



LOCUST LANE PARCEL

19 LOCUST LN, HOPEWELL JUNCTION, NY 12533

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	6.59 Acres
Zoning:	Commercial
Price / SF:	\$5.40

PROPERTY OVERVIEW

Unique retail development property since has it's own traffic signal . Active growing area with rezoning to B-1 (commercial-retail). Likely with B-1 zoning on either side of subject site. Ideal for mini plaza, free standing retail, office, food , bank and kennel. 340 ft. frontage and high density population within 5 miles of site. Town sewer & water nearby. Owner will sell subject to approvals. Call Walt or Brian at Berkshire Hathaway for site tour.

PROPERTY HIGHLIGHTS

- Traffic signal access across from a busy high school
- High growth corridor
- Municipal sewer/water available nearby

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ADDITIONAL PHOTOS



BRIAN MOSSEY
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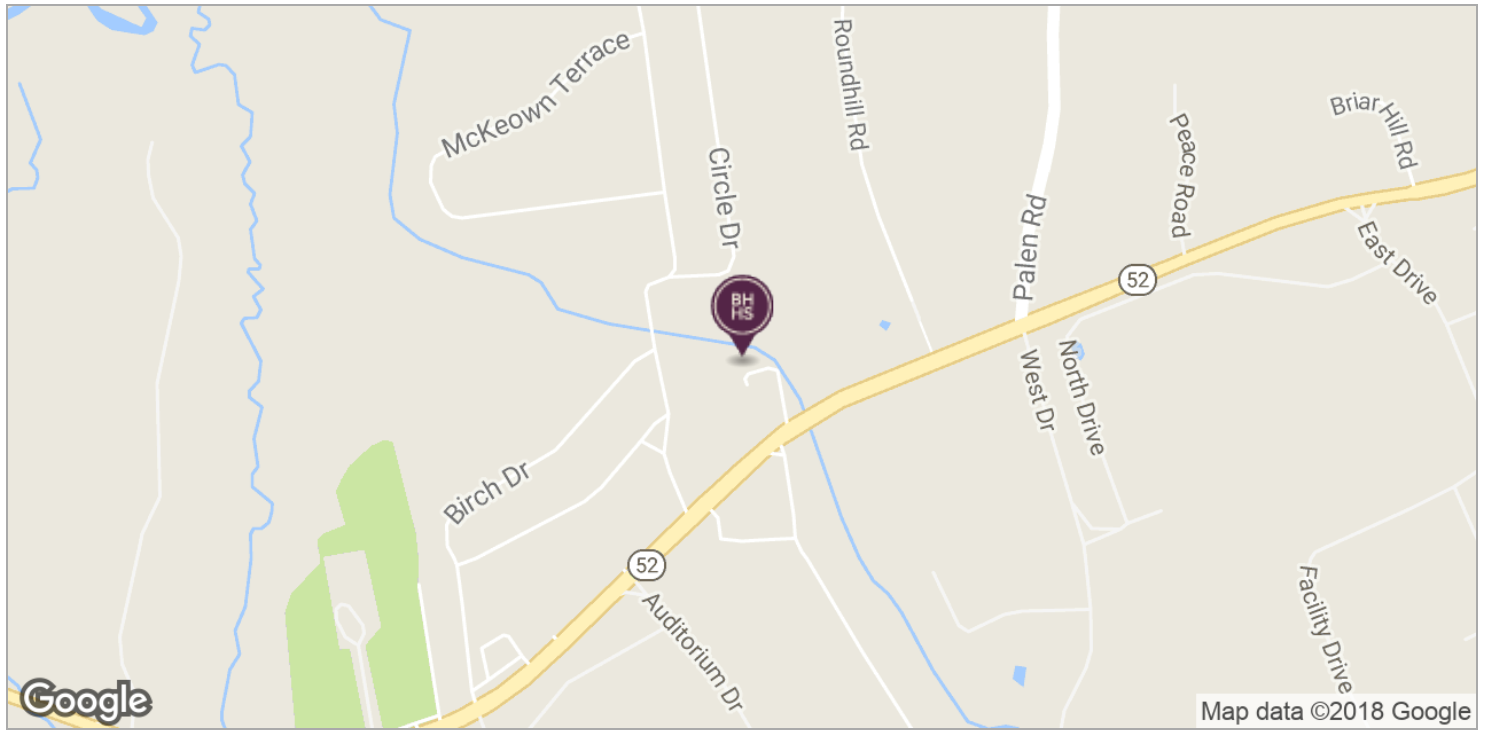
WALTER FINNERMAN
 Broker
 D. 845.705.0994
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LOCATION MAPS



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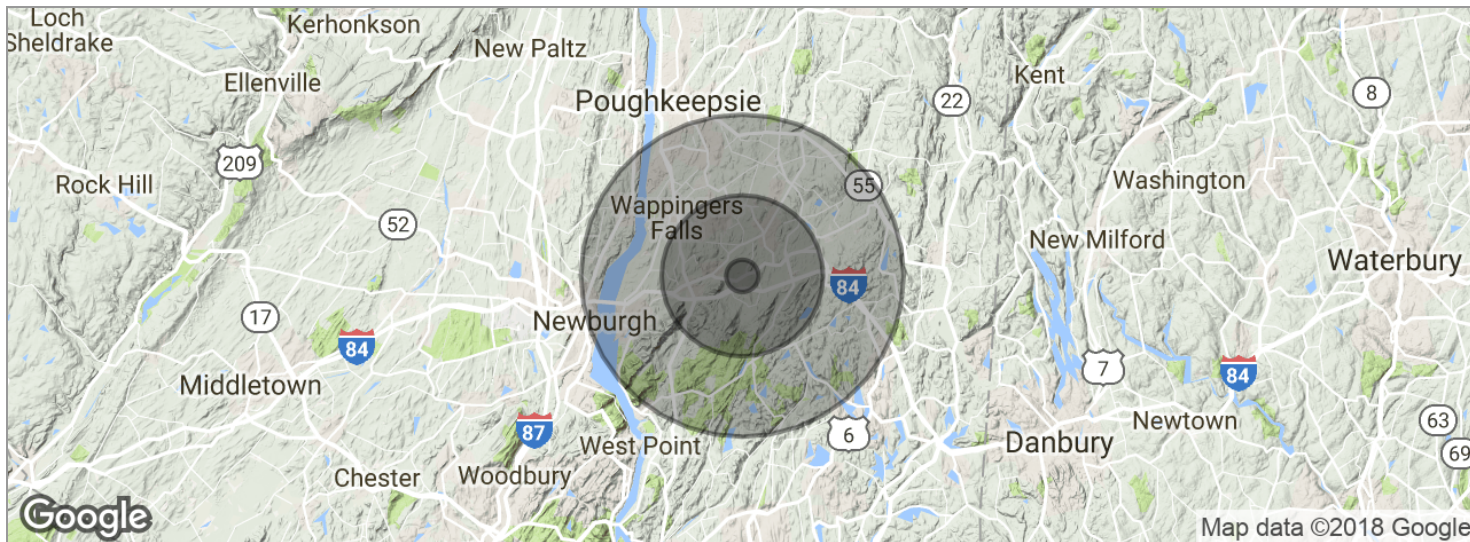
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,466	49,380	177,665
Median age	41.7	40.4	39.8
Median age (Male)	41.0	38.6	38.7
Median age (Female)	42.3	42.0	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	532	17,217	61,460
# of persons per HH	2.8	2.9	2.9
Average HH income	\$98,703	\$102,086	\$98,037
Average house value	\$393,187	\$369,156	\$369,338

* Demographic data derived from 2010 US Census

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