



# FOR SALE BUSINESS AND REAL ESTATE

US ROUTE 44, 1557 MAIN STREET, PLEASANT VALLEY, NY 12569



## US ROUTE 44; MILLBROOK / PLEASANT VALLEY / POUGHKEEPSIE

<b>ADDRESS:</b>	U.S. Route 44 1557 Main Street Pleasant Valley, NY 12569
<b>LOCATION:</b>	Taconic State Parkway, Exit 54 (6 Minutes / 4 Miles)
<b>LOT SIZE:</b>	0.18 Acres
<b>BUILDING SIZE:</b>	2,325 SF
<b>BUSINESS HIGHLIGHTS:</b>	Road Bikes, Gravel Bike, Mountain Bikes, Electric Bikes, Children's Bikes, Pedals, Cables, Tires, Lighting, and so much more.
<b>TRAFFIC COUNT:</b>	US Route 44 - 12,901 AADT
<b>ZONING:</b>	H-PV
<b>ASKING PRICE:</b>	<b>New Asking Price: \$375,000</b> <del>Previously Asking: \$475,000</del>



### PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a Successful Bike Shop Business and Real Estate For Sale on U.S. Route 44, 1557 Main Street, Pleasant Valley, NY 12569. PV Bike Shop has been in business for 51 Years, since 1974, helping customers find their dream bike. They offer on-site repairs, fittings, tune-ups, with expert mechanics to help you along the way. They offer a wide variety of options, such as Road Bikes, Gravel Bike, Mountain Bikes, Electric Bikes, BMX, Children's Bikes, Pedals, Cables, Tires, Gloves, Electronics, Locks, Lighting, and so much more.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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845.485.3100  
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# COMMERCIAL BUILDING

US ROUTE 44, 1557 MAIN STREET, PLEASANT VALLEY, NY 12569

NEAR CVS, ACME, HVFCU, DUNKIN', DOLLAR GENERAL, & MORE



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# BUSINESS FOR SALE - PV BIKE SHOP

PV BIKE SHOP WEBSITE - <https://www.pvbikeshop.com/>

IN BUSINESS SINCE 1974, HELPING CUSTOMERS FOR OVER 50 YEARS



## BUSINESS OVERVIEW

In 1974, PV Bike Shop opened up its doors to the Pleasant Valley area which has expanded to helping customers and riders all over the Mid-Hudson Valley Region. PV Bike Shop offers bicycles for different people and uses and they provide expert assistance in selecting the proper bike type and model. For example, a road bike makes little sense if your plan is to tackle dirt trails. Likewise, if you're into cruising, you certainly don't need to test ride racing rigs. You need the bike type that's right for you, and our experienced staff will listen to you and help you choose. Another perk is PV Bikes will assemble your new bike, tune, and test every bike (at no additional charge to you).

## BUSINESS HIGHLIGHTS

PV Bike Shop offers a wide variety of options, such as:

Road Bikes, Mountain Bikes, Cyclocross, Commuter/Urban, Comfort, Fitness, Hybrid, Children's Bikes, Electric Bikes, and more.

They have parts available such as Cables, Pedals, Saddles, and Stem Raisers.

Accessories include: Child Seats, Electronics, Lighting, Locks/Security, Packs/Racks/Baskets, Pump/Inflation, Safety, Tools/Maintenance, Trailers/Strollers, Indoor Cycling, and more. There are also Car Racks, Hitch-Mounts, Trunk-Mounts, Spare Tire Mounts and more.



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For more information:

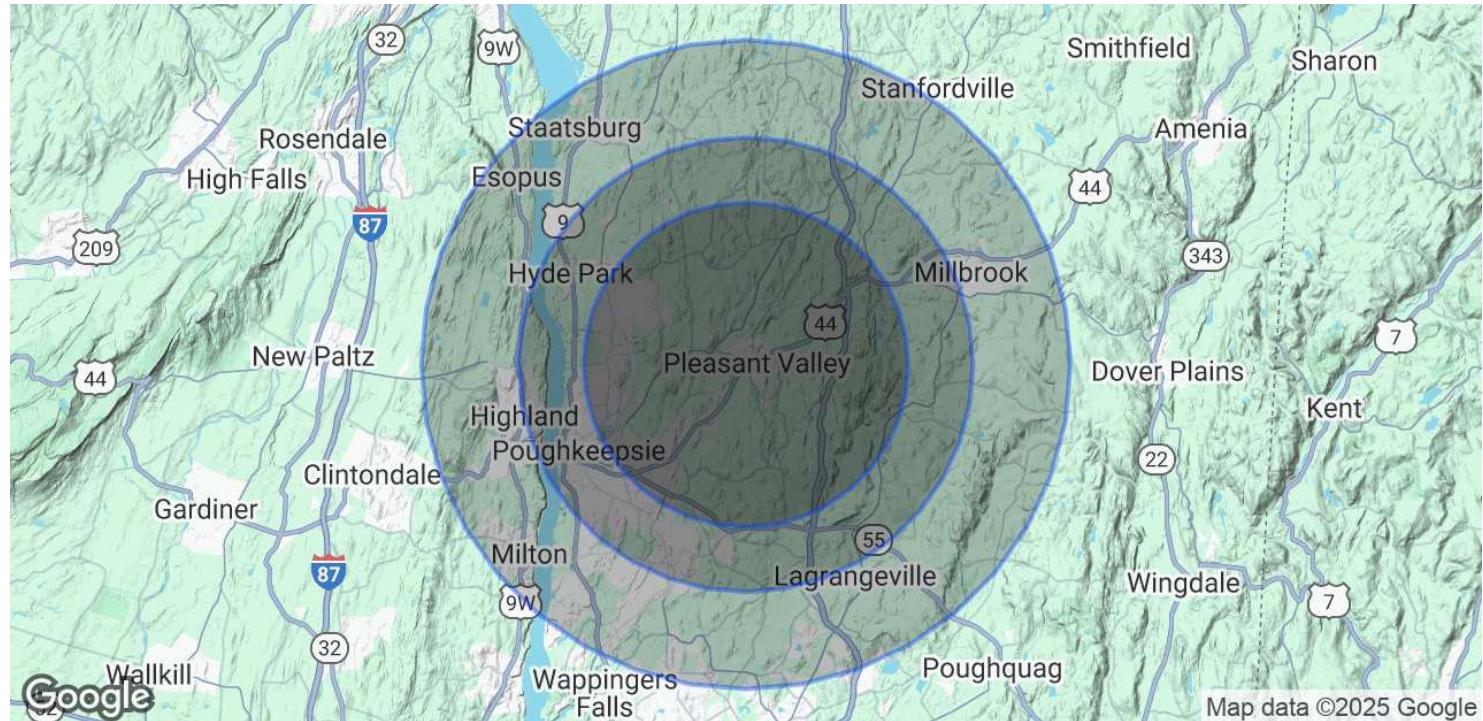
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION OF NEW YORK STATE



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	47,912	104,305	154,116
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	17,295	39,339	58,220
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$120,451	\$114,335	\$125,967
Average House Value	\$360,262	\$356,257	\$393,382

*Demographics data derived from AlphaMap*



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