

PRIME MEDICAL OFFICE SPACE AVAILABLE IN GOSHEN

30 HATFIELD LANE UNIT #201-203, GOSHEN, NY 10924

HATFIELD LANE, GOSHEN, NY 10924



FOR LEASE

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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TABLE OF CONTENTS

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Executive Summary	3
Property Photos	4
Business Map	6
Regional Map	7
Location Maps	8
Aerial Map	9
Demographics	10
Attachment 1	11
Disclaimer	12

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EXECUTIVE SUMMARY

HATFIELD LANE



OFFERING SUMMARY

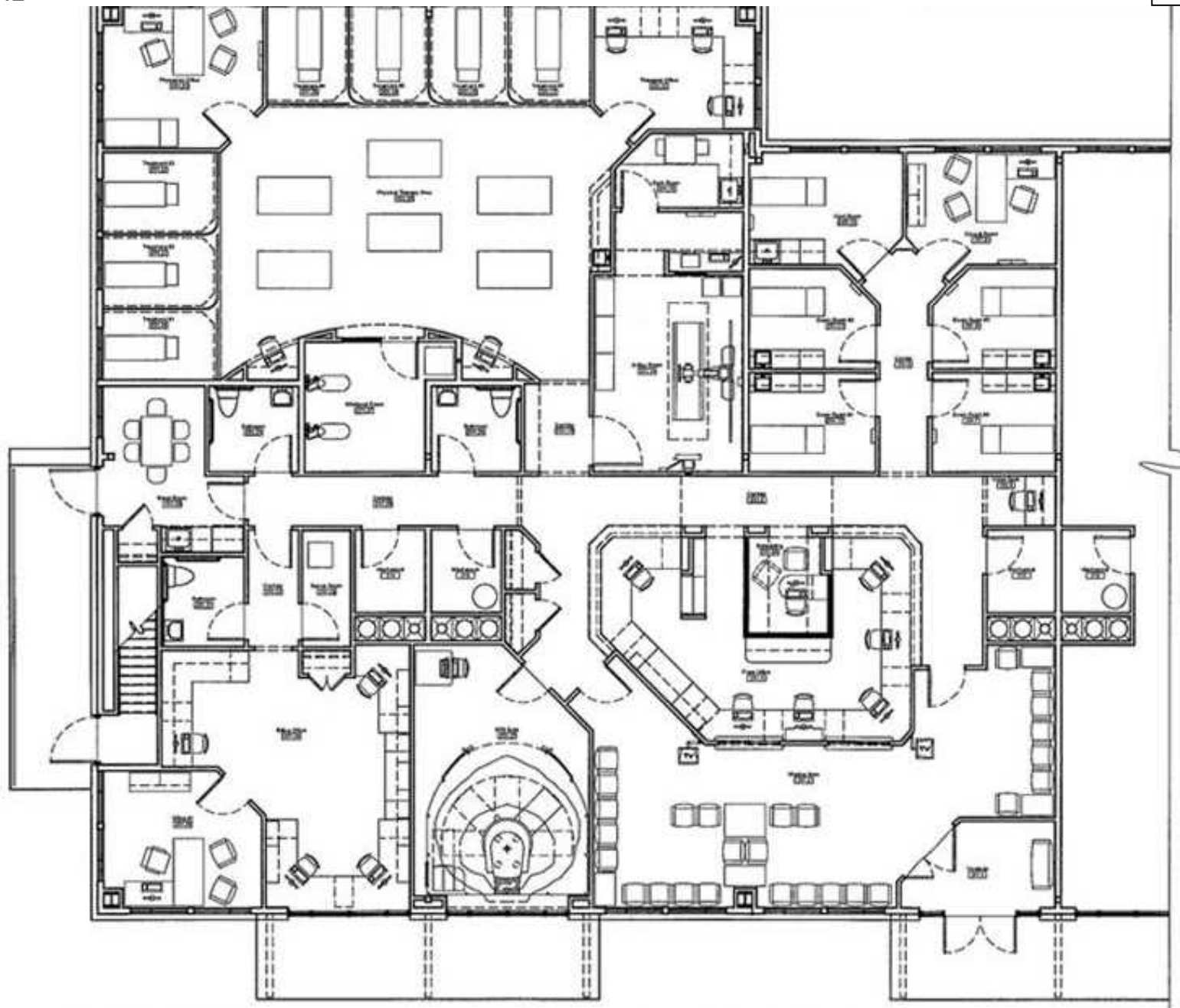
LEASE RATE:	\$16.00 Per Year NNN
LEASE TERM:	Over 12 Months
BUILDING SF:	45,090
AVAILABLE SF:	5,444
LOT SIZE:	4.60 Acres
BUILDING CLASS:	B
YEAR BUILT:	2003
RENOVATED:	2017

PROPERTY OVERVIEW

We are offering prime medical office space for lease in the Village of Goshen, located within half a mile of Exit 124 off Rt 17/I-86. This 5,444-square-foot space, situated in an active medical office complex, is currently configured for Orthopedic and/or Physical Therapy practices and includes operational MRI and X-ray machines. Key features of this property include Flexible leasing options: The owner is willing to divide the space into a minimum of 2,000+ square feet with a minimum 5-year lease and additional options. Abundant natural light: Full windows at the front and rear of the space ensure a bright and welcoming environment. Ample parking: The property offers 236 parking spaces. Current tenants include a freestanding Kidney Dialysis Center, several Horizon Family Medical Group offices, Metropolitan Cardiology, and the Veterans Administration. The property is strategically located near Garnet Health Medical Center, the new Goshen Shopping Plaza, and the historic downtown Village of Goshen, known for its restaurants and shops. The asking price is \$16/SF NNN. This location provides an excellent opportunity to relocate or expand your medical practice. For more information and to view floorplans, please refer to the Document section.

PROPERTY PHOTOS

HATFIELD LANE



CATSKILL ORTHOPEDICS SUITES 201/202/203



DEGRAW & DEHAAN ARCHITECTS

CATSKILL ORTHOPEDICS



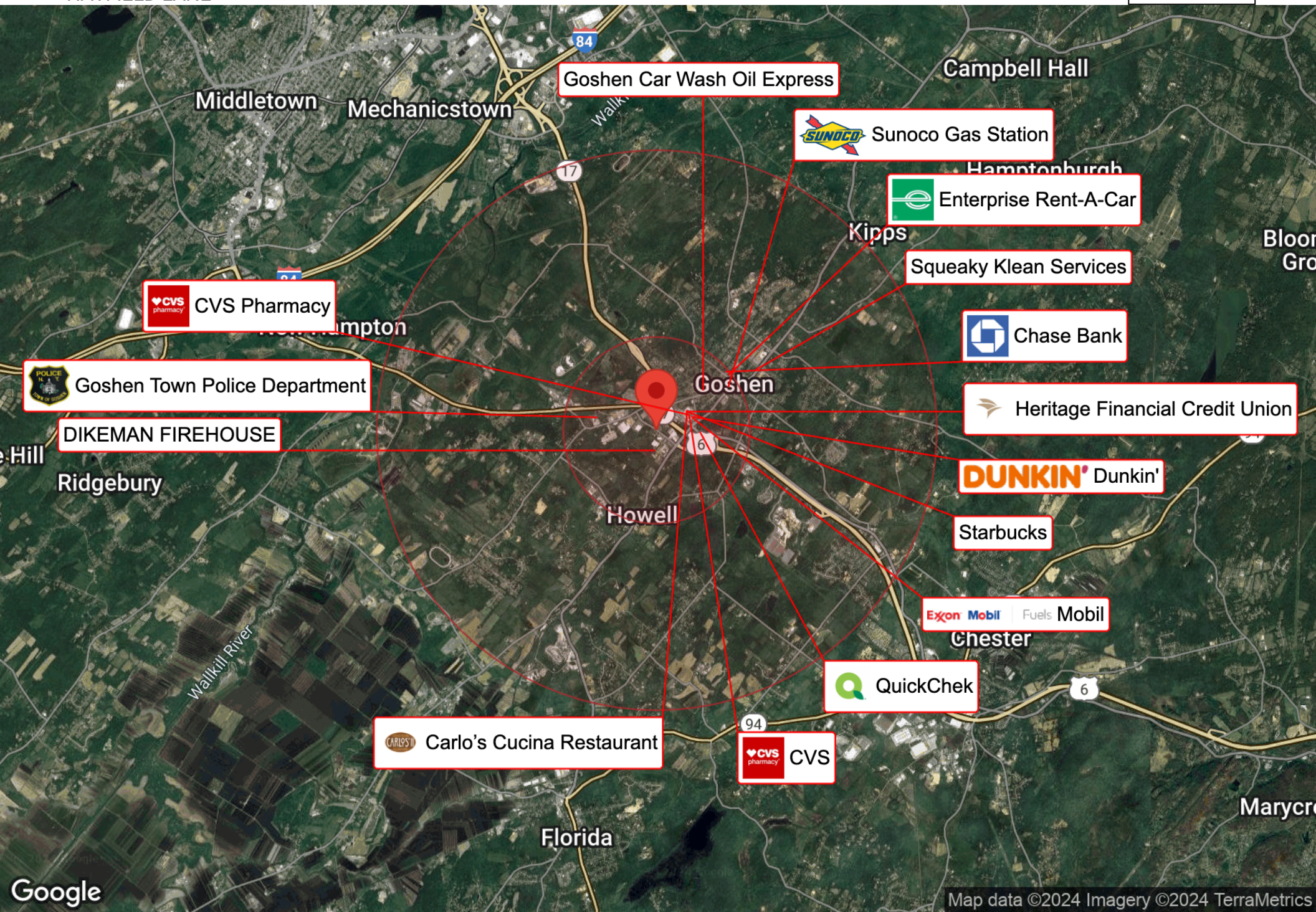
PROPERTY PHOTOS

HATFIELD LANE



BUSINESS MAP


HATFIELD LANE



Goshen Car Wash Oil Express

Campbell Hall

Middletown Mechanicstown


 Sunoco Gas Station


Hamptonburgh


 Enterprise Rent-A-Car

Kipps

Squeaky Klean Services

 CVS Pharmacy

 Chase Bank

 Goshen Town Police Department

Goshen

 Heritage Financial Credit Union

DIKEMAN FIREHOUSE

 DUNKIN' Dunkin'

Ridgebury


Starbucks

Howell

 Exxon Mobil Fuels Mobil

Chester

 QuickChek

 Carlo's Cucina Restaurant

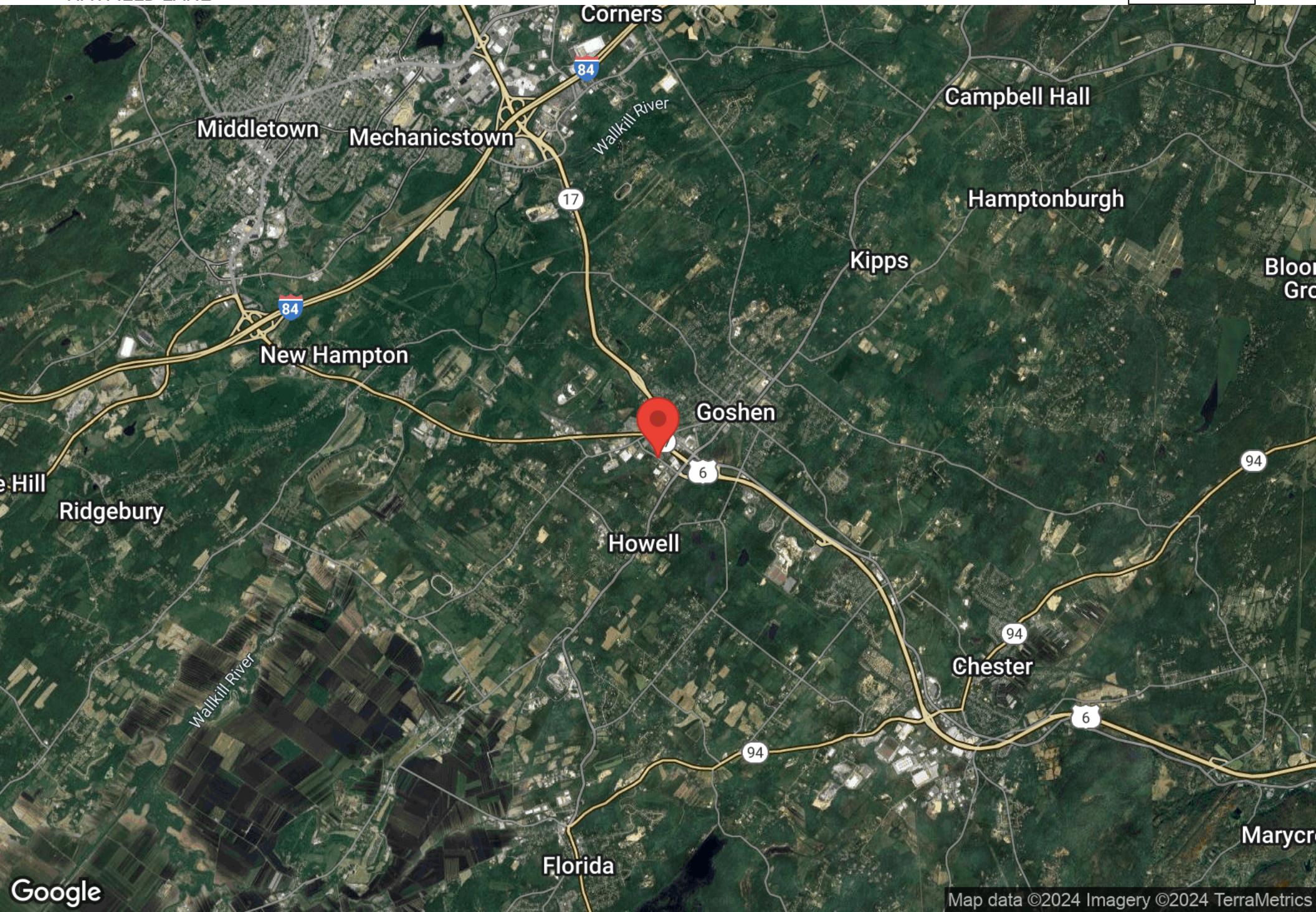
 CVS

Florida

Marycro

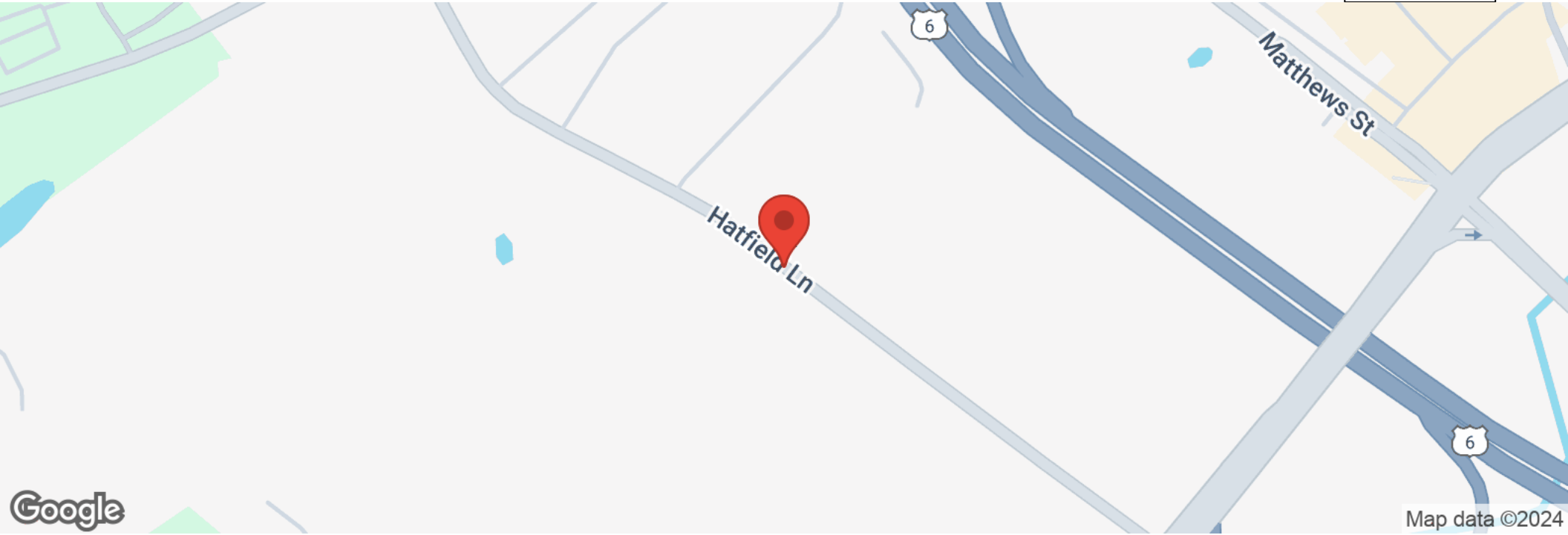
REGIONAL MAP

HATFIELD LANE

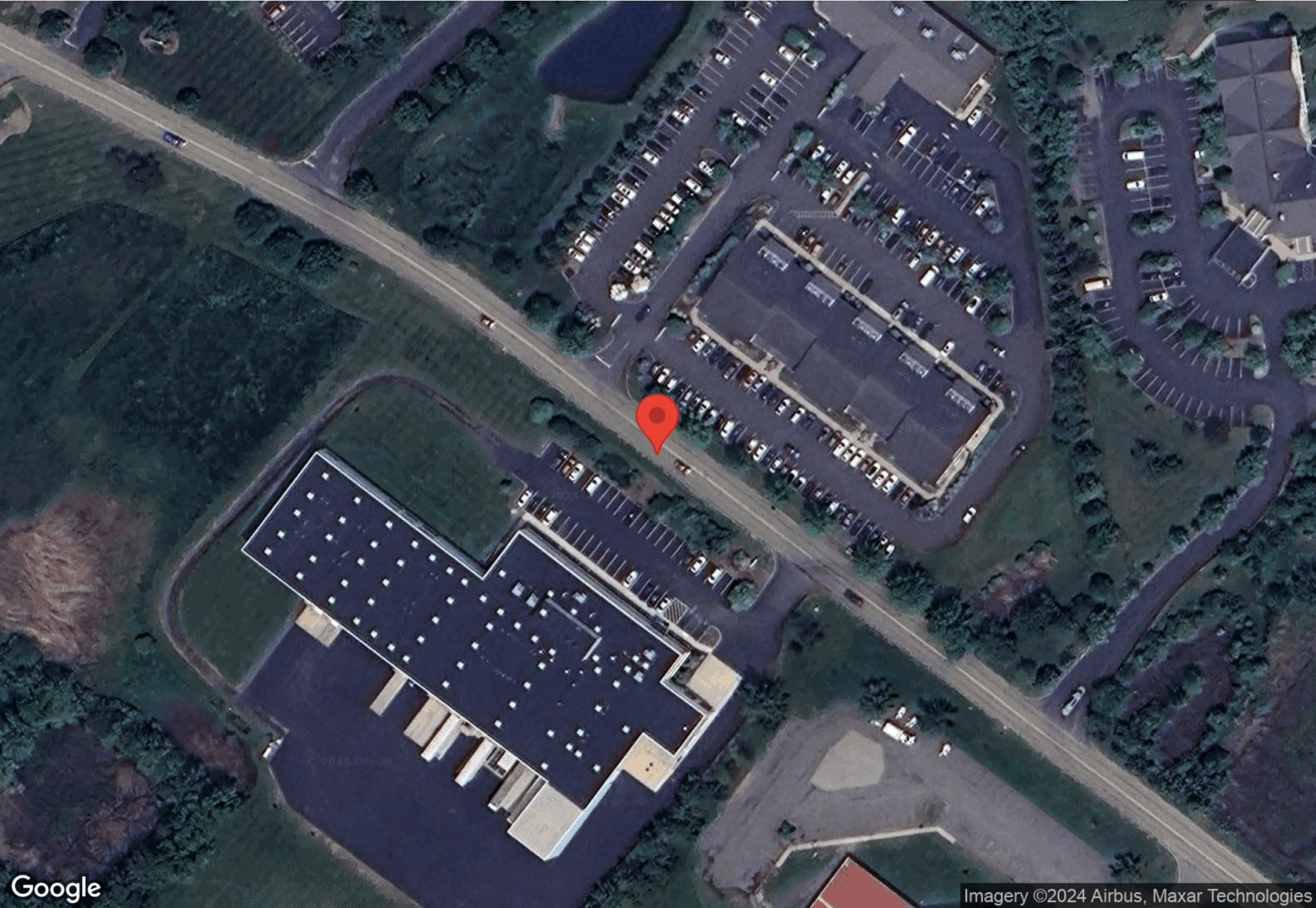


LOCATION MAPS

HATFIELD LANE

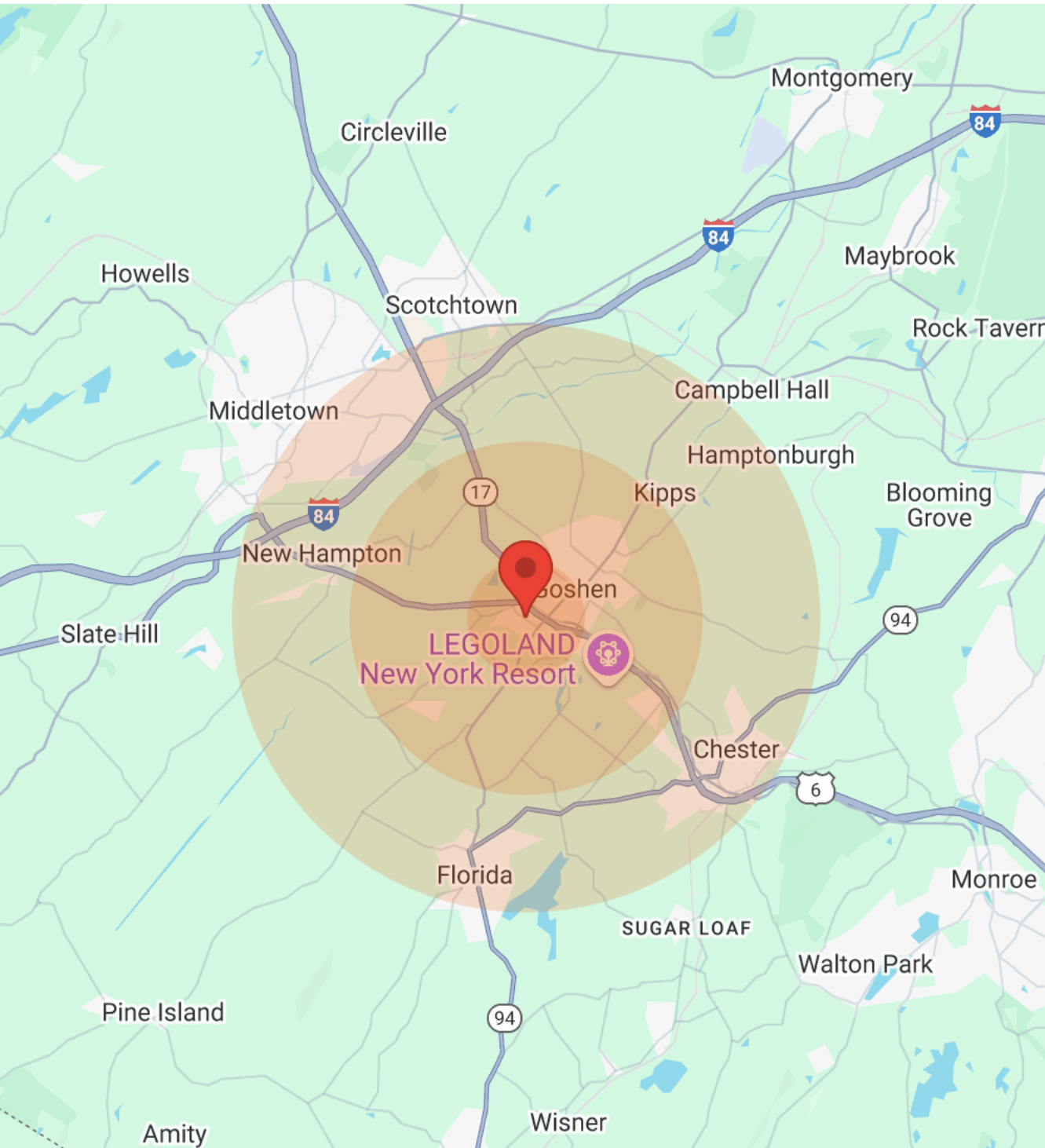


AERIAL MAP
HATFIELD LANE



DEMOGRAPHICS

HATFIELD LANE



Population	1 Mile	3 Miles	5 Miles
Male	1,228	5,699	15,179
Female	1,216	5,875	16,026
Total Population	2,444	11,574	31,205

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	417	2,158	6,184
Ages 15-24	274	1,571	4,203
Ages 25-54	986	4,189	11,552
Ages 55-64	294	1,521	4,054
Ages 65+	473	2,135	5,212

Race	1 Mile	3 Miles	5 Miles
White	2,133	9,928	23,974
Black	50	703	3,414
Am In/AK Nat	N/A	1	29
Hawaiian	N/A	N/A	N/A
Hispanic	473	1,526	5,986
Multi-Racial	512	1,576	6,474

Income	1 Mile	3 Miles	5 Miles
Median	\$76,688	\$92,401	\$81,682
< \$15,000	179	276	967
\$15,000-\$24,999	88	212	784
\$25,000-\$34,999	88	177	615
\$35,000-\$49,999	135	327	1,088
\$50,000-\$74,999	137	607	2,032
\$75,000-\$99,999	172	536	1,845
\$100,000-\$149,999	203	1,042	2,236
\$150,000-\$199,999	59	460	874
> \$200,000	7	234	497

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,279	4,468	12,230
Occupied	1,130	4,146	11,371
Owner Occupied	501	2,971	7,993
Renter Occupied	629	1,175	3,378
Vacant	149	322	859

MEET OUR TEAM



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

HATFIELD LANE



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