



# FOR SALE / LEASE

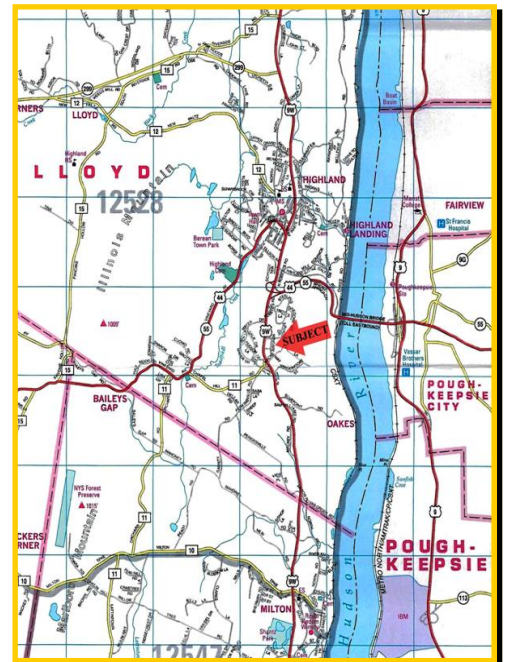
## DEVELOPMENT PARCEL

### SHADOW ANCHOR TO HANNAFORD / TRACTOR SUPPLY U.S. ROUTE 9W – LLOYD, NY



## RETAIL / OFFICE

- U.S. Route 9W  
Highland, NY 12528  
Poughkeepsie / Kingston / Newburgh Trade Area's
  - Location: Mid-Hudson Bridge, to U.S. Route 9W South to Site
  - Anchor: Shadow Anchor to Bridgeview Plaza 140,880 SF, Hannaford Supermarket, Tractor Supply, McDonald's, Rite Aid, Radio Shack, Mobil
  - Demand Generators:
    - Walkway Over the Hudson  
<http://www.walkway.org/>
    - Wingate Healthcare, 120 Beds  
<http://www.wingatehealthcare.com/>
    - Mid-Hudson Bridge  
[http://www.nysba.state.ny.us/bridgepages/MHB/MHBpage/mhb\\_page.htm](http://www.nysba.state.ny.us/bridgepages/MHB/MHBpage/mhb_page.htm)
  - Acreage: 3.10 +/- Acres
  - Zoning: Retail – Office
  - Utilities: Central Water / Sewer / Gas
- |                 | <u>3 Miles</u> | <u>5 Miles</u> | <u>7 Miles</u> |
|-----------------|----------------|----------------|----------------|
| Population      | 40,506         | 81,185         | 129,364        |
| Avg. HH Income  | \$58,049       | \$68,218       | \$74,852       |
| # of Households | 14,841         | 29,250         | 46,871         |
- Area Traffic Count:  
U.S. Route 9W @ Routes 44 & 55 – 24,580 AADT
  - Asking Price:
    - Sale:** \$1,500,000
    - Lease:** \$50,000 Per Year Finished Pad, Contemplated 3 Pads
    - Lease:** \$75,000 Per Year Finished Pad, Contemplated 2 Pads



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\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED\*\*