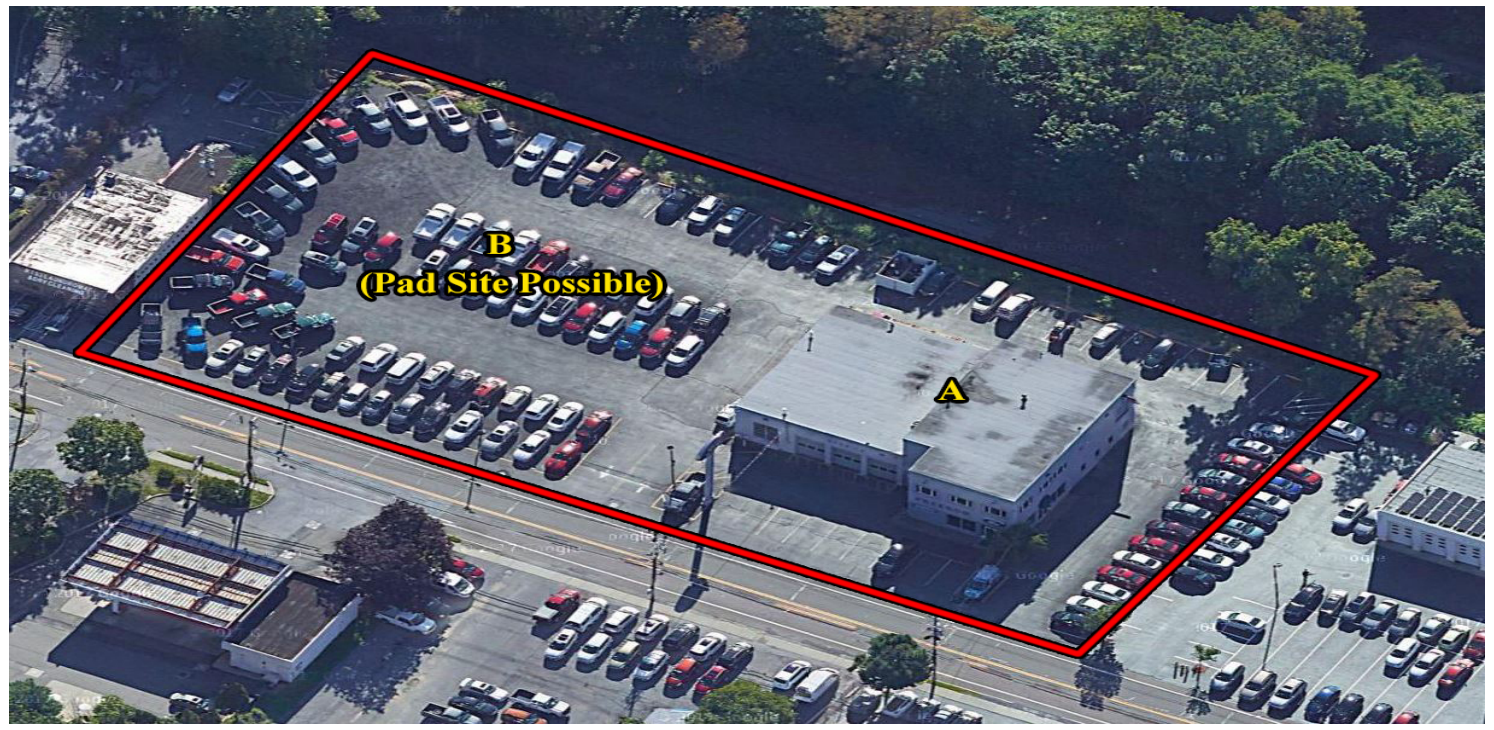




BEACON - NOW LEASING

420 FISHKILL AVENUE, (aka NYS Route 52) BEACON, NY 12508



PAD SITE AVAILABLE NEXT TO COMMERCIAL BUILDING

ADDRESS: 420 Fishkill Avenue
Beacon, NY 12508

LOCATION: **Interstate 84, Exit 44 & 46**
(4 Minutes / 2.3 Miles)
Newburgh Beacon Bridge
(7 Minutes / 2.6 Miles)
Beacon Train Station
(8 Minutes / 2.4 Miles)
Beacon Train to Grand Central
(Hudson Line) - (70 Minutes)

BUILDING SIZE: **A:** (Warehouse)10,158 SF
B: Pad Site Possible

ACREAGE: 1.095 Acres

ASKING PRICE: **A:** \$17.50 Per SF, CAM & Tax
B: (Pad Site) Available Upon Request



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Building & Pad Site on 420 Fishkill Avenue, Beacon, NY 12508. The property is within close proximity to many Beacon Area Retailers and Demand Generators, such as Beacon Train Station, Metro North (Hudson Line), Dia: Beacon Museum, Scenic Hudson; Breakneck Ridge, Mount Beacon, Hudson Highlands State Park, or visit Landmarks such as, Pollepel Island & Bannerman Castle.

Matterport 3D Virtual Tour

Building: <https://my.matterport.com/show/?m=pzFC9u7cfxK>
Garage: <https://my.matterport.com/show/?m=6khqS3eWZ9B>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

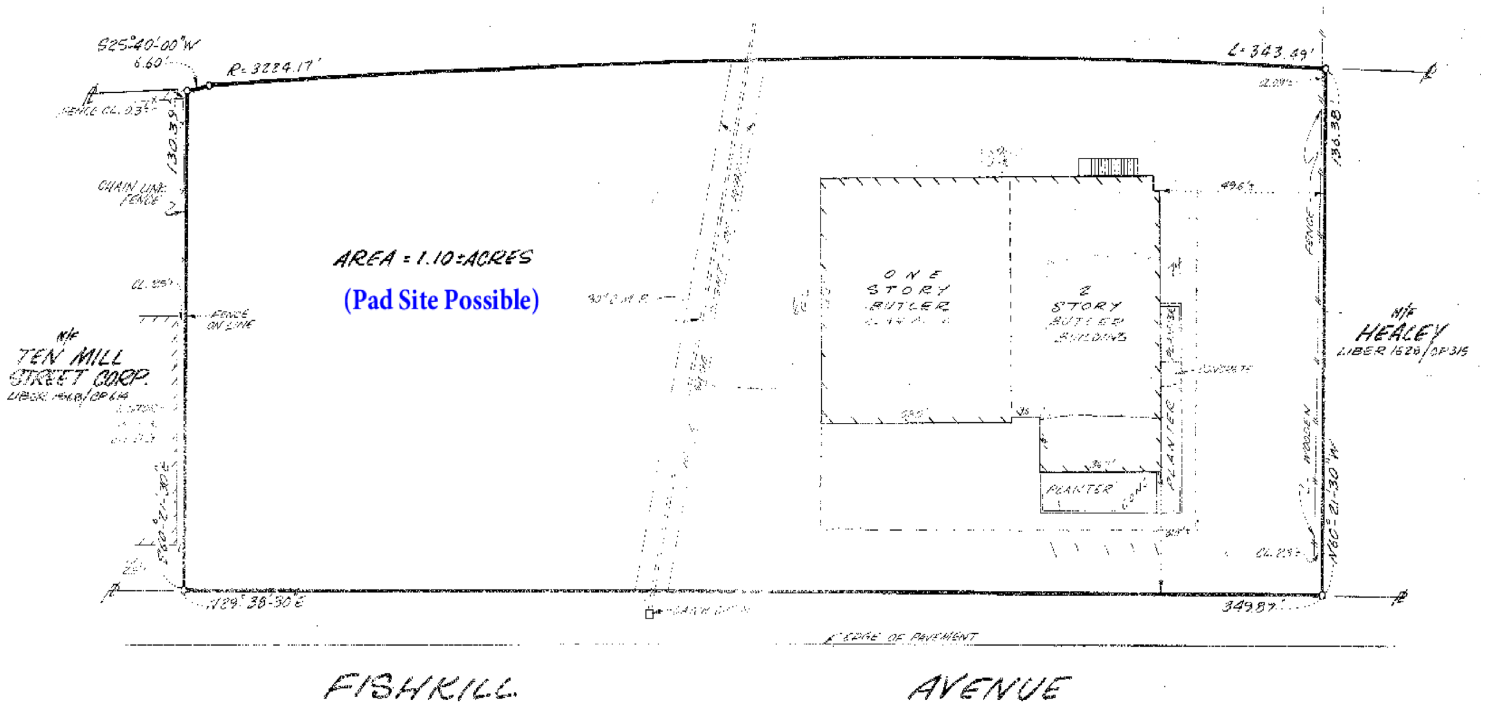
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



NYS ROUTE 52 / NEAR INTERSTATE 84

420 FISHKILL AVENUE, BEACON, NY 12508

OFFICE, RETAIL, SERVICE, FLEX INDUSTRIAL



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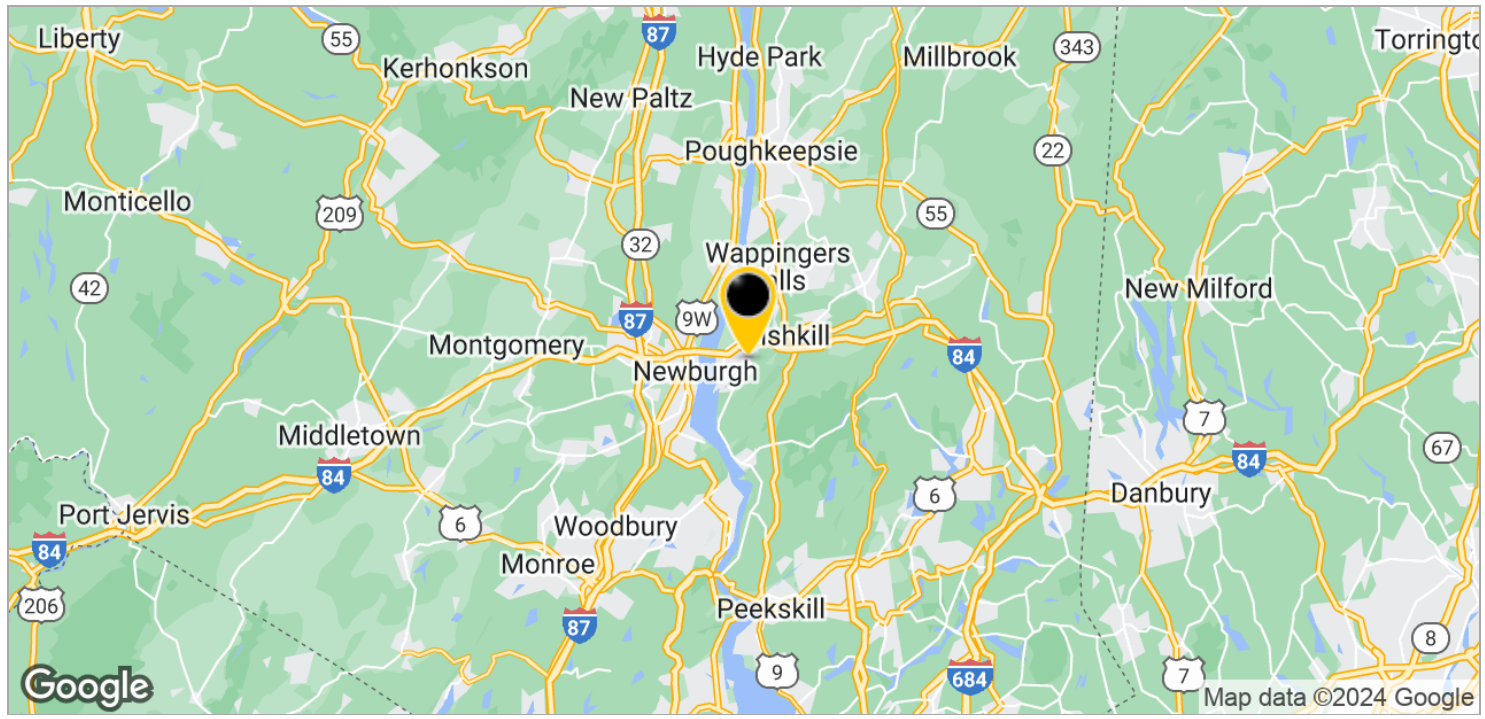
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INTERSTATE 84, EXIT 44 & EXIT 46

DIA: BEACON MUSEUM, WEBSITE: <https://www.diaart.org/>

GRAND CENTRAL FROM BEACON TRAIN - 70 MINUTES



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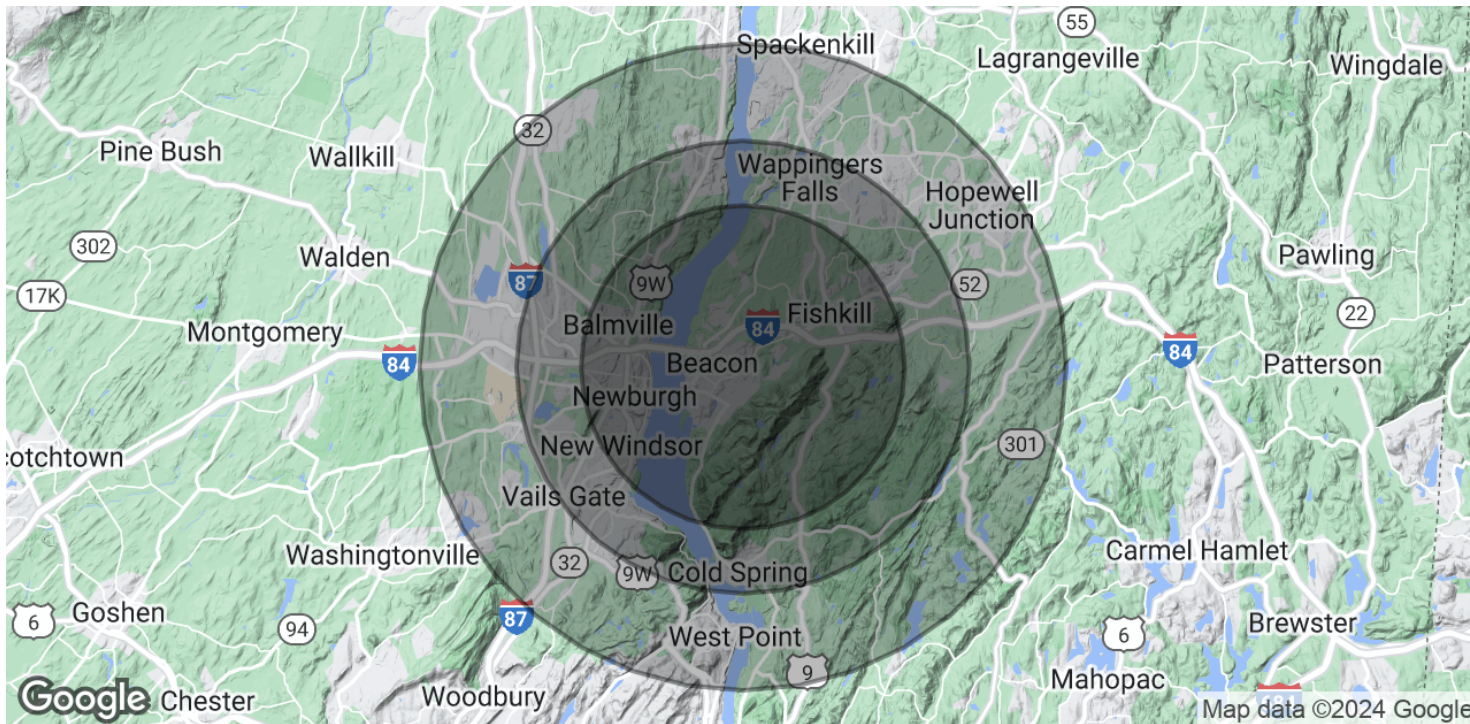
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	86,304	142,736	210,625
Average Age	39.1	40.7	41.5
Average Age (Male)	37.2	39.0	40.1
Average Age (Female)	40.3	42.0	42.7

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	36,241	59,580	85,675
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,441	\$88,144	\$95,848
Average House Value	\$234,648	\$254,672	\$272,955

* Demographic data derived from 2020 ACS - US Census



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