

**NEWBURGH, NY**

250 ROUTE 17K, NEWBURGH, NY 12550



**OFFERING SUMMARY**

Sale Price: Call For Details  
 Available SF: 2,700 - 4,000 SF  
 Lease Rate: Call For Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Route 17K & I84 Development Site

**PROPERTY HIGHLIGHTS**

- Available Immediately
- New Development with 2 Pad Sites
- Pad 1: 2,700 SF
- Pad 2: 4,000 SF
- Prime Location 1 Mile from New \$1 Million SF Amazon Fulfillment Center
- Great for QSR & Car Wash
- Excellent Access & Visibility Centrally Located in Orange County
- Nearby to Stewart's International Airport
- Convenient Access to Route 84 and Route 87
- 20,000+ Vehicles Per Day

FOR MORE INFORMATION CONTACT:

**SCOTT MILICH**

201.703.9700 x139  
smilich@thegoldsteingroup.com

**CHRISTOPHER CONWAY**

201.703.9700 x143  
cconway@thegoldsteingroup.com



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Google

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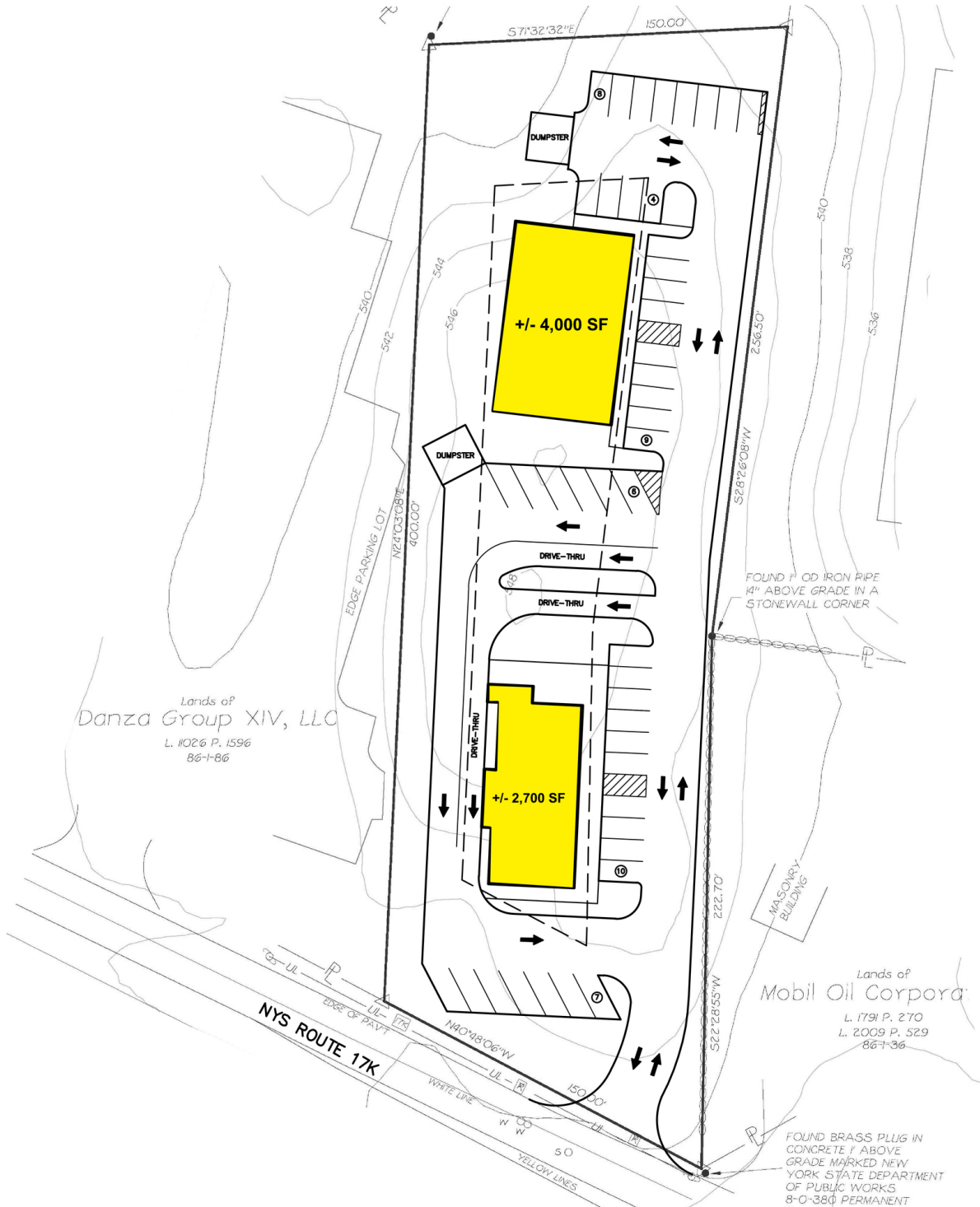
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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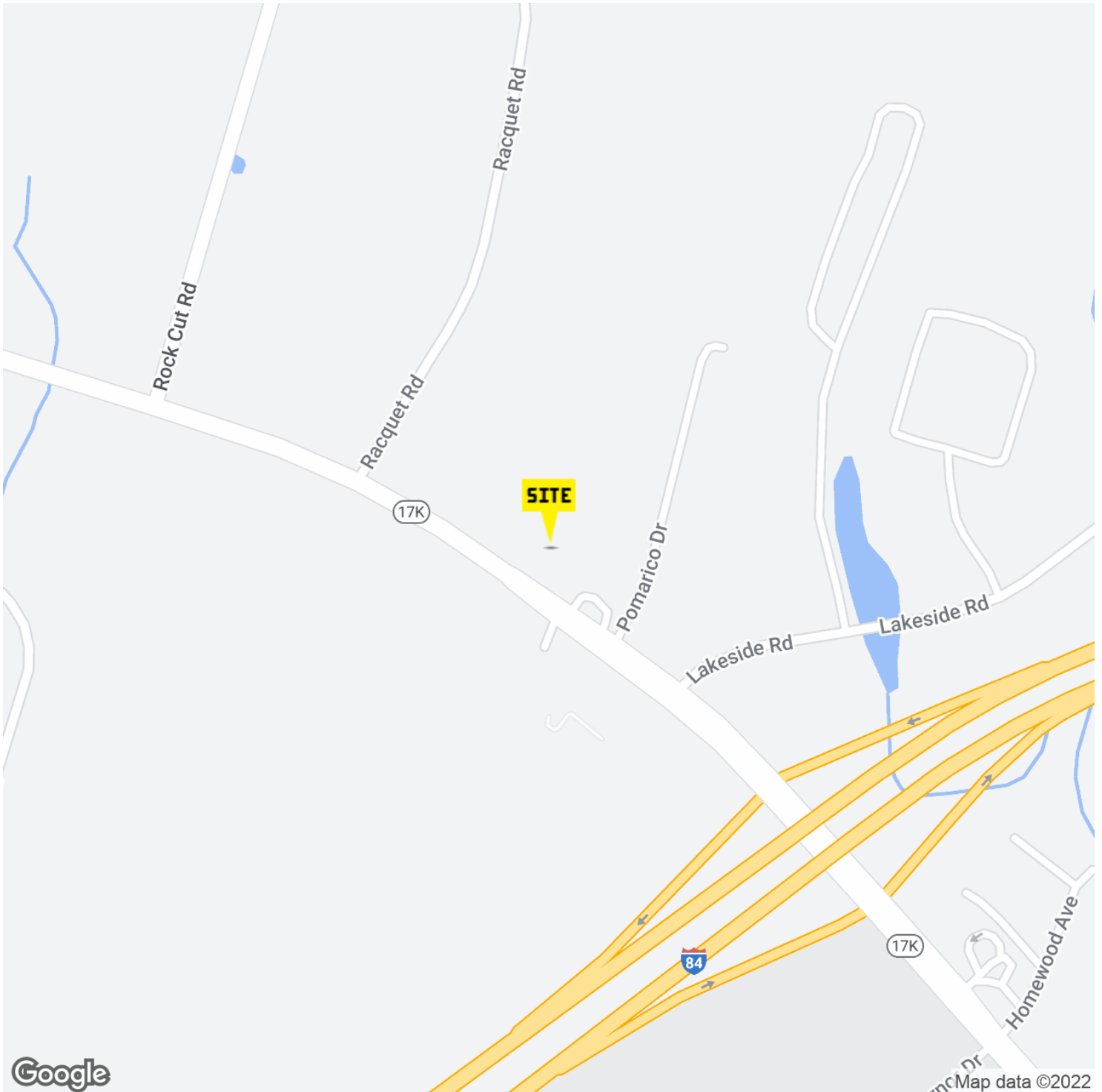
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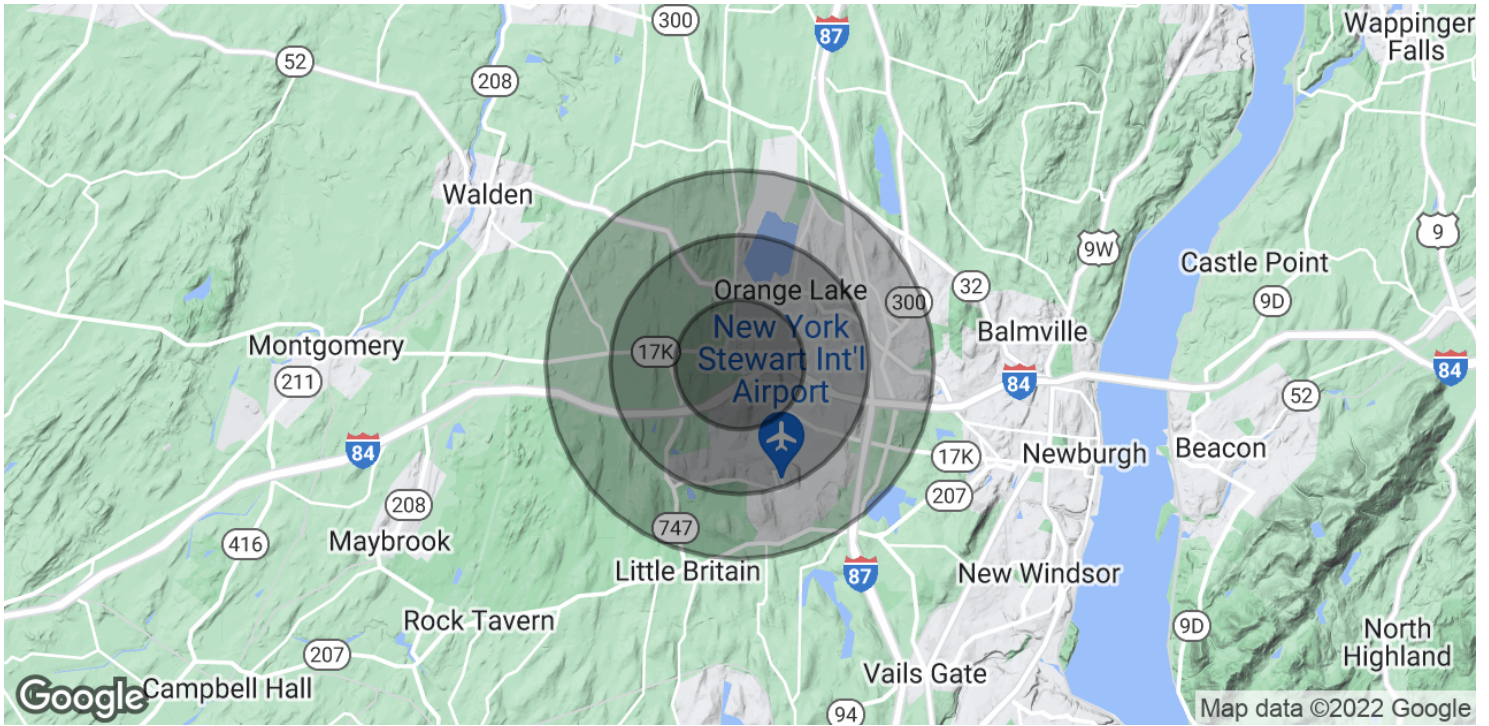
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,241	8,993	14,818
Average Age	39.5	43.2	42.7
Average Age (Male)	37.9	40.2	40.6
Average Age (Female)	48.0	47.9	46.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,046	3,737	6,187
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$87,414	\$97,428	\$97,614
Average House Value	\$254,302	\$267,192	\$256,790

\* Demographic data derived from 2020 ACS - US Census

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