



RETAIL DEVELOPMENT SITE

595 E MAIN ST, MIDDLETOWN, NY 10940



JOIN DUNKIN' DONUTS *OFFICE, RETAIL, SERVICE*

ADDRESS: 595 E Main St
Middletown, NY 10940

LOCATION: **NYS Route 17, Exit 121**
(2 Minutes / 1 Miles)
Interstate 84, Exit 19
(5 Minutes / 2.6 Miles)
New York Route 211
(9 Minutes / 3.0 Miles)
Interstate 87, Exit 17
(19 Minutes / 18.7 Miles)

NEARBY: Garnet Health (383 Beds)
Crystal Run Galleria (1,200,000)

LOT SIZE: 3.438 Acres

ZONING: HC, Highway Commercial

ASKING PRICE: Sale or Lease
Available Upon Request



PROPERTY OVERVIEW

Middletown is a city located in Orange County, New York, in the Hudson Valley region. It's a vibrant community with a rich history and a variety of amenities. The city's downtown area is known for its historic architecture and a mix of local businesses, including restaurants, shops, and art galleries. It's a hub for local events and cultural activities. You can find theaters, galleries, and music venues, providing opportunities for enjoying the arts and entertainment. Middletown is accessible by major roadways, including, NYS 17K, Interstate 84, Exit 19 leading to Interstate 87, Exit 36.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

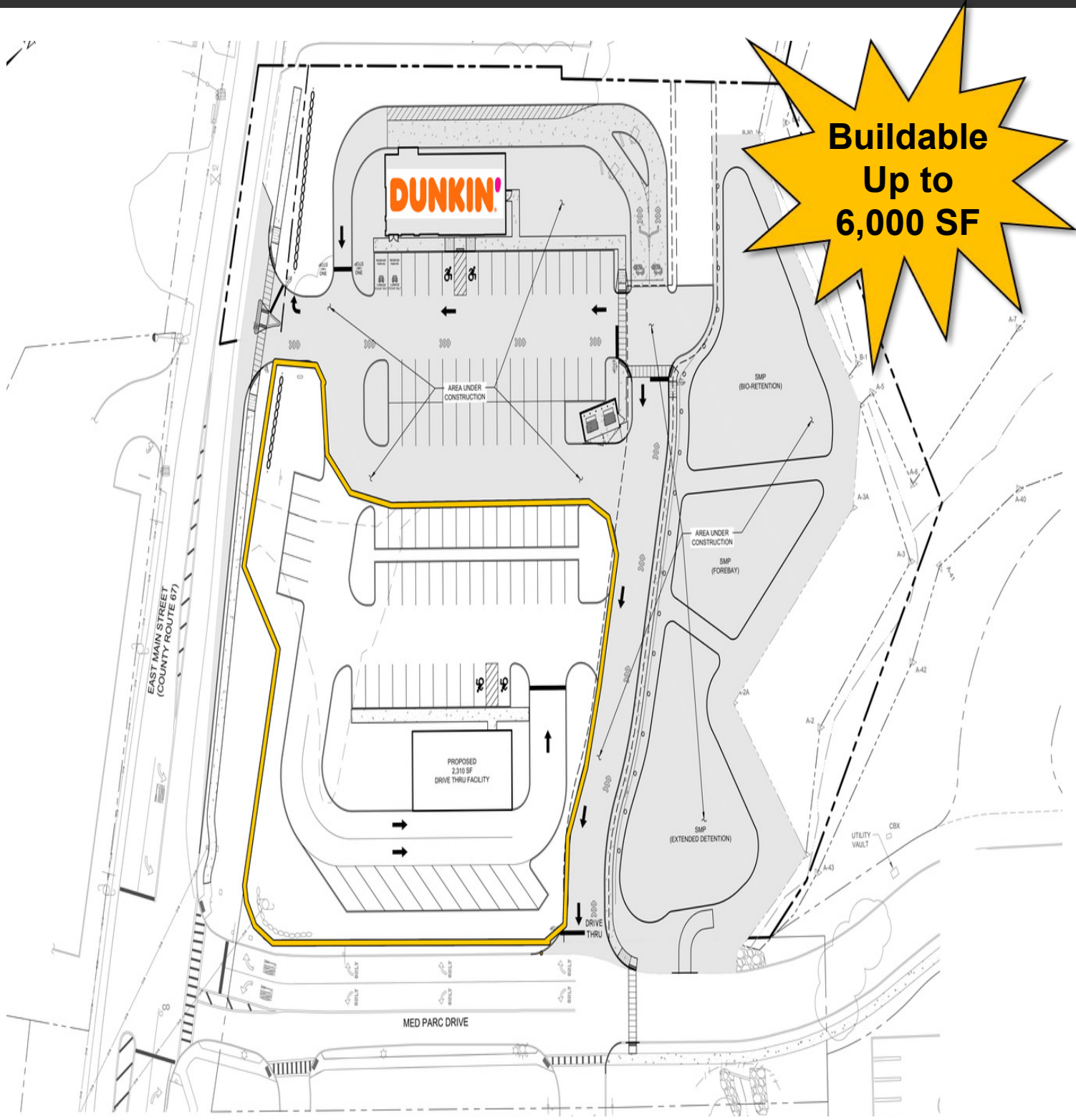
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



FAST FOOD PAD SITE, RESTAURANT HIGHWAY COMMERCIAL ZONING DISTRICT

FAST FOOD, RETAIL



**Buildable
Up to
6,000 SF**



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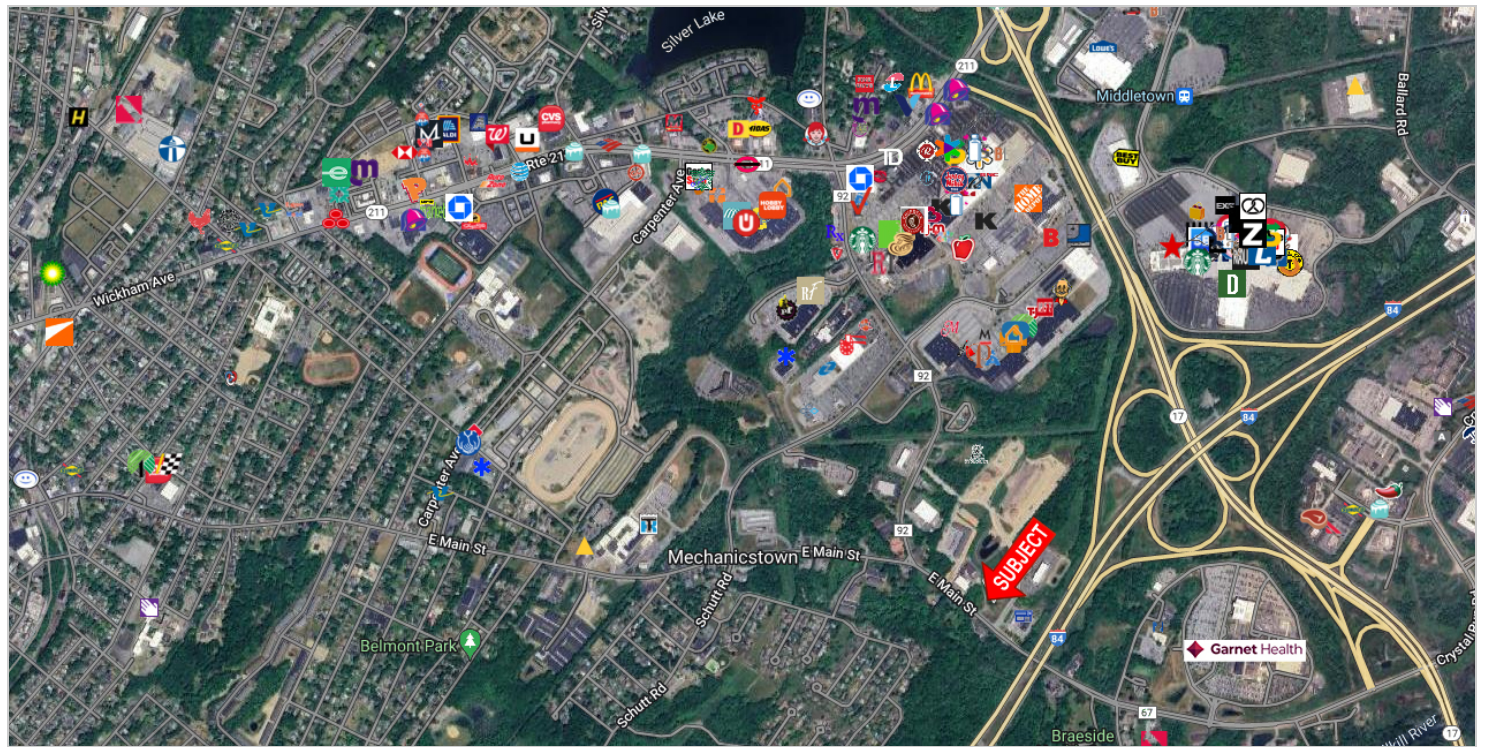
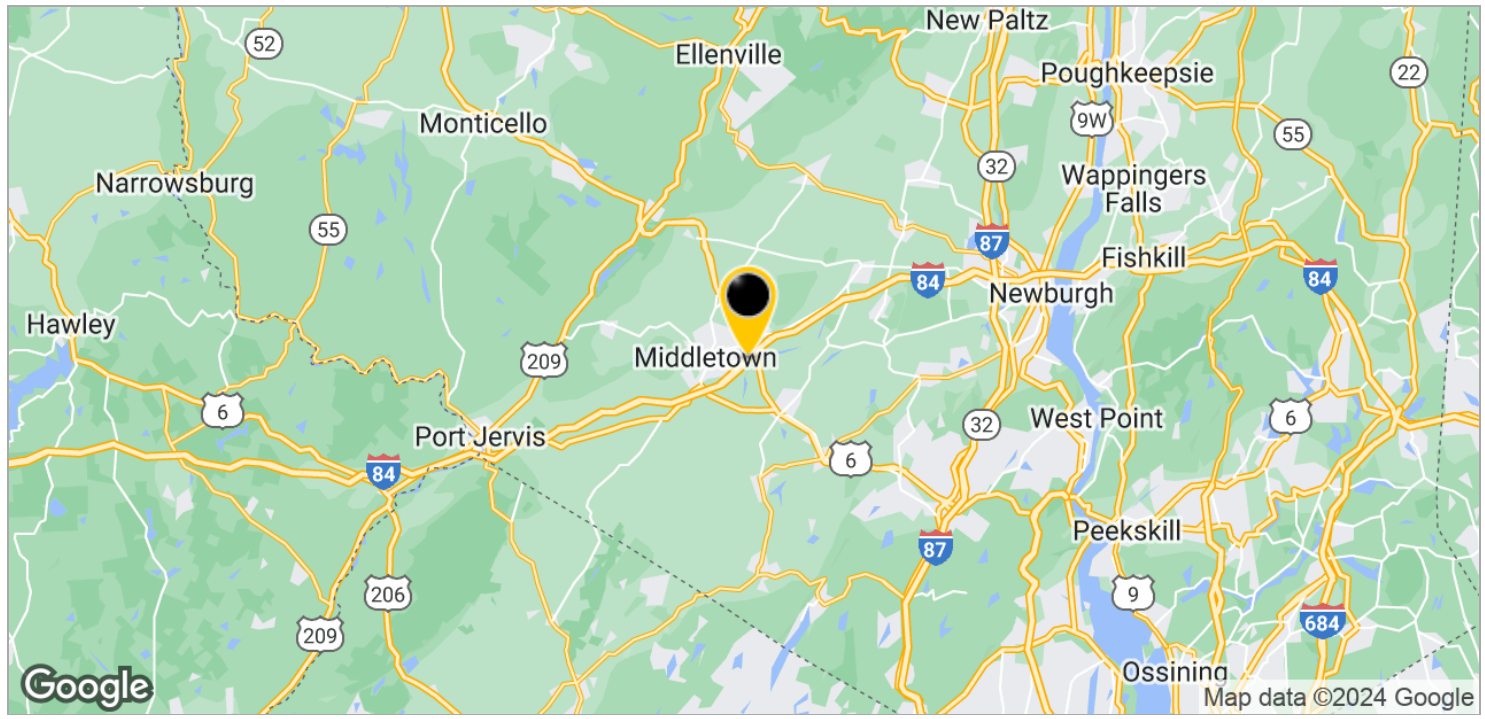
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NEARBY DEMAND GENERATORS & AREA RETAILERS

595 E MAIN ST, MIDDLETOWN, NY 10940

GARNET HEALTH (383 BEDS) & CRYSTAL RUN GALLERIA (1,200,000 SF)



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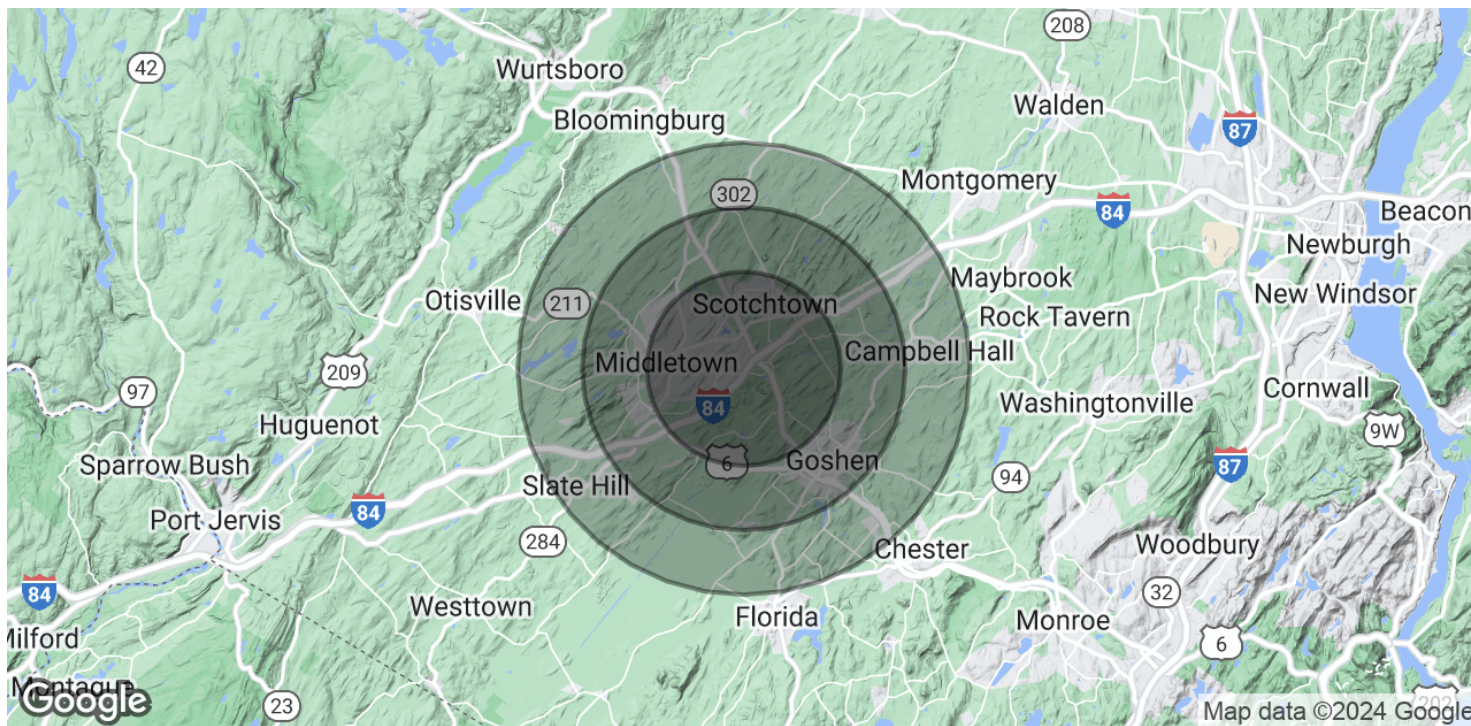
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

ORANGE COUNTY, NEW YORK



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	46,229	71,270	87,866
Average Age	40	41	41
Average Age (Male)	39	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	16,768	26,104	31,752
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$102,796	\$110,362	\$116,018
Average House Value	\$327,409	\$356,084	\$377,754

Demographics data derived from AlphaMap



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