



# COMMERCIAL BUILDING AVAILABLE

## 20 PARK LANE, LLOYD, NY 12528



### DAYCARE, EDUCATION, ADULT CARE, OFFICE, SERVICE

**ADDRESS:** NYS Route 299  
20 Park Lane  
Lloyd, NY 12528

**LOCATION:** U.S. Route 9W  
(6 Minutes / 3.6 Miles)  
Interstate 87, Exit 18  
(7 Minutes / 2.0 Miles)  
Mid-Hudson Bridge  
(11 Minutes / 7.2 Miles)

**LOT SIZE:** 1.85 Acres

**BUILDING SIZE:** 6,032 SF

**ZONING:** DB, Designated Business

**ASKING PRICE:** Lease: \$18 Per SF  
*Plus (Taxes & Maintenance)*  
Sale: \$975,000



#### PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a Commercial Building For Sale or For Lease in Highland, NY. Nearby is Children's Medical Center, Nuvance, Catskill Hudson Education Center, FirstCare Medical and Highland Urgent Care and Family Medicine. Highland is known for its scenic views of the Hudson River and its proximity to various outdoor recreational activities such as hiking, boating, and fishing. The town has a rich history dating back to colonial times and features several historic sites and landmarks. From Interstate 87, head east towards Highland on NYS Route 299. After passing Lowe's, Park Lane will be the next left, then destination will be on the right.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone  
845.485.3100  
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# CURRENT USE AS EDUCATION CENTER

20 PARK LANE, LLOYD, NY 12528

NEAR CHILDREN'S MEDICAL, NUVANCE, FIRSTCARE MEDICAL



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# AERIAL IMAGERY

20 PARK LANE, LLOYD, NY 12528

SURVEY MAP & FLOOR PLAN AVAILABLE UPON REQUEST



UC Real Property Tax Service Agency



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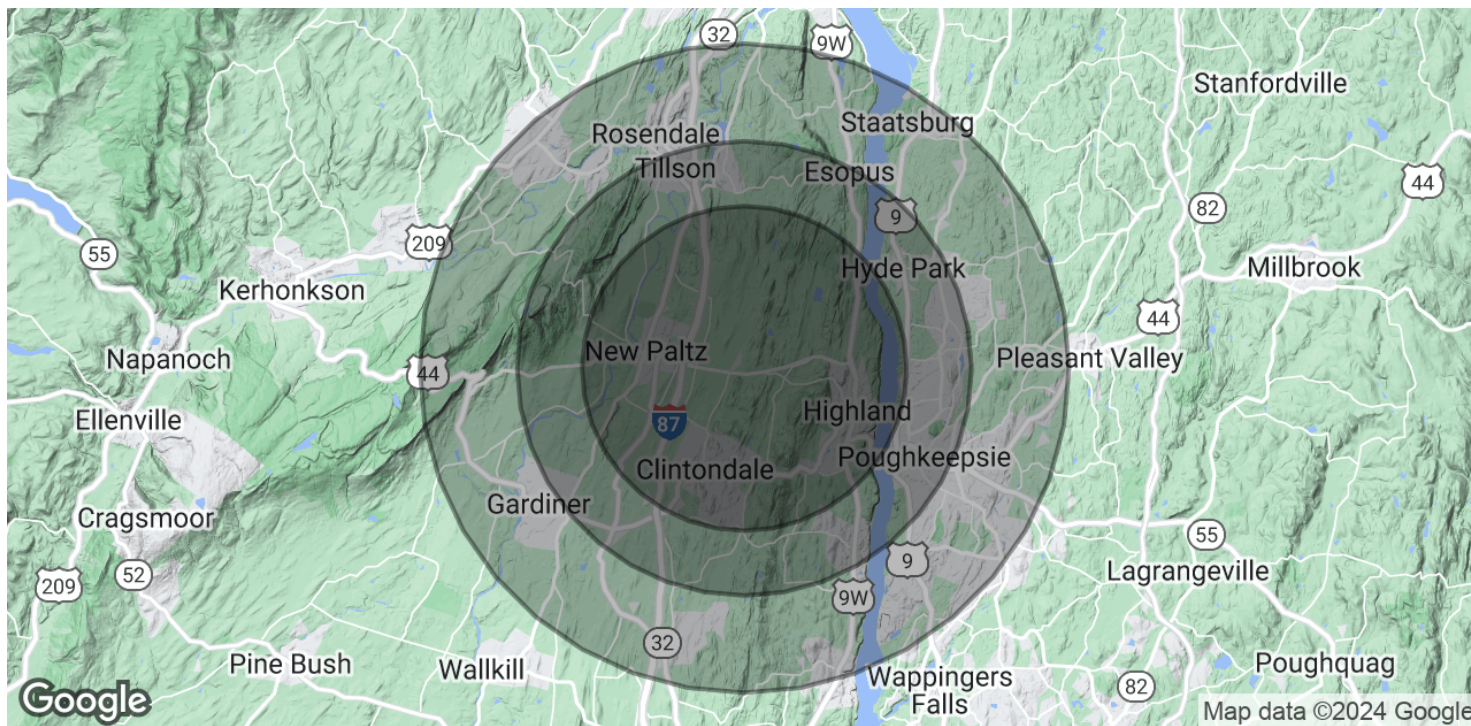
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### ULSTER & DUTCHESS COUNTY REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	32,389	88,020	156,601
Average Age	40	40	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	11,128	33,417	59,531
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$115,795	\$101,592	\$117,106
Average House Value	\$407,702	\$353,670	\$374,146

Demographics data derived from AlphaMap



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