



# CORNWALL SHOPPING CENTER

15 & 45 QUAKER AVENUE, CORNWALL, NY 12518



## ACROSS THE STREET FROM MONTEFIORE ST. LUKE'S HOSPITAL

**ADDRESS:** 15 & 45 Quaker Avenue  
Cornwall, NY 12518

**LOCATION:** **NYS Thruway, Exit 17**  
(18 Minutes / 7 Miles)

**AREA RETAILERS:** CVS Pharmacy, Chase Bank

**DEMAND GENERATORS:** West Point,  
Montefiore St. Luke's Hospital, Bear Mountain,  
Mount Saint Mary College, SUNY Orange, Storm King

**OFFICE SPACES:** Suite 8: 2,312 ± RSF  
Suite 9: 1,500 ± RSF  
(Combined: 3,812 ± RSF)  
Suite 203: 2,413 ± RSF  
Suite 204/205: 2,051 ± RSF  
Suite 206: 2,215 ± RSF  
Suite: 208: 900 ± RSF

**ASKING RATE:** First Floor: \$23.50 Per SF  
Second Floor: \$21.50 Per SF  
(Includes Base Year Taxes & Base Year CAM)

### PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease Retail / Class A Office Spaces available for lease within Cornwall Shopping Center at 15 & 45 Quaker Avenue, Cornwall, NY. 15 Quaker Avenue is the Supermarket & 45 Quaker Avenue is the Office Building. Located across the street from St. Luke's Hospital within close proximity to demand generators such as, West Point, Bear Mountain, Storm King, and more. Area retailers include, but not limited to CVS Pharmacy, Chase Bank & more. Cornwall Shopping Center is 2 minutes from NYS Route 32, 15 Minutes from Bear Mountain Bridge, 18 minutes from NYS Thruway, Exit 17 & 19 Minutes from the Newburgh-Beacon Bridge.

### CO-TENANTS

DG Market  
NYS Senate Office  
Chan's Peking House  
Leo's Italian Restaurant & Pizzeria  
Anytime Fitness  
United States Postal Service  
Your Dance Closet  
Touch of Gold Jewelers  
NYS Attorney  
Cornwall Wine & Spirits  
Main Street Cutters Salon & Spa  
World Wide Travel  
Beverages & Smoke Shop  
Dunkin Donuts  
Jamaican Restaurant  
Pilates



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
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For more information:

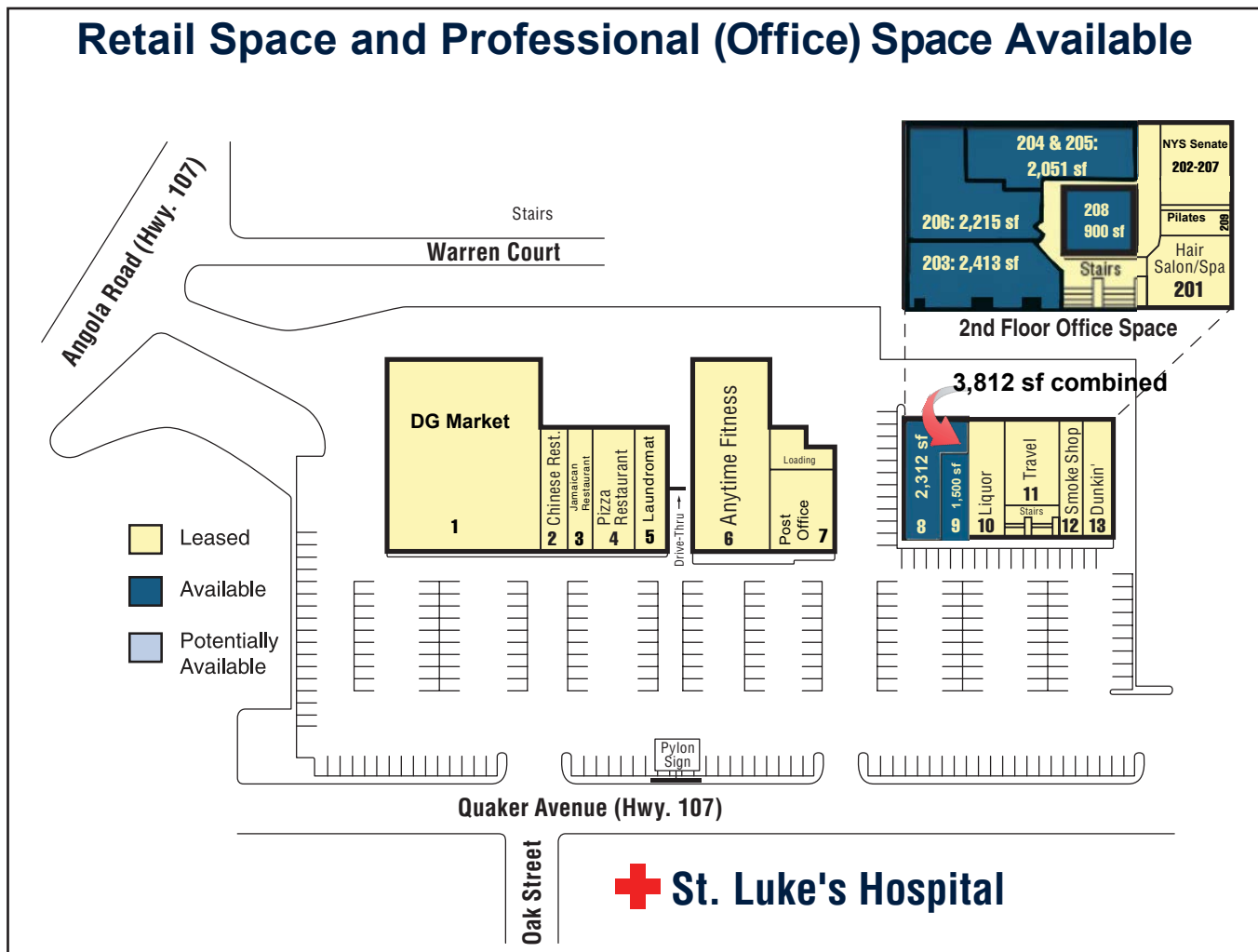
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# RETAIL STORE & OFFICE SUITES

15 & 45 QUAKER AVENUE, CORNWALL, NY 12518

## OFFICE, RETAIL, SERVICE



### PROPERTY BUSINESSES

First Floor	Second Floor
1. DG Market	201. Hair Salon/Spa
2. Chinese Restaurant	202. NYS Senator
3. Jamaican Restaurant	203. <b>Available +/- 2,413 sf</b>
4. Pizza Restaurant	204/205. <b>Available +/- 2,051 sf</b>
5. Laundromat	206. <b>Available +/- 2,215 sf</b>
6. Anytime Fitness	207. NYS Senator
7. Post Office	208. <b>Available +/- 900 sf</b>
8. <b>Available +/- 2,312 sf</b>	209. Pilates
9. <b>Available +/- 1,500 sf</b>	
10. Liquor	
11. Travel	
12. Smoke Shop	



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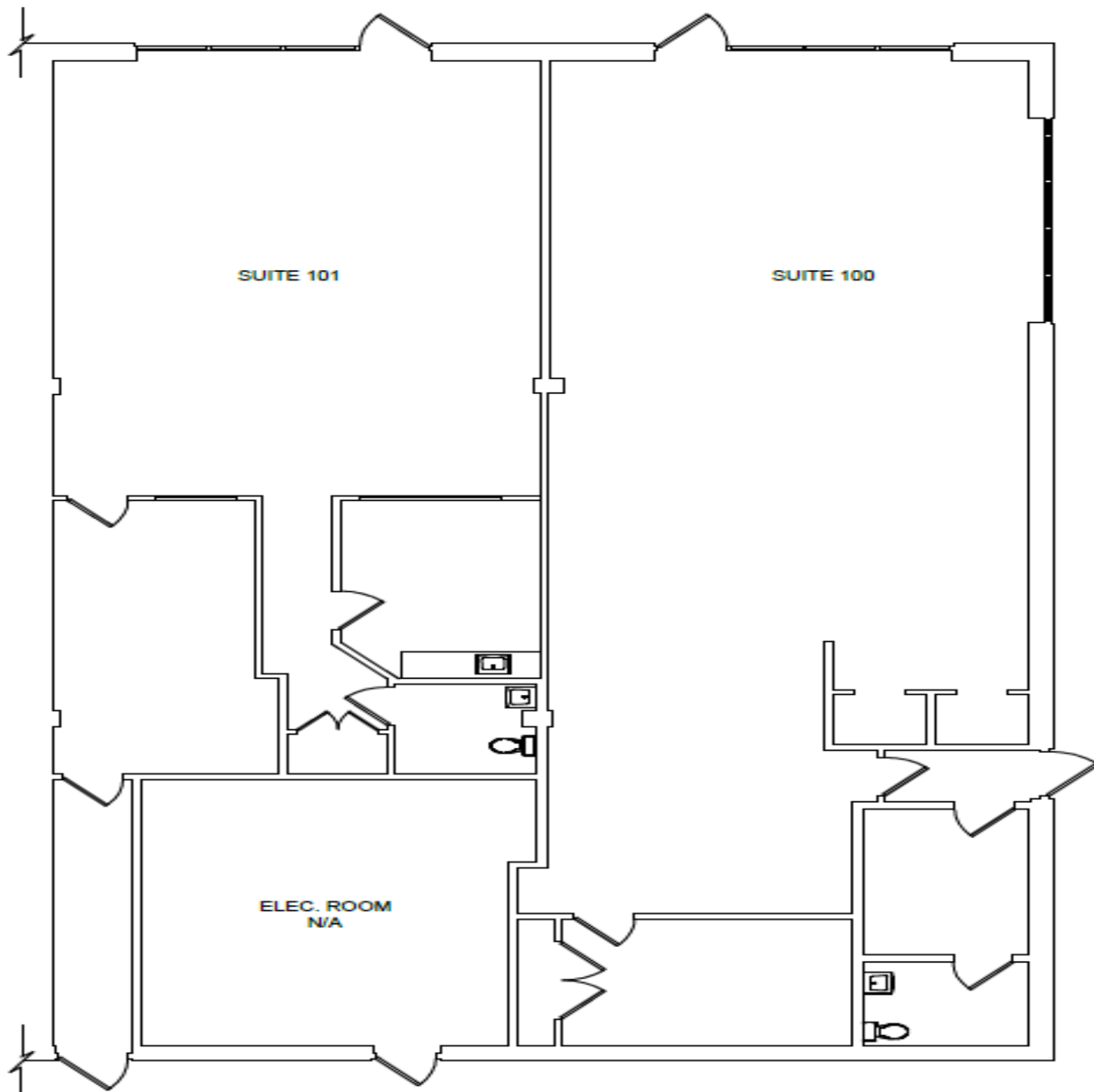
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# GROUND FLOOR PLANS

15 & 45 QUAKER AVENUE, CORNWALL, NY 12518

UNIT 8 - 2,312 RSF & UNIT 9 - 1,500 RSF / COMBINED 3,812 RSF



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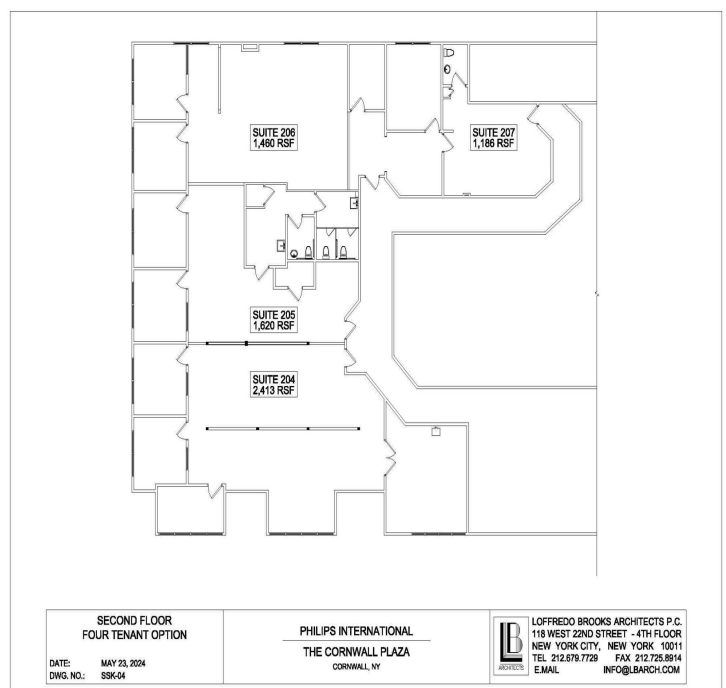
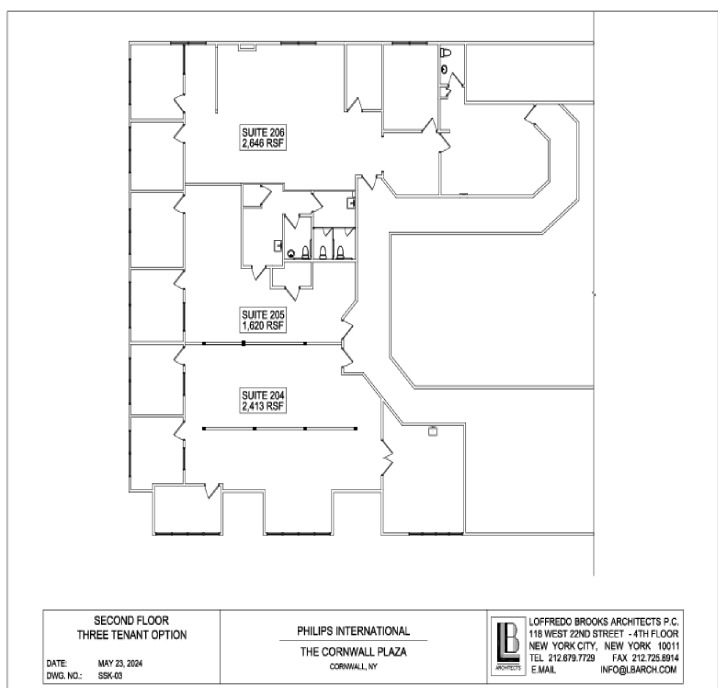
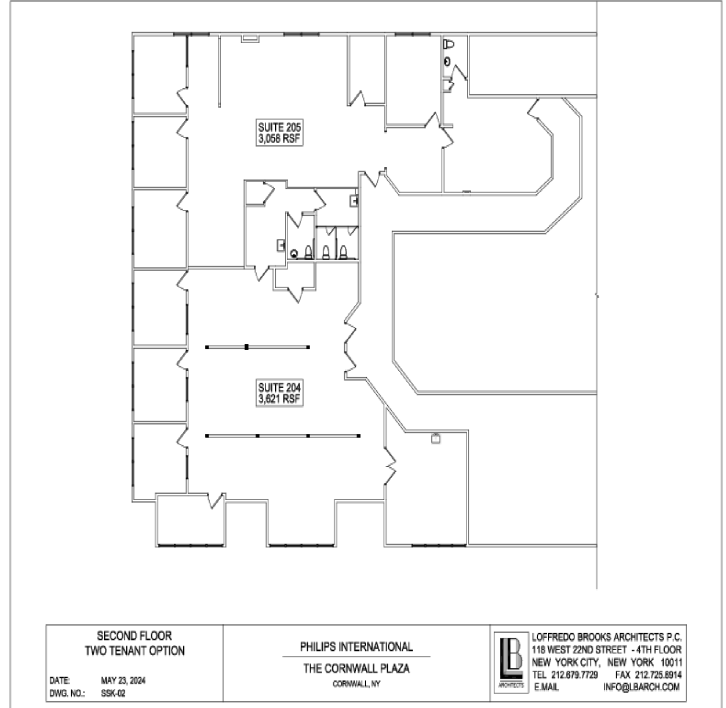
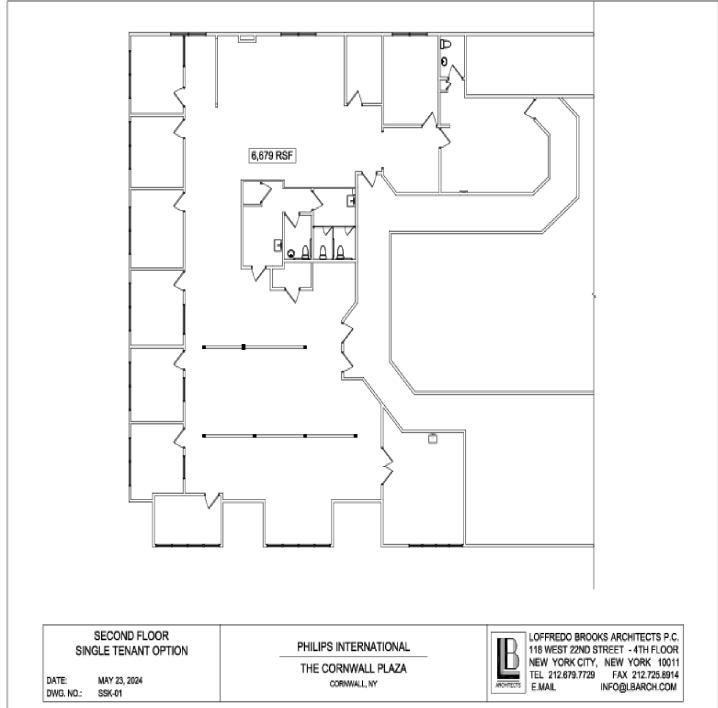
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# SECOND STORY FLOOR PLAN OPTIONS

## 15 & 45 QUAKER AVENUE, CORNWALL, NY 12518

ELEVATOR IN BUILDING \* WINDOWS \* MODERN BUILDOUT \* 6,679 RSF TOTAL



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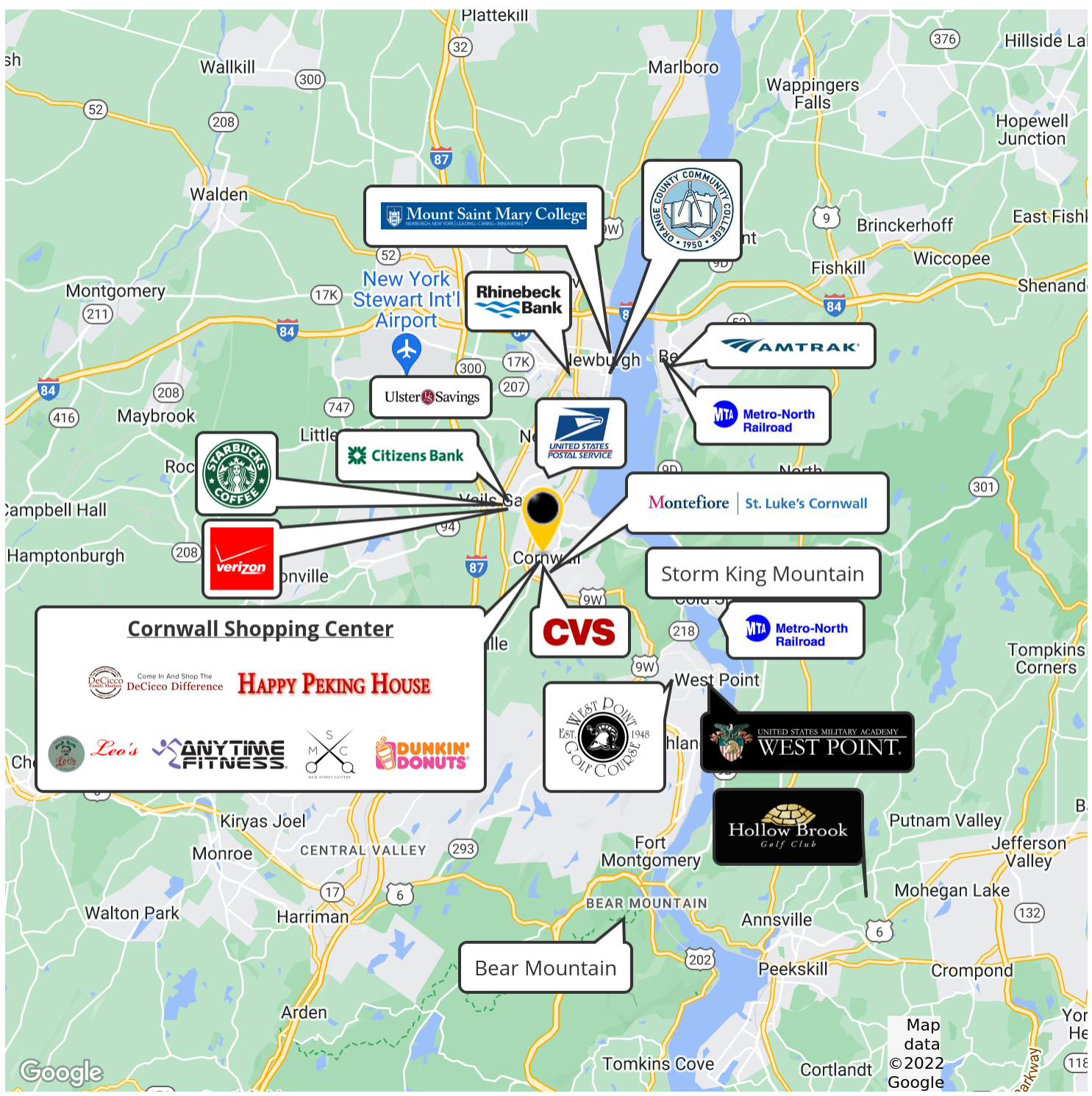
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# NEAR U.S. WEST POINT MILITARY ACADEMY NEW YORK STATE THRUWAY, EXIT 17 - (18 MINUTES / 7 MILES)

## NEWBURGH BEACON BRIDGE & BEAR MOUNTAIN BRIDGE



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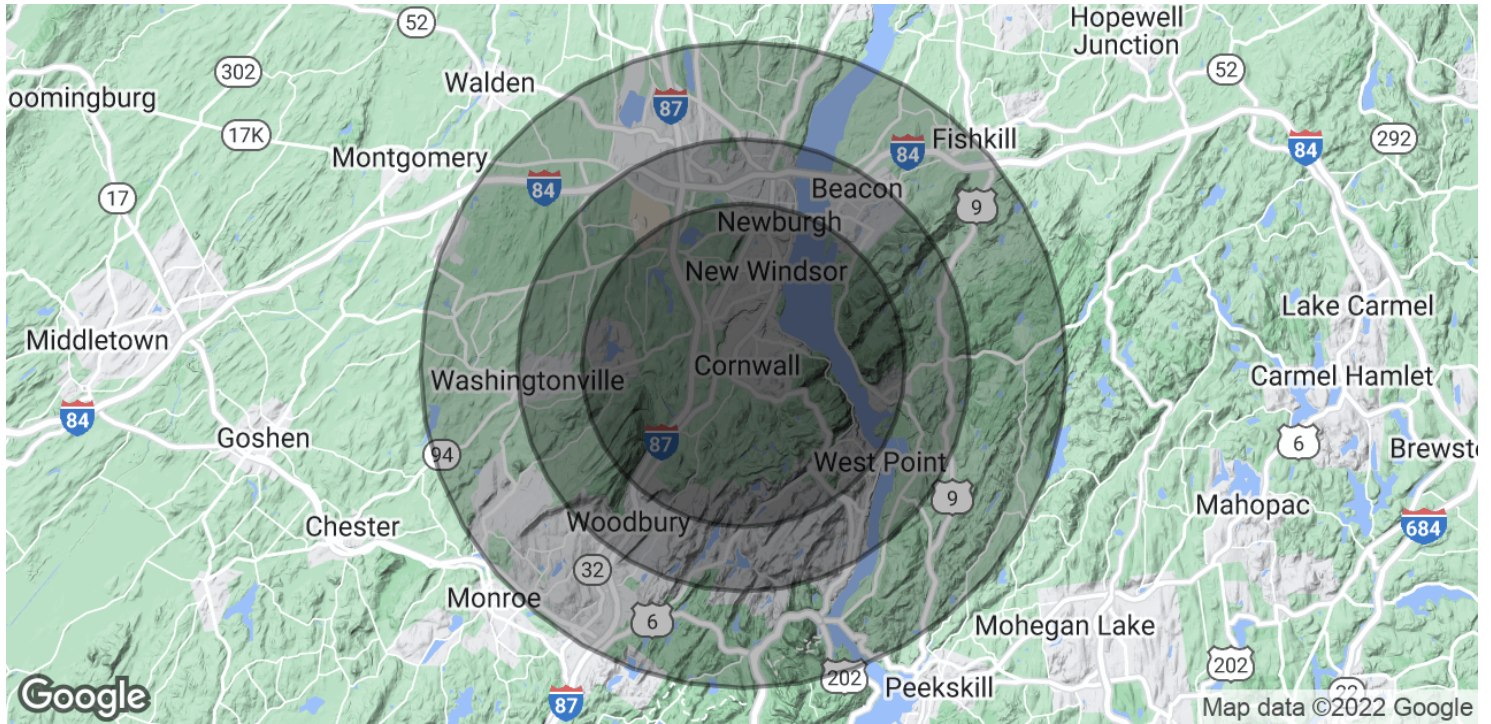
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### LOWER MID-HUDSON VALLEY REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	61,321	119,346	210,783
Average Age	37.8	37.7	36.0
Average Age (Male)	35.1	35.5	34.4
Average Age (Female)	40.6	39.8	37.1

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	24,532	48,027	78,240
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$87,240	\$87,845	\$90,976
Average House Value	\$225,160	\$243,657	\$281,768

\* Demographic data derived from 2020 ACS - US Census



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