

PROPOSAL

The Dixon Roadside

261 TINKER ST.

Woodstock, NY 12498

PRESENTED BY:

NATE KANNEY, CCIM

O: 845.430.8314

nate.kanney@svn.com



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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,575,000
LOT SIZE:	0.94 Acres
BUILDING SIZE:	2,364 SF
YEAR BUILT:	2019
PARKING:	40
ZONING:	LI
SEATING CAPACITY:	90

PROPERTY DESCRIPTION

The Dixon Roadside presents a rare opportunity to acquire a modern, architecturally distinctive restaurant property in the heart of the Hudson Valley. Completed in 2019, the building was designed and constructed to the highest standards, offering exceptional quality, thoughtful layout, and contemporary aesthetics suited to a range of elevated dining concepts. Its open floor plan, natural materials, and efficient kitchen systems create an environment that balances form, function, and customer experience.

Positioned along Route 212—just minutes from the center of Woodstock and adjacent to the Bearsville Theater complex—the property benefits from consistent year-round traffic, a strong tourism base, and a loyal regional following. With its turnkey infrastructure, outstanding visibility, and proximity to other established hospitality venues, The Dixon Roadside stands out as one of the most desirable restaurant assets in the Hudson Valley market.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Woodstock, New York, is one of the Hudson Valley's most recognized and enduring destinations, known for its combination of cultural legacy, natural beauty, and year-round tourism. Located at the eastern edge of the Catskill Mountains, the town serves as a gateway to a thriving regional economy supported by arts, dining, recreation, and hospitality. Its established visitor base includes both weekenders and full-time residents drawn from the greater New York City metropolitan area—approximately two hours south via the New York State Thruway.

The local market supports a strong mix of independent restaurants, boutique inns, galleries, and performance venues, anchored by destinations such as the Bearsville Theater, Levon Helm Studios, and a vibrant village center filled with locally owned businesses. The surrounding Catskills region continues to experience sustained investment and growth, attracting discerning travelers seeking authentic, high-quality experiences within easy reach of the city. For an operator, Woodstock offers a rare balance of brand visibility, consistent visitor traffic, and a community that values creativity, design, and culinary innovation.

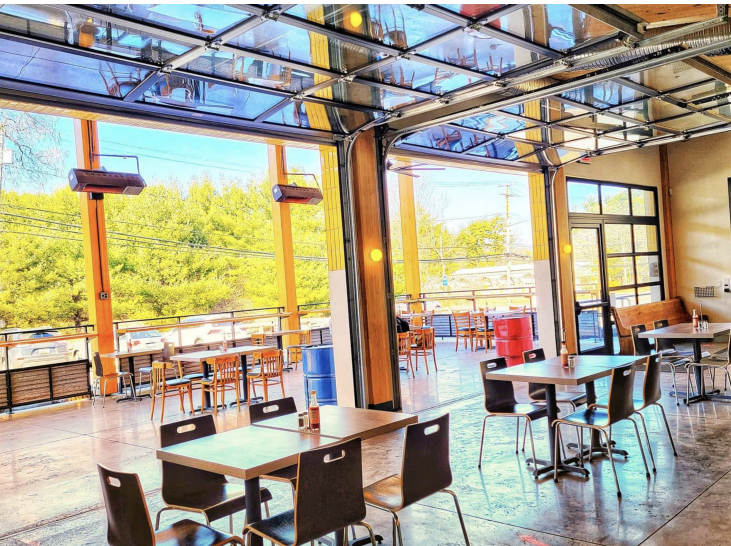
COMPLETE HIGHLIGHTS



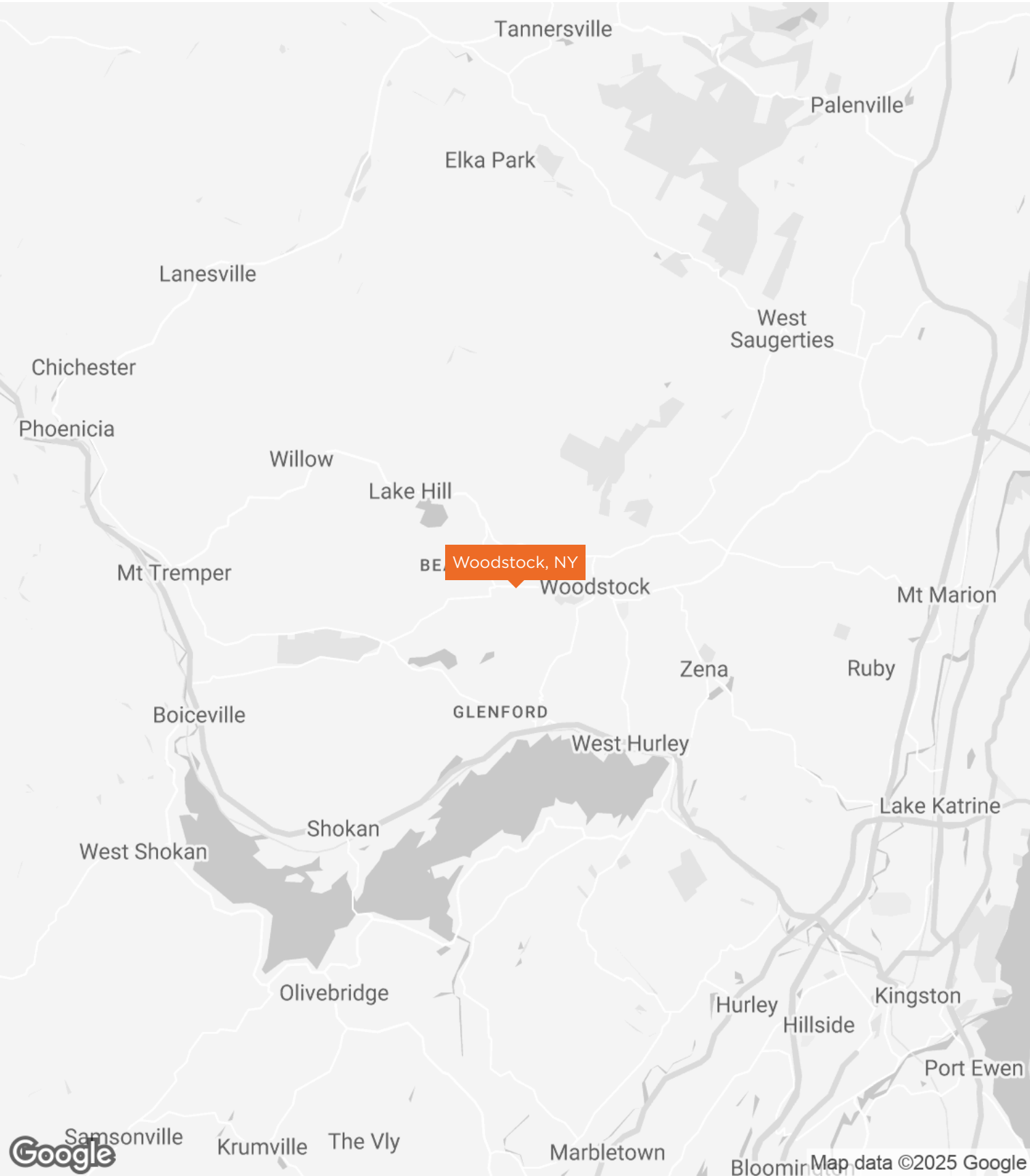
PROPERTY HIGHLIGHTS

- 2,364 SF purpose-built restaurant facility constructed in 2019
- LI zoning allows for a variety of commercial, retail, and hospitality uses
- Designed and finished to a high standard of construction and detailing
- Efficient floor plan with 90-person indoor capacity and 1,300 SF covered, heated outdoor seating
- Modern mechanical systems, high ceilings, and abundant natural light throughout
- Includes complete FF&E package suitable for immediate operation
- 40+ private off-street parking spaces provide convenience and customer accessibility
- Located on Route 212, adjacent to Bearsville Theater and the Woodstock Public Library
- Excellent visibility, signage, and year-round traffic in a destination corridor
- Site supports outdoor dining and event use with attractive frontage and covered space
- Recognized architectural design and contemporary aesthetic supporting strong brand presence
- Proven location with demonstrated sales performance and consistent regional draw
- Hosted the "Cheese In" pop-up which earned over \$180k in gross revenue in one week.

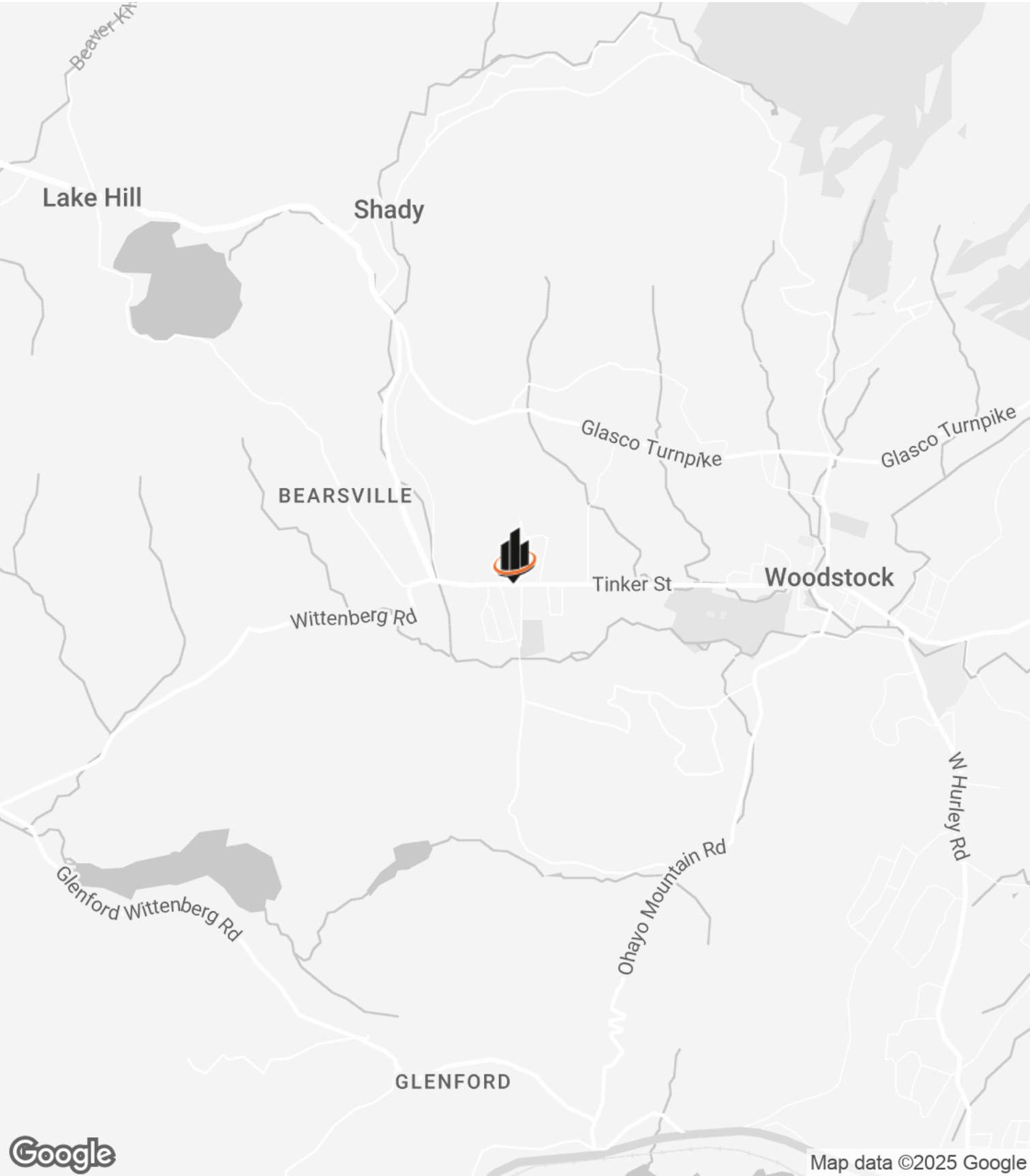
ADDITIONAL PHOTOS



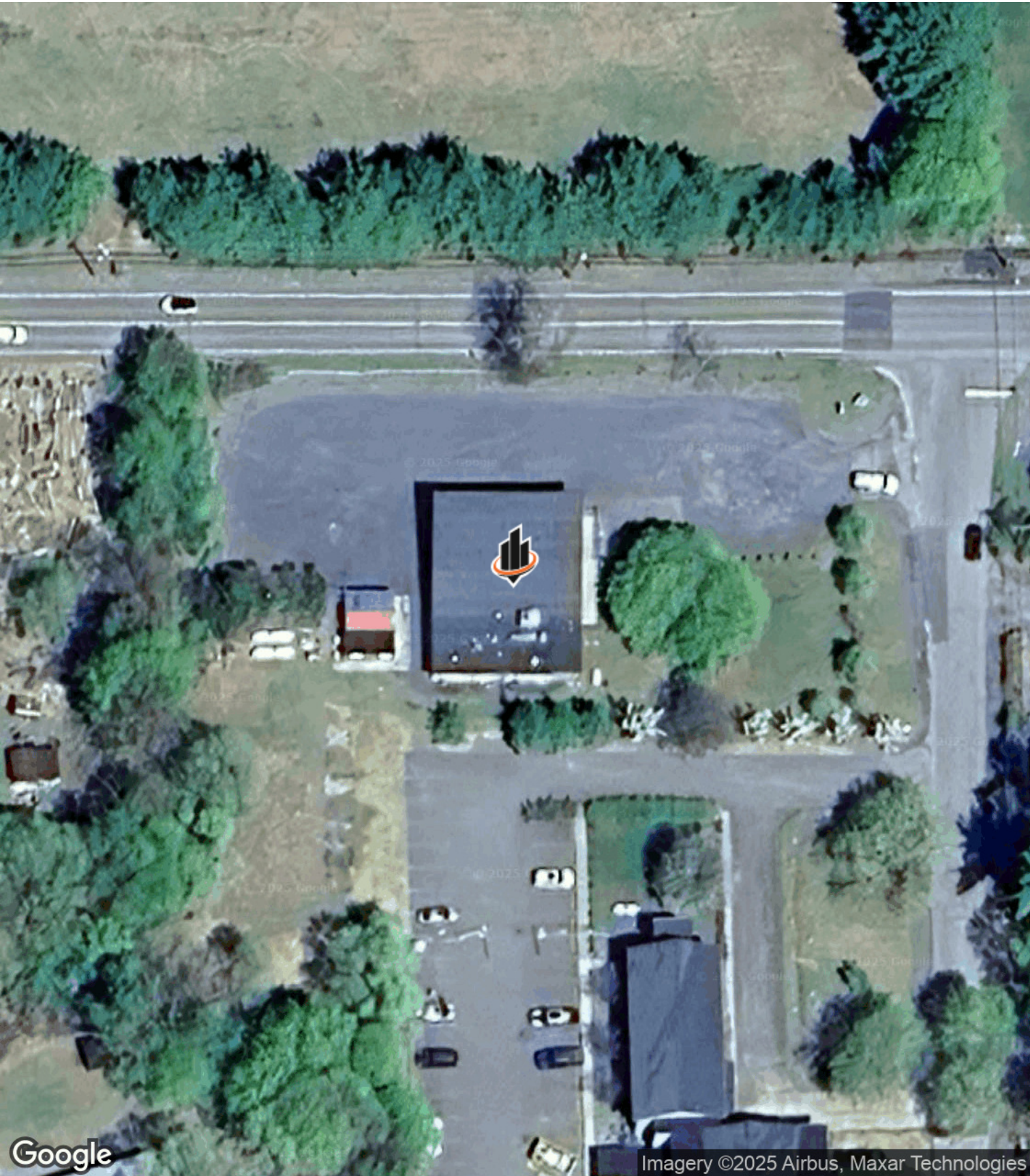
REGIONAL MAP



LOCATION MAP



AERIAL MAP



ADVISOR BIO 1



NATE KANNEY, CCIM

Senior Advisor

nate.kanney@svn.com

Direct: **845.430.8314** | Cell: **845.430.8314**

PROFESSIONAL BACKGROUND

Nathan Kanney, CCIM, SEC, is a seasoned commercial real estate professional with over 12 years of experience across all major asset classes, including multifamily, retail, office, industrial, and land. As a Senior Advisor at SVN Deegan- Collins Commercial Realty, he provides brokerage and advisory services throughout the Hudson Valley and Upstate New York, with a focus on investment strategy, acquisitions, dispositions, and creative capital structuring. Nathan brings deep expertise in specialized asset types such as self-storage, manufactured housing communities, and value-add redevelopment opportunities. He is particularly adept at crafting creative real estate solutions—including exchanges, syndications, and joint ventures—that optimize both investor returns and deal execution. A Certified Commercial Investment Member (CCIM) and an active member of the Society of Exchange Counselors (SEC), Nathan has also successfully sponsored and operated a 506(b) real estate syndication, leading underwriting, capital raising, and asset management efforts for private investors. Prior to his real estate career, Nathan competed professionally as an off-road motorcycle racer for elite teams including Red Bull KTM. He now brings that same focus and discipline to real estate investment while continuing to grow his personal portfolio. Outside of work, he enjoys mountain biking, skiing, and working as a SAG-AFTRA stunt performer in film and television.

MEMBERSHIPS

CCIM, SEC

SVN | Deegan-Collins Commercial Realty

411 Washington Ave. Suite 201
Kingston, NY 12401
845.339.9100