



RETAIL SPACE: GROUND LEASE OR BTS

NEW WINDSOR, NY

2631 ROUTE 32

SIZE

1 Acre Land

ASKING RENT

Upon Request

NEIGHBORS

Hannaford, Price Chopper, ShopRite, Tractor Supply Co., Planet Fitness, Walgreens, Dollar Tree, Goodwill Store & Donation Center, Pet Supplies Plus, Verizon, True Value, Starbucks, Dunkin', Wendy's, McDonald's, Burger King, Taco Bell, Bank of America, TD Bank

COMMENTS

Signalized intersection opposite Hannaford Supermarket

Drive-thru permitted

Flexible site plan options

Up to 4,500 SF

CONTACT EXCLUSIVE AGENT

JEFFREY L. NABLE

jnable@ripcony.com

203.302.1701

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

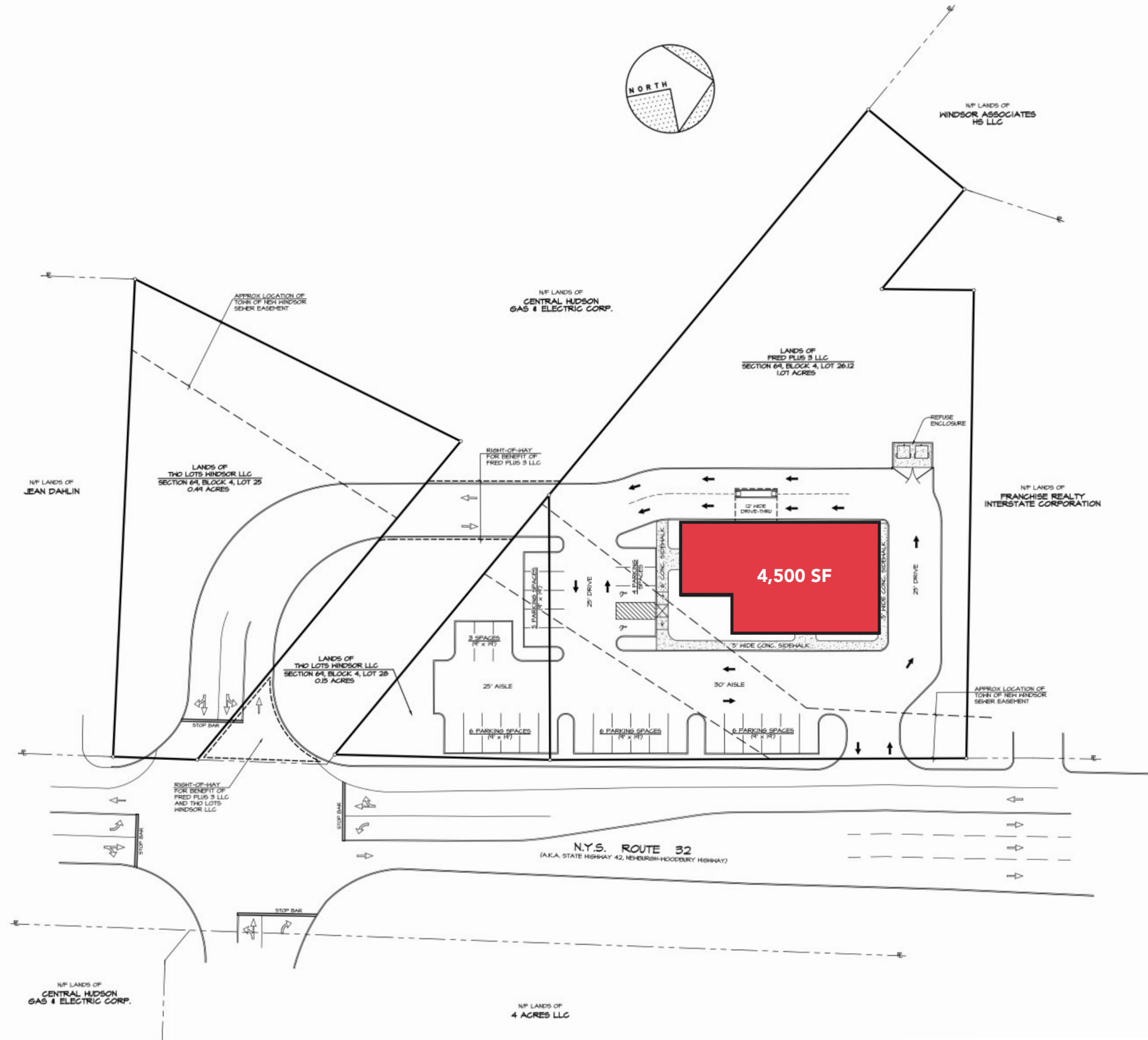
Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AERIAL

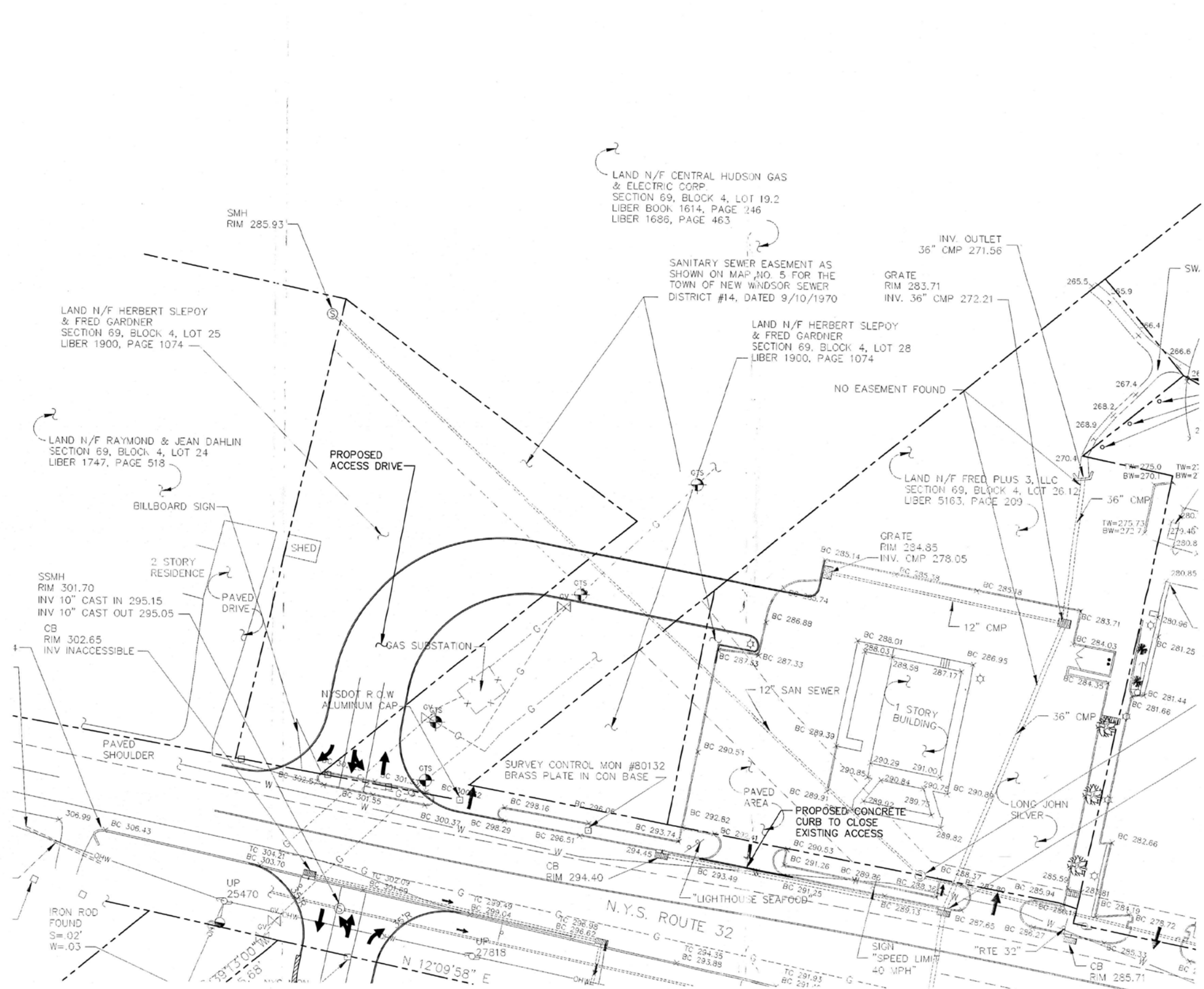
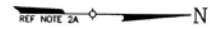


SITE PLAN



ZONING SCHEDULE		
ZONE: G, DESIGN SHOPPING - USE: A-1		
MIN. REGULATIONS:	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	46,821 S.F.
MIN. LOT WIDTH	200 FT.	201 FT.
MIN. FRONT YARD DEPTH	60 FT.	60 FT.
MIN. SIDE YARD - ONE	30 FT.	48 FT.
MIN. SIDE YARD - BOTH	70 FT.	106 FT.
MIN. REAR YARD DEPTH	30 FT.	51 FT.
MIN. STREET FRONTAGE	N/A	N/A
BUILDING HEIGHT (2' / FT. OF DISTANCE TO NEAREST LOT LINE - 48 FT.)	48 FT.	25 FT.
MAX. FLOOR AREA RATIO	0.50	0.10
DEVELOPMENT COVERAGE	85 %	52.4 %
OFF-STREET PARKING	REQUIRED	PROVIDED
BANK (1 SPACE PER 225 S.F.) (4,000 S.F. / 1 SPACE PER 225 S.F.)	21 SPACES	30 SPACES

SURVEY



BULK REQUIREMENTS

TOWN OF NEW WINDSOR - DESIGN SHOPPING (C)
USE: RESTAURANT

MINIMUM REQUIREMENTS	REQUIRED	8/11/76 APPROVAL	PROPOSED
LOT AREA	40,000 SF	46,827 SF	46,827 SF
LOT WIDTH	200 FEET	200 FEET	200 FEET
FRONT YARD DEPTH	60 FEET	60 FEET	60 FEET
SIDE YARD	30 FEET	78 FEET	78 FEET
TOTAL BOTH YARDS	70 FEET	90 FEET	90 FEET
REAR YARD DEPTH	30 FEET	113 FEET	113 FEET
STREET FRONTAGE	NA	200 FEET	200 FEET
MAXIMUM ALLOWABLE			
BUILDING HEIGHT	30 FEET	17 FEET	17 FEET
FLOOR AREA RATIO	0.5	0.03	0.03

PARKING REQUIREMENTS

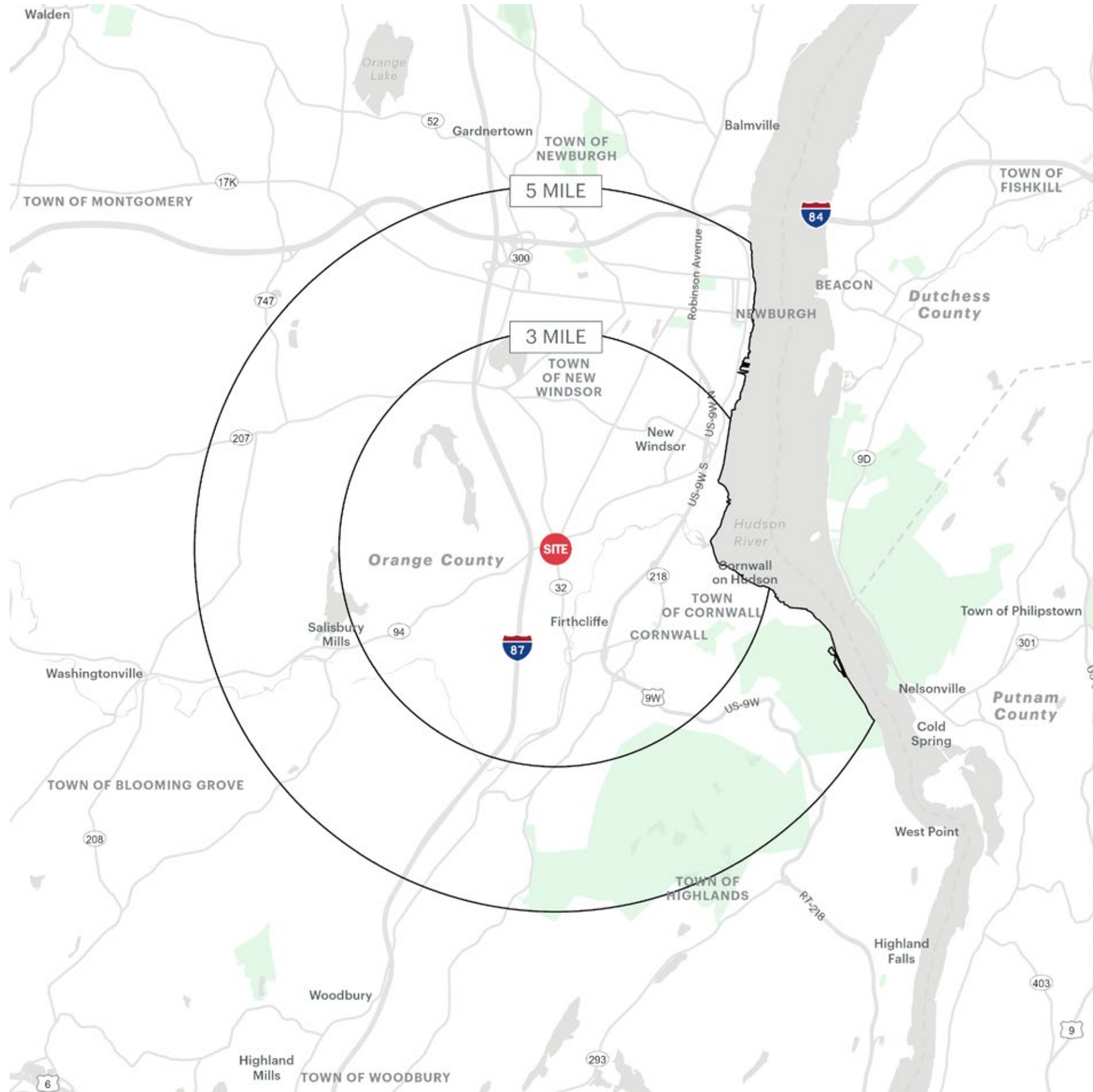
MINIMUM REQUIREMENTS	REQUIRED	8/11/76 APPROVAL	PROPOSED
RESTAURANTS, EATING AND DRINKING ESTABLISHMENTS 1 SPACE FOR EACH 3 SEATING CAPACITY	40 SPACES	40 SPACES	40 SPACES

- ### GENERAL NOTES
- THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING CONSULTANTS, PC COMPLETED ON 3/08/00 AND AN APPROVED SITE PLAN PREPARED BY HUDSON VALLEY ASSOCIATES DATED 8/12/76 LAST REVISED 9/7/76.
 - APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC. PO BOX 1000 PORTLAND, ME 04104
 - OWNER: TAX LOT 89-4-26.12 FRED PLUS 3, LLC 95 LAKE ROAD WARREN, CT 06754
TAX LOT 89-4-25 HERBERT SLEPOY & FRED GARDNER 95 LAKE ROAD WARREN, CT 06754
TAX LOT 89-4-28 HERBERT SLEPOY & FRED GARDNER 95 LAKE ROAD WARREN, CT 06754
TAX LOT 89-4-19.2 CENTRAL HUDSON GAS & ELECTRIC 284 SOUTH AVENUE POUGHKEEPSIE, NY 12601
 - AREA OF SUBJECT PARCELS: 8.98 ACRES

LEGEND

	CONTOUR LINE
	INDEX CONTOUR LINE
	EDGE OF PAVEMENT
	CLIP
	YELLOW LINE
	WHITE LINE
	WHITE LINE
	OVERHEAD WIRES
	CHAINLINK FENCE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LIGHTPOLE
	UTILITY POLE
	DUY POLE
	SOILAND
	SANITARY SEWER MANHOLE
	MONITORING WELL
	MANHOLE
	DRAINAGE MANHOLE
	WATER VALVE
	GAS VALVE
	HYDRANT
	MAPLE TREE
	ASH TREE
	LOCUST TREE
	IRON PIN FOUND
	SNAKE FOUND
	NYS MON FOUND
	DOUBLE POLE SIGN
	SINGLE POLE SIGN
	WETLAND FLAG NUMBER

AREA DEMOGRAPHICS



3 MILE RADIUS

POPULATION

33,163

HOUSEHOLDS

13,007

AVERAGE HOUSEHOLD INCOME

\$129,448

MEDIAN HOUSEHOLD INCOME

\$98,143

COLLEGE GRADUATES (BACHELOR'S +)

9,630 - 40.0%

TOTAL BUSINESSES

1,222

TOTAL EMPLOYEES

12,025

DAYTIME POPULATION (W/ 16 YR +)

28,165

5 MILE RADIUS

POPULATION

76,951

HOUSEHOLDS

28,400

AVERAGE HOUSEHOLD INCOME

\$110,714

MEDIAN HOUSEHOLD INCOME

\$81,879

COLLEGE GRADUATES (BACHELOR'S +)

17,698 - 34.0%

TOTAL BUSINESSES

3,021

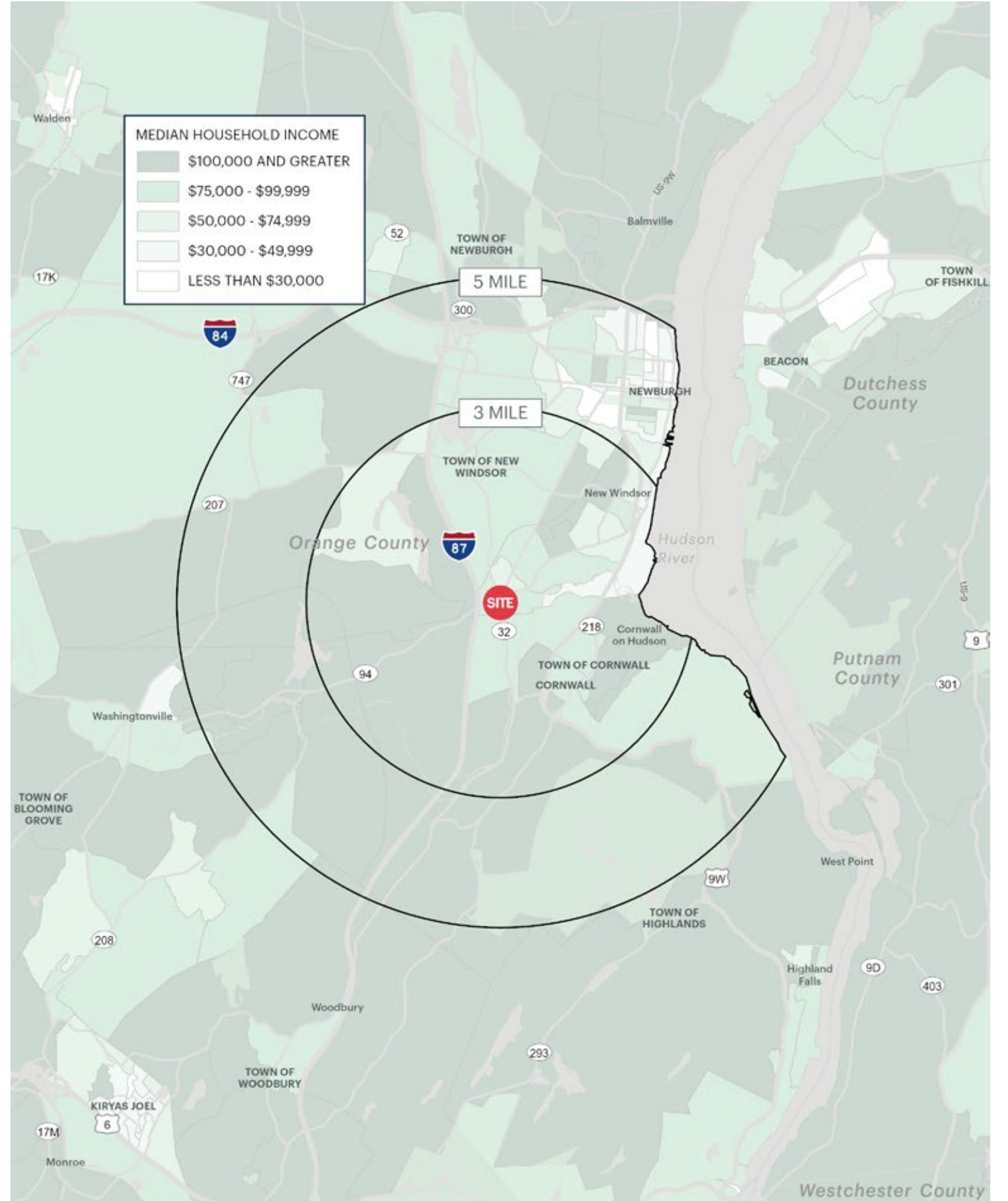
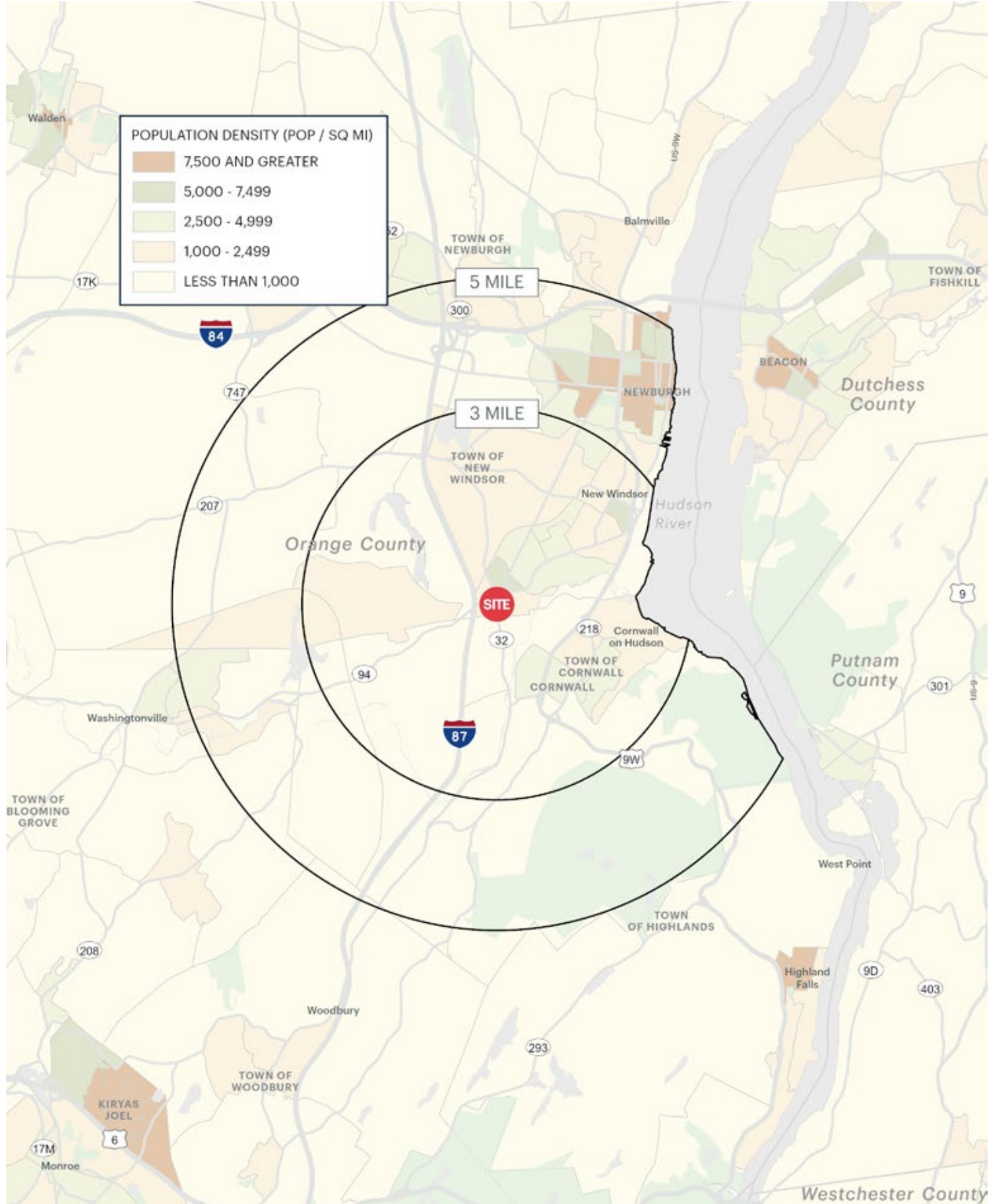
TOTAL EMPLOYEES

33,403

DAYTIME POPULATION (W/ 16 YR +)

72,678

AREA DEMOGRAPHICS



TAPESTRY SEGMENTATION - 3 MILES



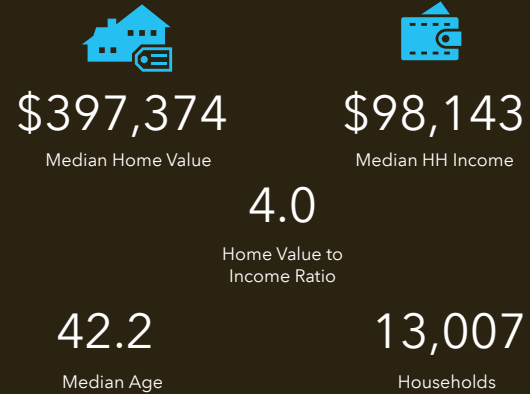
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

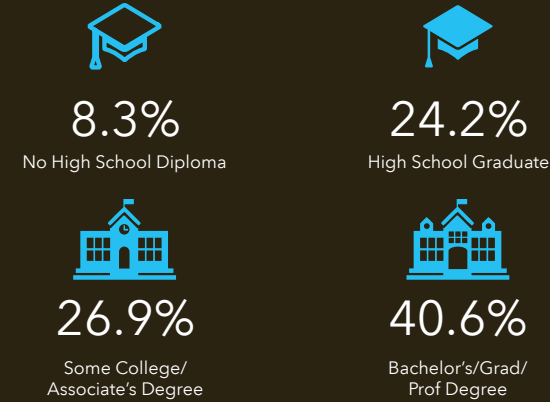
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	1,116	8.58%	10.11%	85
Upscale Avenues (L2)	5,103	39.23%	5.50%	713
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	960	7.38%	7.91%	93
GenXurban (L5)	2,545	19.57%	11.14%	176
Cozy Country Living (L6)	215	1.65%	11.81%	14
Sprouting Explorers (L7)	0	0.00%	7.53%	0
Middle Ground (L8)	2,656	20.42%	10.81%	189
Senior Styles (L9)	412	3.17%	5.79%	55
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	0	0.00%	6.24%	0
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0

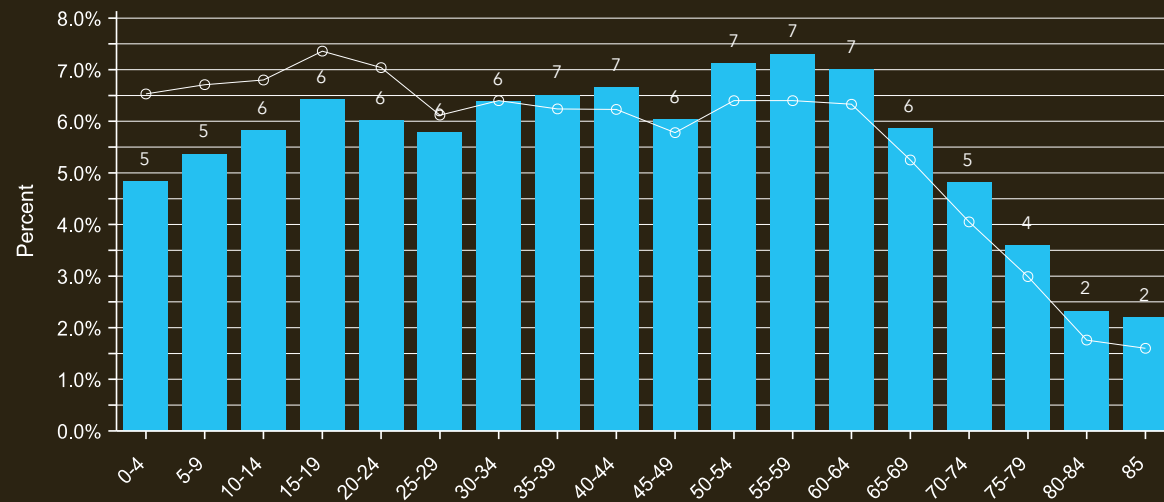
Key Facts



Education



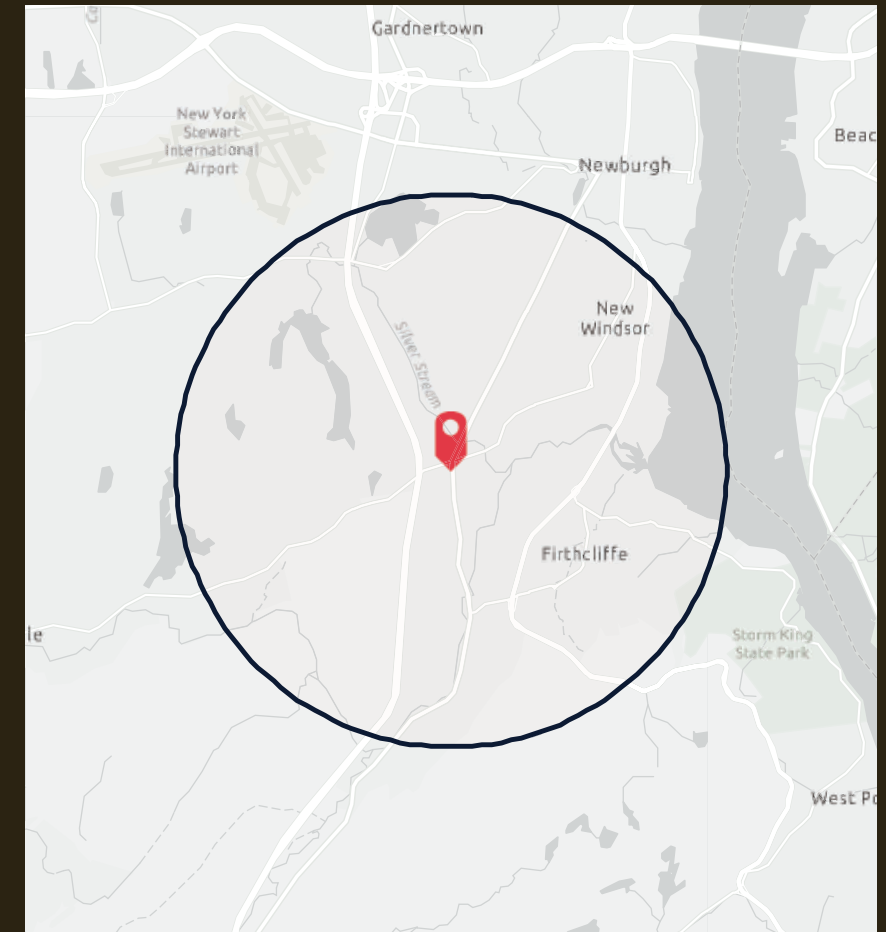
Age Profile



2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.1%)
 The smallest group: \$25,000 - \$34,999 (5.1%)

Indicator ▲	Value	Diff
<\$15,000	5.5%	-2.3%
\$15,000 - \$24,999	5.7%	-1.0%
\$25,000 - \$34,999	5.1%	-0.4%
\$35,000 - \$49,999	9.6%	+0.9%
\$50,000 - \$74,999	13.0%	+0.4%
\$75,000 - \$99,999	11.8%	-0.1%
\$100,000 - \$149,999	19.1%	-0.1%
\$150,000 - \$199,999	14.4%	+2.4%
\$200,000+	15.8%	+0.1%



Tapestry segments

2B	Pleasantville 4,317 households	33.2% of Households
5C	Parks and Rec 2,545 households	19.6% of Households
8A	City Lights 1,325 households	10.2% of Households

Bars show deviation from **Orange County**

Source: This infographic contains data provided by Esri (2024).

© 2024 Esri



TAPESTRY SEGMENTATION - 5 MILES



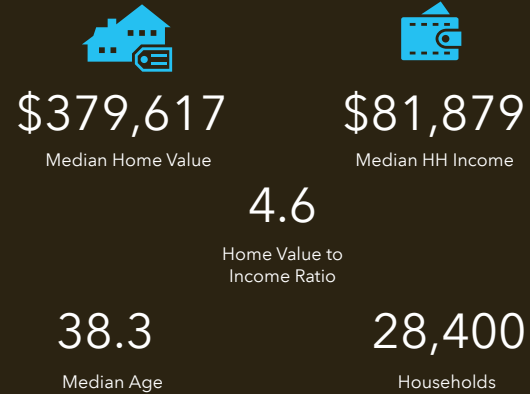
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

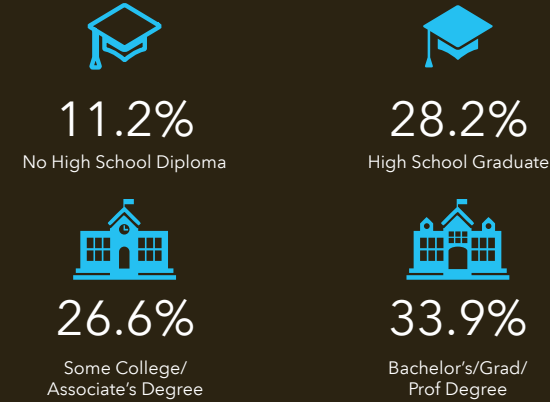
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	2,907	10.24%	10.11%	101
Upscale Avenues (L2)	6,053	21.31%	5.50%	388
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	1,283	4.52%	7.91%	57
GenXurban (L5)	4,290	15.11%	11.14%	136
Cozy Country Living (L6)	587	2.07%	11.81%	18
Sprouting Explorers (L7)	1,844	6.49%	7.53%	86
Middle Ground (L8)	4,241	14.93%	10.81%	138
Senior Styles (L9)	496	1.75%	5.79%	30
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	1,330	4.68%	6.24%	75
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	4,909	17.29%	3.88%	445
Scholars and Patriots (L14)	460	1.62%	1.57%	103

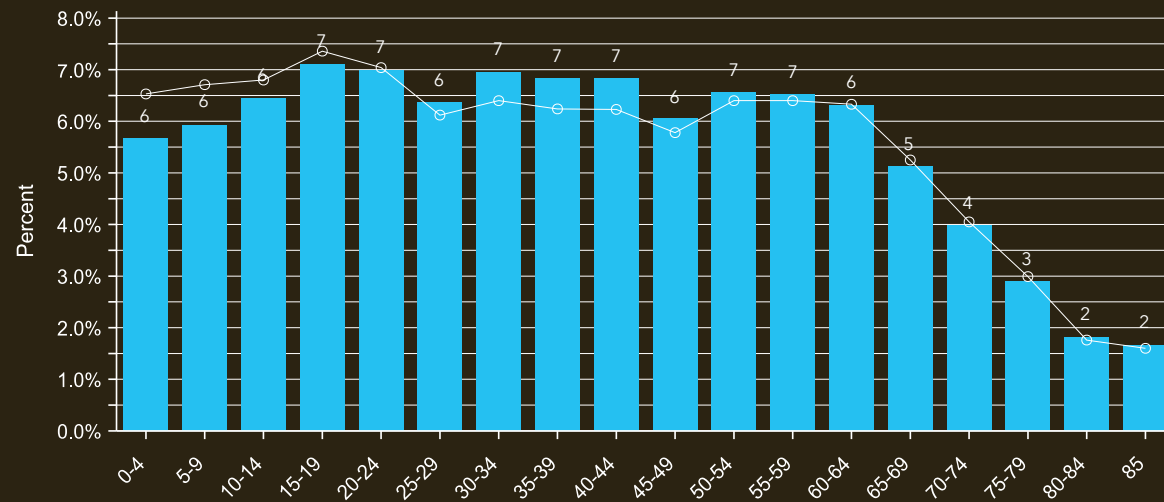
Key Facts



Education



Age Profile



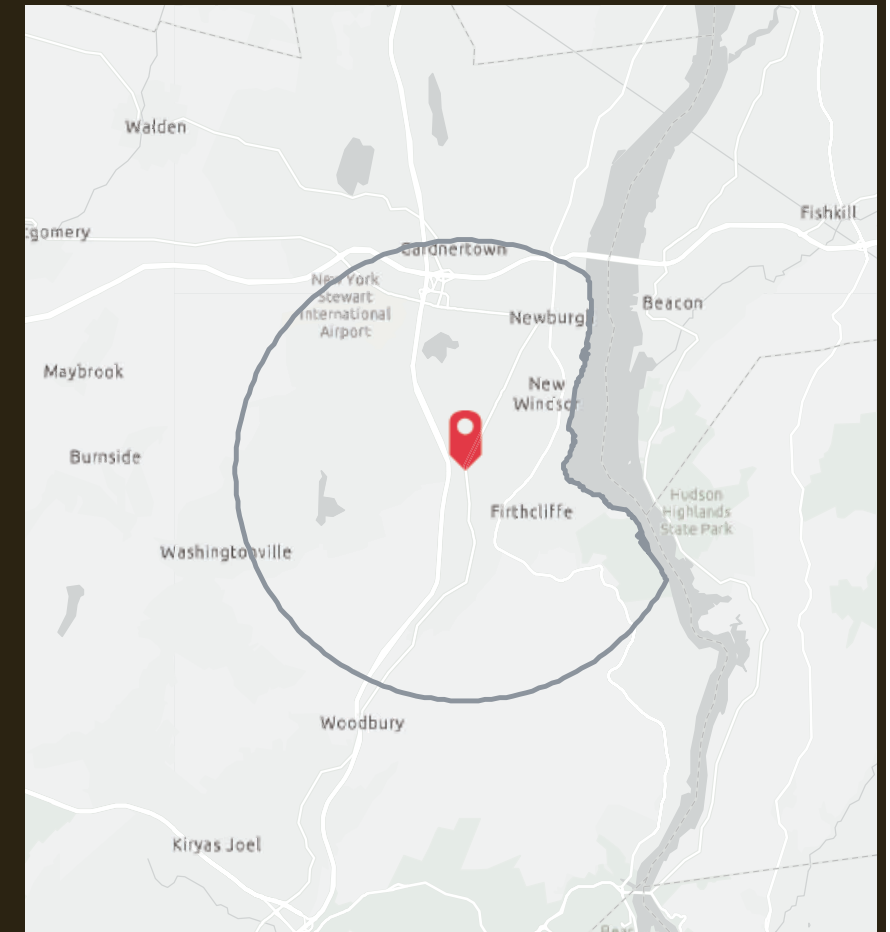
Dots show comparison to Orange County

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (17.7%)
 The smallest group: \$25,000 - \$34,999 (6.4%)

Indicator ▲	Value	Diff
<\$15,000	9.4%	+1.6%
\$15,000 - \$24,999	6.7%	0
\$25,000 - \$34,999	6.4%	+0.9%
\$35,000 - \$49,999	10.4%	+1.7%
\$50,000 - \$74,999	12.8%	+0.2%
\$75,000 - \$99,999	12.8%	+0.9%
\$100,000 - \$149,999	17.7%	-1.5%
\$150,000 - \$199,999	12.1%	+0.1%
\$200,000+	11.6%	-4.1%

Bars show deviation from Orange County



Tapestry segments

2B	Pleasantville 5,012 households	17.6% of Households
5C	Parks and Rec 3,904 households	13.7% of Households
1D	Savvy Suburbanites 2,907 households	10.2% of Households

Source: This infographic contains data provided by Esri (2024).

© 2024 Esri

