

Prime Mixed-Use Investment Opportunity



5319 Route 9W, Newburgh, NY

±6,000 SF of flexible commercial space

Zoning: Business (B) with LHI Overlay accommodating a wide range of uses, including retail, professional office, restaurant, cannabis dispensary, automotive uses, and more

1st Floor: Office/Training facility

2nd & 3rd Floors: Three residential apartments upstairs (one occupied)

Standout opportunity for investors, owner-users, or developers seeking a high-visibility commercial property.

Traffic: 18,000+ cars per day

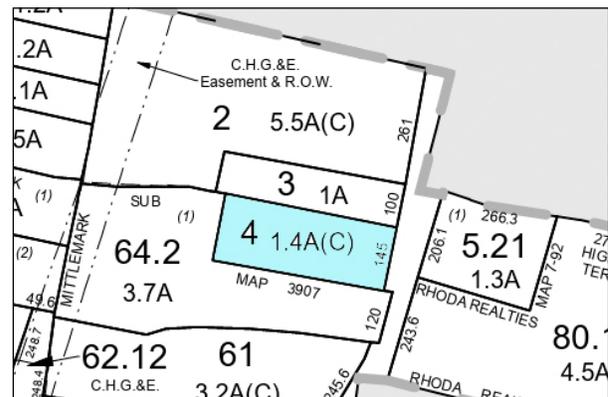
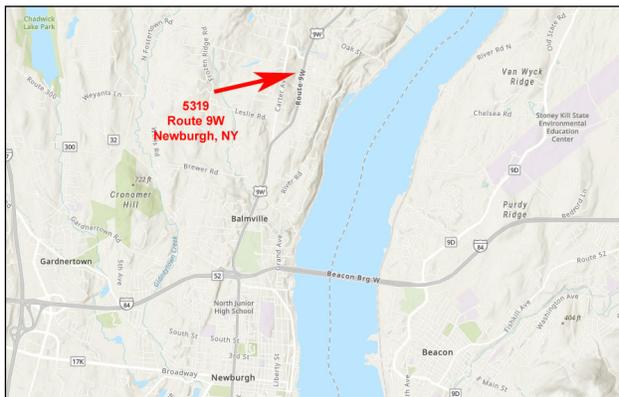
Frontage: State Route 9W—Excellent visibility

Excellent location for car wash or drive thru coffee (Starbucks etc)

**Outstanding
Redevelopment Potential**

**For Sale
\$750,000**

Oversized 1.4 Ac lot



Building Better Communities With...



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle



Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

WWW.RANDCOMMERCIAL.COM

OFFICE | WAREHOUSE | RETAIL | INDUSTRIAL | INVESTMENT | RENTAL | MIXED-USE

Prime Mixed-Use Investment Opportunity



Building Better Communities With....



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle



Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

WWW.RANDCOMMERCIAL.COM

OFFICE | WAREHOUSE | RETAIL | INDUSTRIAL | INVESTMENT | RENTAL | MIXED-USE

Prime Mixed-Use Investment Opportunity



Building Better Communities With...



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle

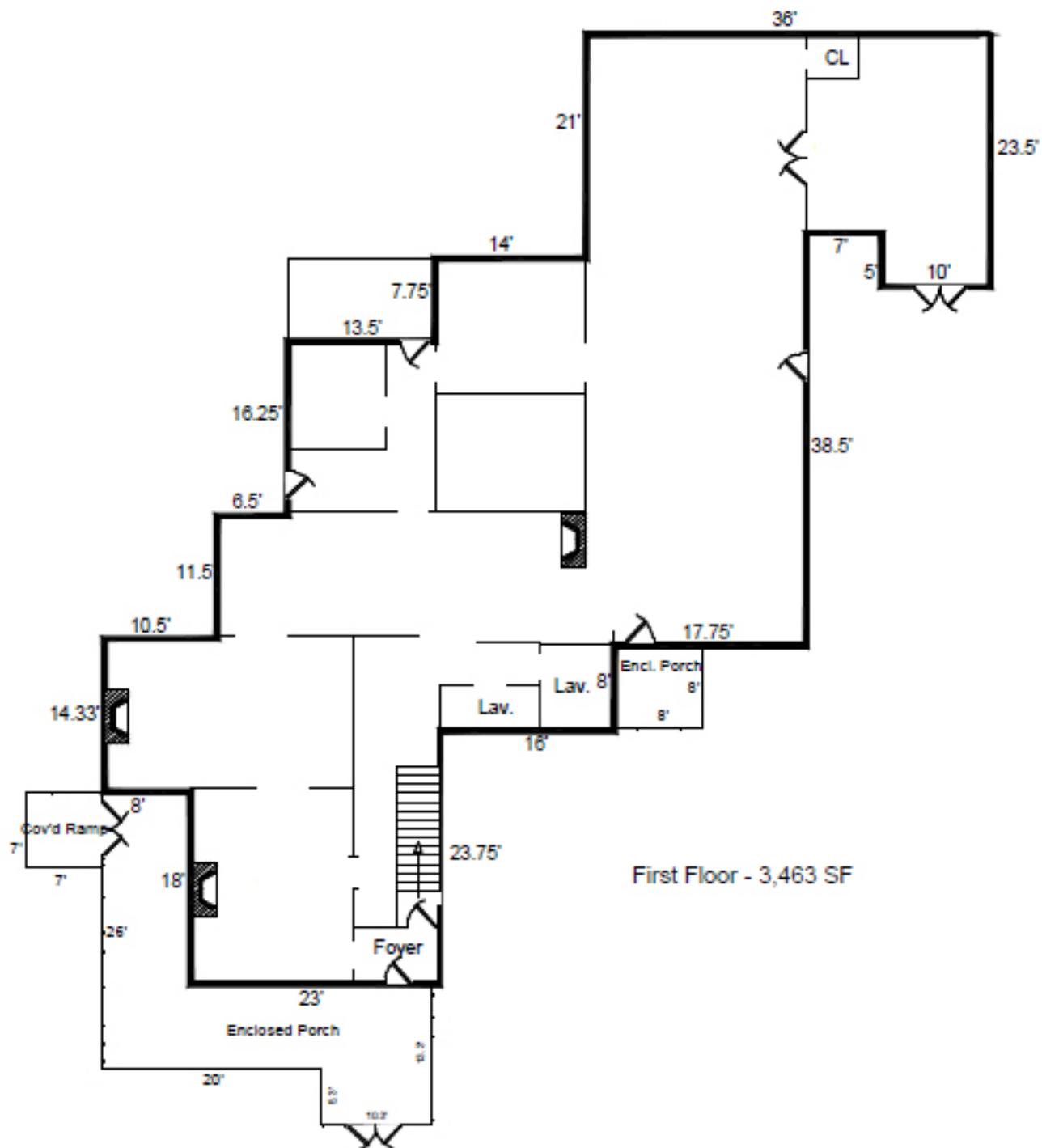


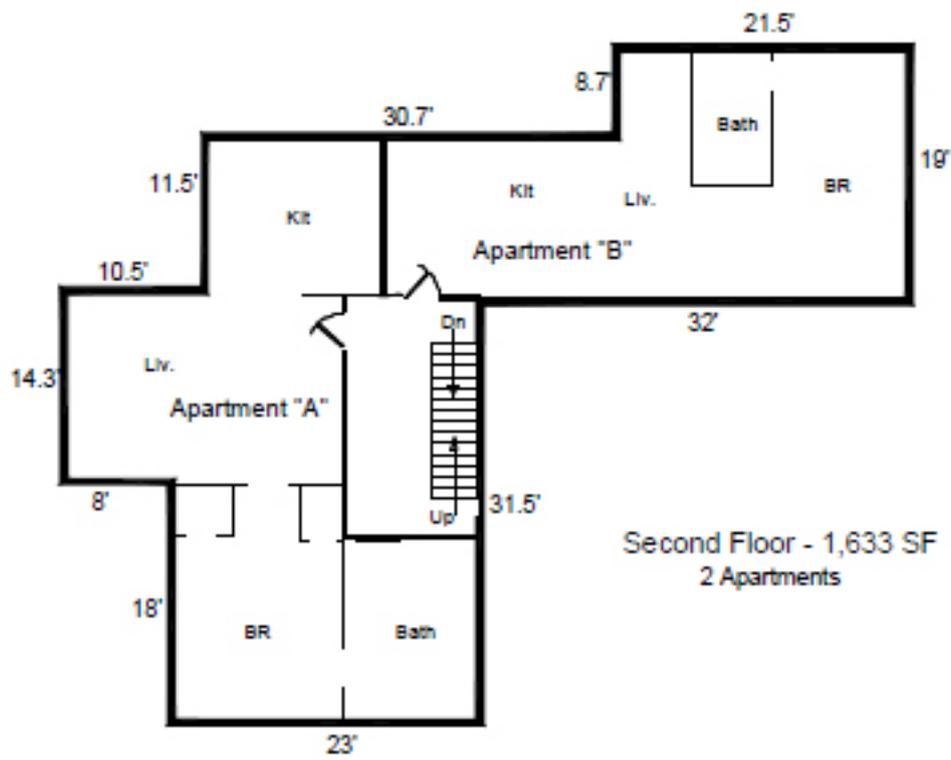
Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

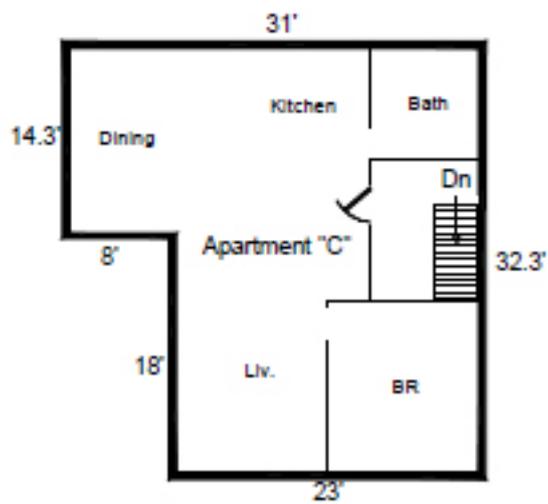
WWW.RANDCOMMERCIAL.COM

OFFICE | WAREHOUSE | RETAIL | INDUSTRIAL | INVESTMENT | RENTAL | MIXED-USE





Second Floor - 1,633 SF
2 Apartments



Third Floor - 857 SF
1 Apartment

ZONING

185 Attachment 11

Town of Newburgh

Table of Use and Bulk Requirements

B District -- Schedule 7

[Amended 9-23-1998 by L.L. No. 10-1998; 1-20-2009 by L.L. No. 2-2009; 2-10-2014 by L.L. No. 2-2014; 12-29-2014 by L.L. No. 13-2014; 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018; 5-27-2020 by L.L. No. 2-2020; 1-23-2023 by L.L. No. 1-2023]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required								Maximum Permitted					
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)		
1. Home occupations.	C1 and 2	1. Existing single-family dwellings:		20,000	125	150											
2. Private garage or carport for not more than 4 vehicles	C1, 2, 4 and 5 D1-12	a. Without both public sewer and public water systems		15,000	100	125	40	40	15	30							
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43 ⁴	C1, 2 and 4	b. With both public sewer and public town water systems		17,500													
4. Off-street parking as required by the principal use	All	c. With either public sewer or public water only															
5. Storage buildings up to 50% of the floor area of the principal building	D2 and 11	2. Existing 2-family dwellings:		30,000	150	175		50		50	900	NA	25%	35	50%		
6. Signs in accordance with § 185-14		a. Without both public sewer and public water systems		22,500													
a. Professional		b. With both public sewer and public town water systems		25,000	125	150			25								
b. Business		c. With either public sewer or public water only		NA	NA	NA	NA	NA	NA	NA	NA		20%	NA			
c. Institutional		3. Municipal buildings and town activities		25,000	150	175		40	15	30	900		25%				
d. Identification	C1 and 2, D2, D17 C5, D1-7, D9-12, D18 C3 and 4, D10 C3-5 D1-7, D9-12, D18	4. Membership clubs without outdoor recreation facilities in accordance with § 185-29															
6a. Signs in accordance with § 185-14.1.	D8	5. Funeral homes															
7. Keeping up to 5 (total) dogs or cats over 6 months of age	C1 C2	1. Retail stores and personal service stores and uses, health clubs and fitness facilities, cannabis retail dispensaries in accordance with § 185-48.9 and cannabis medical dispensaries in accordance with § 185-48.9.															
8. Off-street parking for commercial vehicles in accordance with § 185-13	D1-9, 11 and 12	2. Business, professional and research offices and banks															
9. Accessory apartments in accordance with § 185-38	C1 and 2	3. Eating and drinking places		15,000	100	125	40	30	15		30		40/60% ¹	35	80/85% ¹		
10. Fuel tanks in accordance with § 185-39	D2, 5, 11 and 12	4. Indoor amusement establishments															
11. Satellite earth stations in accordance with § 185-40	C1-3 and 5 D1-12	5. Motor vehicle service stations and public garages, car wash and rental agency in accordance with § 185-28		20,000								NA	NA	40/50% ²	80/85%		
12. Cafeterias and clinics for employees	D2 and 12	6. Convenience stores with or without gasoline filling stations															
13. Restaurants and conference and banquet facilities	D2, 7 and 11	7. Hotels and motels in accordance with § 185-27		5 acres	200	200	50						3	25%	50	60%	
14. Retail outlets	D11	8. Shopping centers		5 acres	300	300	60										
15. Car wash	D5 and 6	9. Theaters		3 acres	300	300	60	60									
16. Motor vehicle rental agency	D5 and 7	10. Places of worship, parish houses, seminaries, convents, dormitories and related activities		2 acres	200	200	50		50	100		NA	25%	40	50%		
		11. Business parks in accordance with § 185-41		10 acres	400	400	60						25%	40	50%		
		12. Public utility structures and rights-of-way		NA	NA	NA	NA	NA	NA	NA			20%	35	50%		
		13. Affordable housing in accordance with § 185-47															
		14. Senior citizen housing in accordance with § 185-48															
		15. Restaurants		40,000	150	150	50	30	15	30			40%	35	80%		

NEWBURGH TOWN CODE

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required								Maximum Permitted			
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
17. Eating and drinking facilities or food preparation shops not offering full table service	D1, 6, 8, 9 and 16		16. Mini-malls	2 acres	200	200	40	50	30	60			40%	35	80%
			17. Veterinarian offices and related services necessary for the complete practice of veterinarian medicine in accordance with § 185-45.	40,000	150	150	40	40	30	60	NA	NA	30%	35	60%
18. Cargo storage containers in accordance with § 185.15.1	D2 and 11														
			18. Nursery school for pre-school children registered with NYS Department of Education and day-care center licensed by NYS OCFS, in accordance with § 185- 48.8	1 acre	150	150	50	50	40	80	NA	NA	20%	35	40%

NOTES:

- ¹ Forty without public water and sewer; 60 with public water and sewer.
- ² Forty without public water and sewer; 50 with public water and sewer.
- ³ Minimum 1,500 square feet of lot area per guest room.
- ⁴ Also requires a special permit from the Zoning Board of Appeals.

ZONING

185 Attachment 12

Town of Newburgh

Table of Use and Bulk Requirements
LHI District -- Schedule 7A

[Added 8-27-2008 by L.L. No. 5-2008; amended 2-10-2014 by L.L. No. 2-2014; 4-9-2018 by L.L. No. 3-2018]

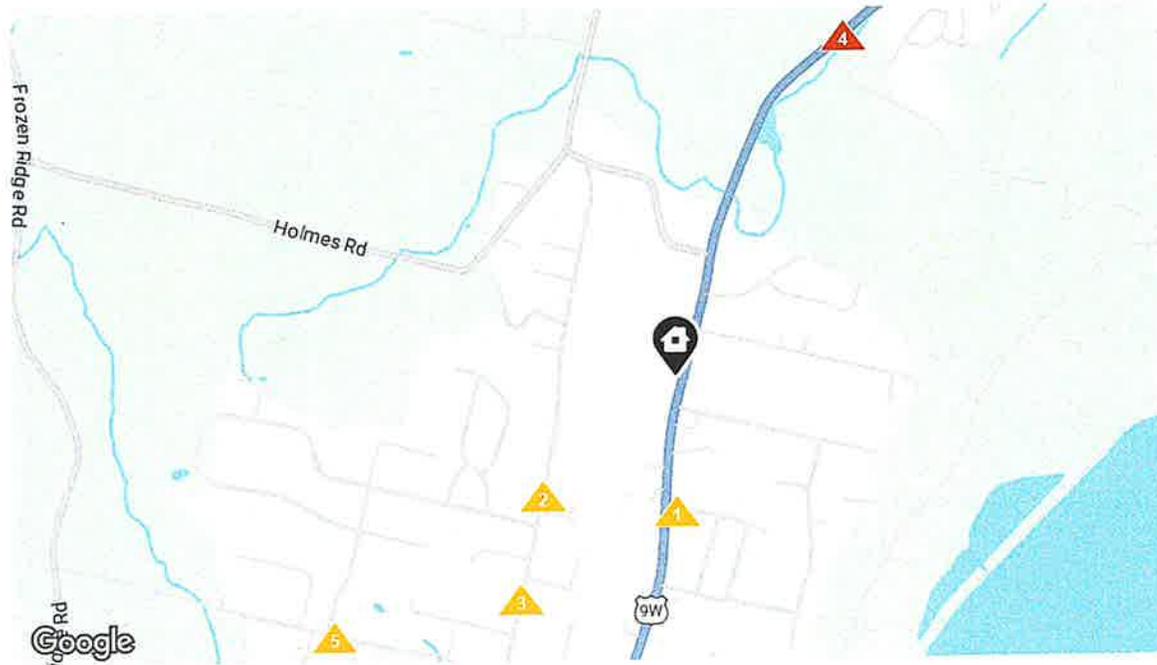
A. Accessory Uses	B. Permitted With	C. Permitted Uses ¹	D. Uses Subject to Site Plan Review by the Planning Board ¹	Minimum Required						Maximum Permitted			
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
1. Private garage or carport for not more than 4 vehicles.	D1		1. Light and heavy industrial equipment and recreational vehicle sales, service and repair.	20,000	100	150	60	30	15	30	40/50% ²	35	80%
2. Off-street parking for commercial vehicles in accordance with § 185-13.	D1												
3. Cargo storage containers in accordance with §185.15.1	D1												
4. Signs in accordance with § 185-14	D1												

NOTES:

¹ Uses permitted in this district are in addition to all those permitted in the underlying B Business District.

² Forty without public water and sewer, 50 with public water and sewer.

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 286
North Hill Lane
 2025 Est. daily traffic counts
 Cross: Midway Dr
 Cross Dir: E
 Distance: -
 Historical counts

Year	▲ Count	Type
2023	298	AADT
2022	261	AADT
2021	285	AADT

▲ 2,687
 2025 Est. daily traffic counts
 Cross: -
 Cross Dir: -
 Distance: -
 Historical counts

Year	▲ Count	Type
2021	2,666	AADT

▲ 2,952
CARTER AVE from US 9W to LATTINTOWN RD
 2025 Est. daily traffic counts
 Cross: -
 Cross Dir: -
 Distance: -
 Historical counts

Year	▲ Count	Type
2023	2,859	AADT
2022	3,043	AADT

▲ 19,398
NY 5
 2025 Est. daily traffic counts
 Cross: Larabee Rd
 Cross Dir: SW
 Distance: 0.03 miles
 Historical counts

Year	▲ Count	Type
2018	19,238	AADT
1996	17,600	AADT

▲ 925
 2025 Est. daily traffic counts
 Cross: -
 Cross Dir: -
 Distance: -
 Historical counts

Year	▲ Count	Type
2021	912	AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AAWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates