



HUDSON VALLEY INVESTMENT

942+946 NYS ROUTE 376, TOWN OF EAST FISHKILL, NY



59,233 ± SF - SIGNALIZED INTERSECTION - STABLE INVESTMENT

ADDRESS: 942 Route 376, Summerlin East
 946 Route 376, Summerlin West
 East Fishkill, NY 12590 (Township)
 Wappingers Falls, NY (Mailing)

LOT SIZE: 6.85 Acres

LOCATION: North West Corner of Route 376 &
 Robinson Lane, Opposite Lake
 Walton Road, near Taconic State
 Parkway

GROSS SF: 41,322 ± SF - Summerlin East
 17,911 ± SF - Summerlin West
59,233 ± SF Total

LOT SIZE: 6.85 ± Acres

TRAFFIC COUNT: 11,938 AADT
 NYS Rt 376 @ Myers Corners Rd

ASKING PRICE: \$10,975,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale an Investment Opportunity at Summerlin Plaza, 942+946 NYS Route 376, Town of East Fishkill, NY. Located North West Corner of Route 376 & Robinson Lane, Opposite Lake Walton Road, near Taconic State Parkway. There are two buildings included, Summerlin East (41,322 ± SF) & Summerlin West (17,911 ± SF) totaling 59,233 ± SF. Summerlin Plaza has 6.85 Acres, 400 ± parking spaces and 481' of frontage on NYS Route 376 with a traffic count of 11,938 AADT.



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



ANCHORED BY HEALTH QUEST MEDICAL

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59,233 SF TOTAL | 6.85 ACRES | 400 ± PARKING SPACES | 481' ON NYS ROUTE 376



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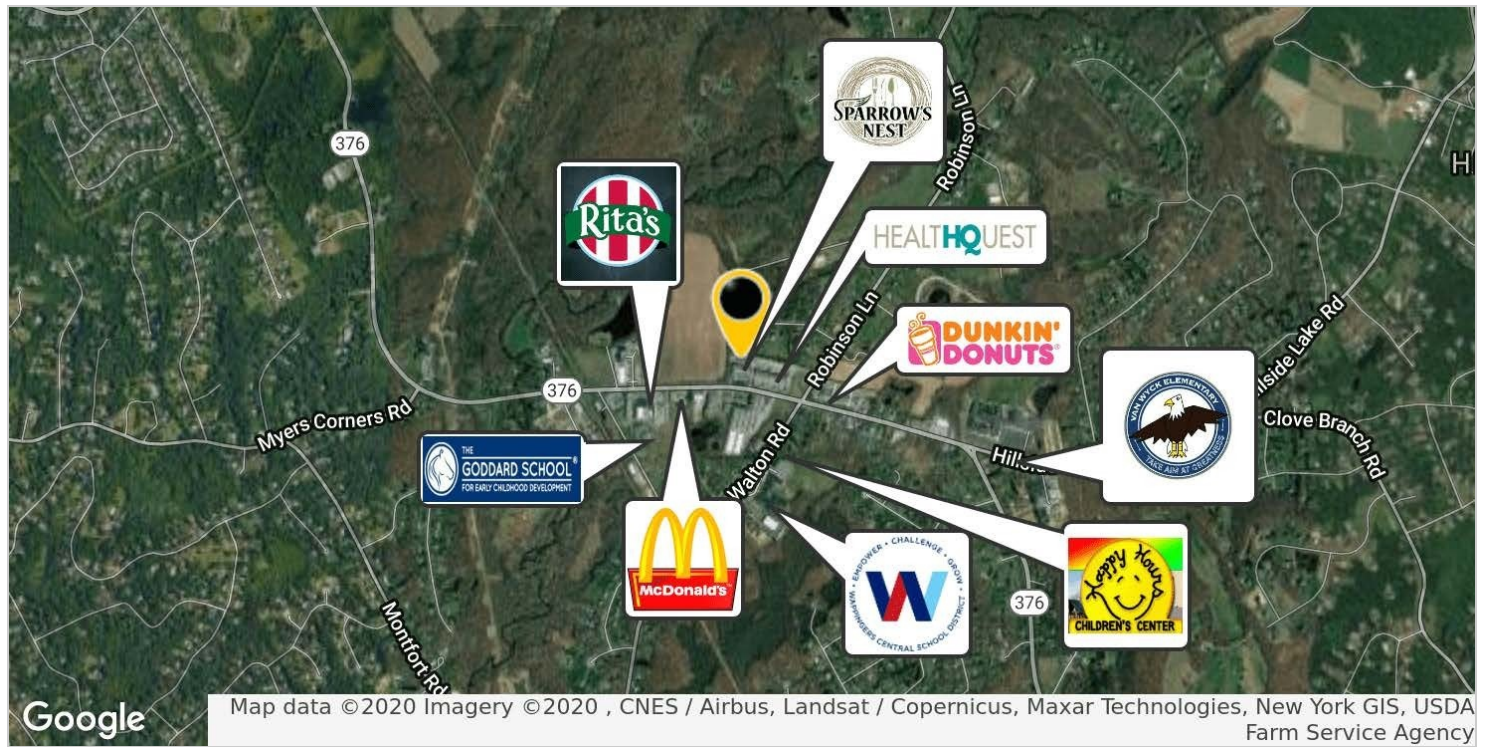
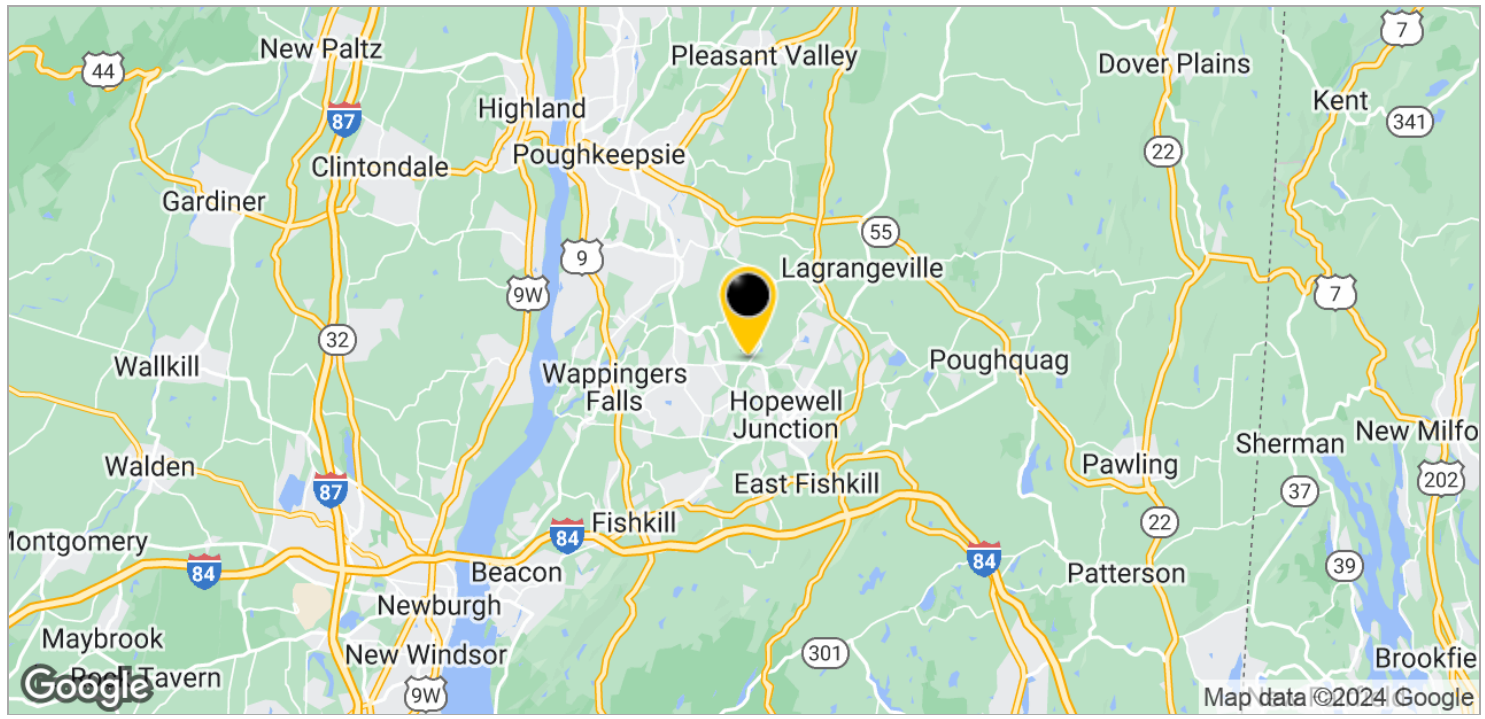
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TACONIC STATE PARKWAY - (7 MINTUES / 4.1 MILES) U.S. ROUTE 9 - (10 MINUTES / 6 MILES)

TRAFFIC COUNT: 11,938 NYS ROUTE 376 @ MYERS CORNERS RD



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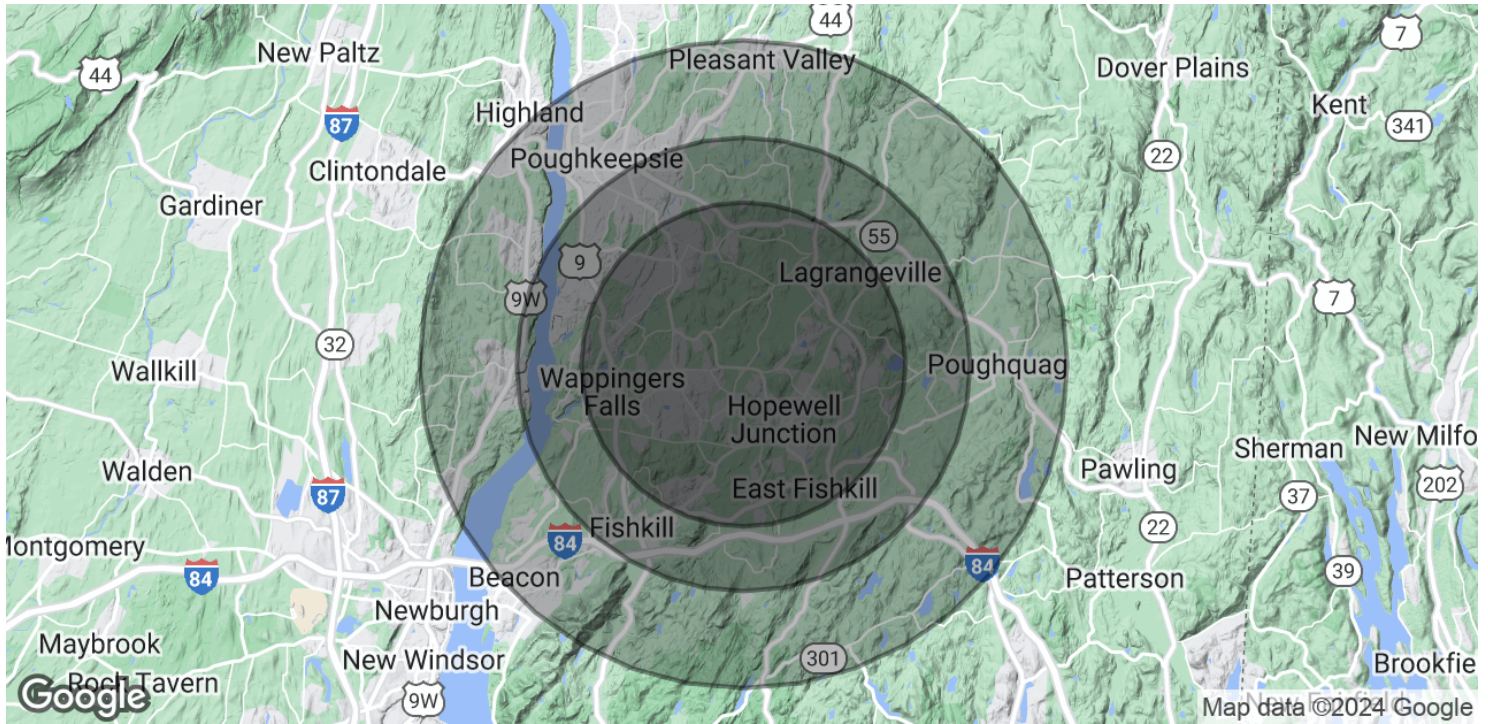
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DEMOGRAPHICS & DATA

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	67,416	116,920	215,720
Average Age	45.3	44.3	42.5
Average Age (Male)	43.6	42.8	41.4
Average Age (Female)	46.4	45.1	42.9

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	25,710	44,754	85,962
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$117,729	\$113,876	\$102,865
Average House Value	\$328,564	\$305,798	\$278,014

* Demographic data derived from 2020 ACS - US Census



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