1 (commercial) zoned properties on Rt. 52 across from IBM-Global Foundry, local high school, new sports dome under construction and with it's own traffic signal.
- Location:** 19 Locust Lane, which is located on the north side of Rt. 52 west of the Palen Road intersection and is located across from the Sports Dome which is under construction and John Jay High School which share's its traffic signal. Adjoining this property to the west is the Dunkin Donut plaza, zoned B-1 and to the east is a newly zoned commercial portion of the Stoneridge development which is now also zoned B-1, and this subject site lies between these 2 (B-1 retail) zoned parcels. Also near by across the street is the IBM-Global foundry plant that contains 2 million sq. ft. on 300 acres which was recently sold to National Resources who plan to convert into a major industrial, hotel, retail & residential complex to take advantage of its close proximity to I-84.
- Size:** 6.5 acres
- Frontage:** 340 ft.
- Zoned:** Presently residential but as stated above, B-1 is almost a given considering that this parcel lies between 2 parcels zoned B-1 (retail) upon presenting a rezoning request with site plan. B-1 zoning permits: retail, food, bank, offices, gas station, auto service for muffler, brakes, tires, kennels & communication tower.

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- Utilities: Presently well & septic but town water & sewer are in the area.
- Topo: Property rises slightly above RT. 52, then levels off, with a gradual slope in the rear. It is believed that approx. 4.5 acres -5 acres is developable.
- Survey: Attached.
- Traffic count: Rt. 52: 11,532 cars per day
- Census density: 1 mile: 1,119 3 mile: 20,373 5 mile: 49,094
- Offering Price: \$1,550,000 subject to rezoning and site plan approval.
- Site Inspection: All inspections of site have to be arranged thru agent. Please contact Walt At Berkshire Hathaway Commercial Div., (845) 705-0994
wfinnerman@bhshudsonvalley.com



Aerial Map:



Area = 6,545 Acres

