



BUTTERFIELD - OFFICE, RETAIL, SERVICE

1756 NYS ROUTE 9D, COLD SPRING, NY 10516



METRO-NORTH RAILROAD, COLD SPRING, WEST POINT

ADDRESS: Butterfield Campus
Building 1 & Lahey Pavilion
1756 NYS Route 9D
Cold Spring, NY 10516

LOCATION: **Metro-North Railroad**
(3 Minutes / 0.7 Miles)
U.S. Route 9
(5 Minutes / 2.7 Miles)
Bear Mountain Bridge
(12 Minutes / 8.3 Miles)
Interstate 84
(14 Minutes / 8.6 Miles)

BUILDING SIZE: 15,000 SF
FRONTAGE: 1,008.70' - NYS Route 9D
TRAFFIC COUNT: 7,436 AADT
LEASE PRICE: **Building 1:** \$25 PSF NNN
Lahey Pavilion: \$25 PSF NNN

AVAILABLE SPACE(S):

Building 1

Unit D - 1,000 SF
Unit E - 952 SF
Unit F - 1,000 SF
Unit G - 750 SF
Total - 3,700 SF

Lahey Pavilion

Space A - 1,750 SF
Space B - 1,340 SF
Total - 3,090 SF

PROPERTY OVERVIEW:

Cold Spring, New York is a charming village located in Putnam County along the Hudson River. Known for its historic 19th-century architecture, scenic beauty, and outdoor recreational opportunities, it offers a quaint Main Street with shops, cafes, and restaurants. Popular attractions include the West Point Foundry Preserve, Hudson Highlands State Park with the Breakneck Ridge Trail, and Boscobel House and Gardens. Cold Spring is a popular destination for hiking, antiques, and enjoying the picturesque views of the Hudson River. It's easily accessible by the Metro-North Railroad, making it a convenient getaway from New York City.



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:

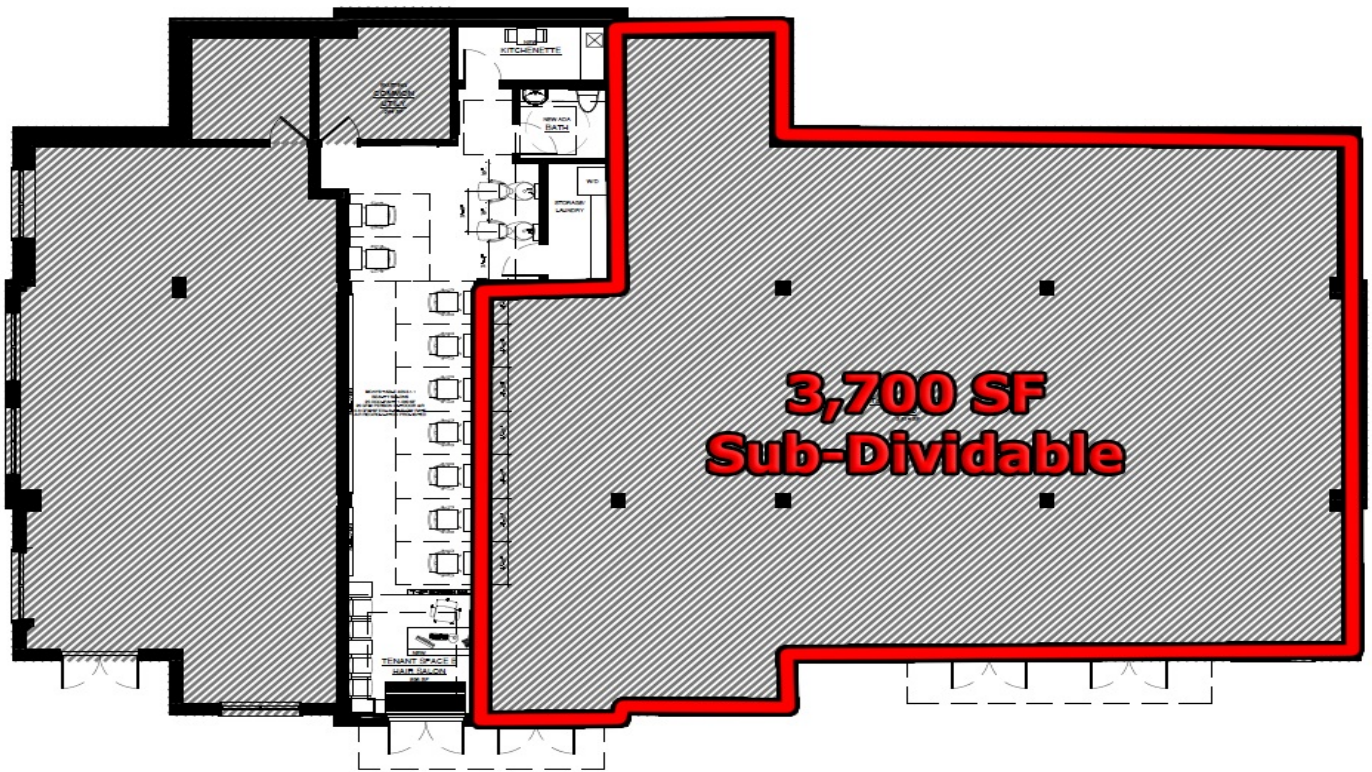
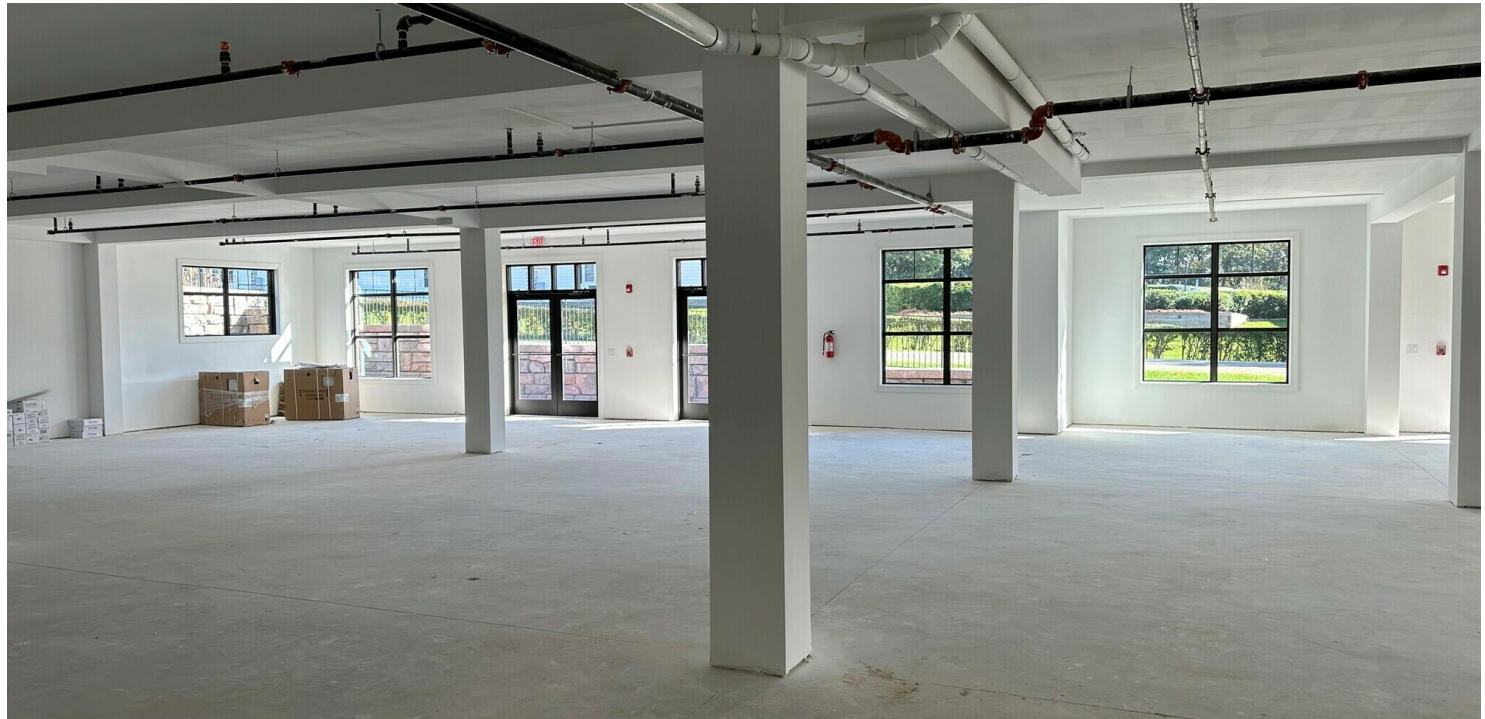
Thomas M. Cervone
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VILLAGE OF COLD SPRING, NEW YORK

NEARBY HUDSON HIGHLANDS STATE PARK

BUILDING 1 - 3,700 SF AVAILABLE FOR LEASE



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NYS ROUTE 9D - 7,436 AADT ADDITIONAL SPACES AVAILABLE - BUTTERFIELD CAMPUS

LAHEY PAVILION - 3,090 SF AVAILABLE FOR LEASE



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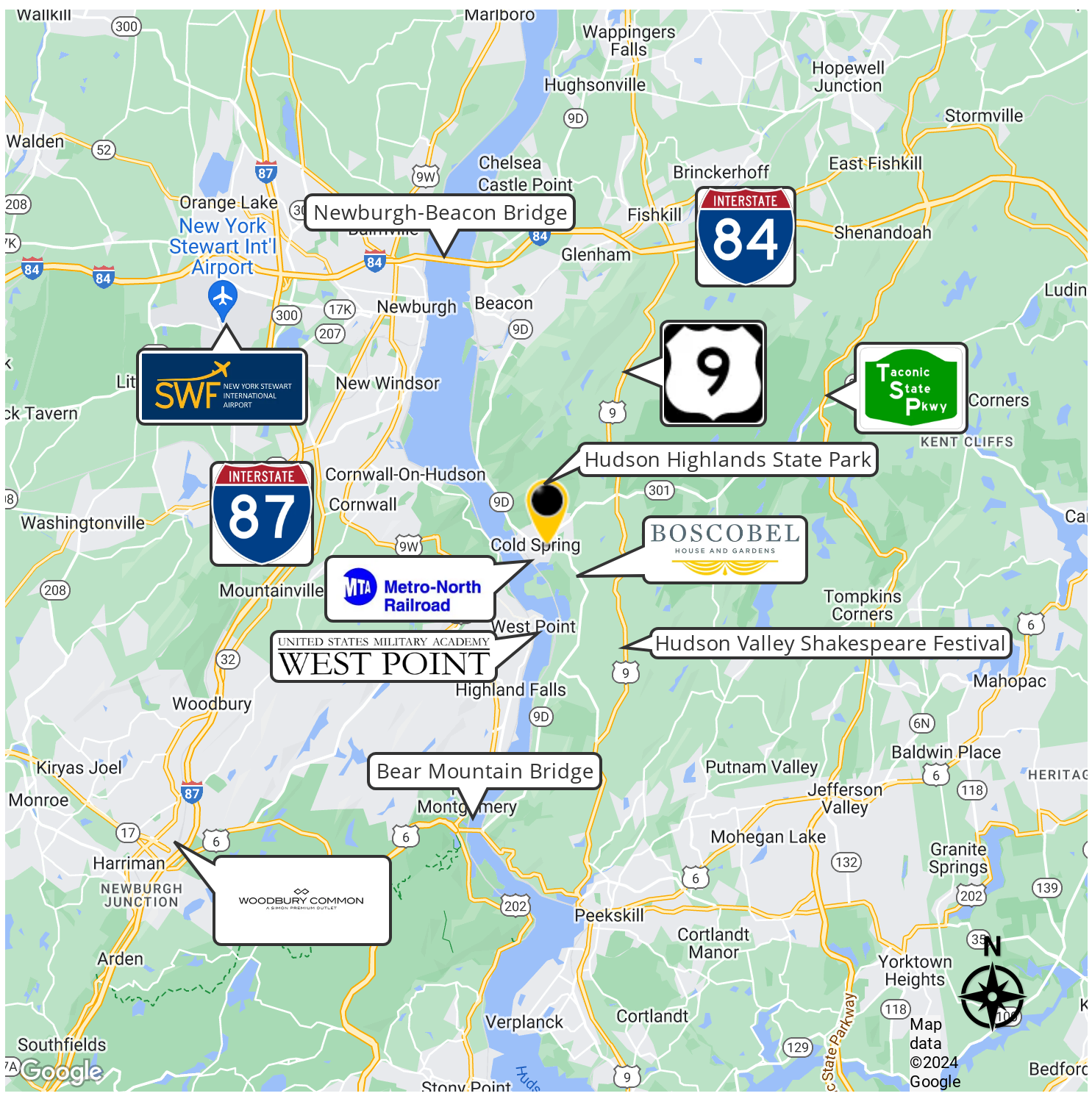
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INTERSTATE 84 - (14 MINUTES / 8.6 MILES)
METRO-NORTH RAILROAD - (3 MINUTES / 0.7 MILES)

NEARBY U.S. MILITARY ACADEMY WEST POINT



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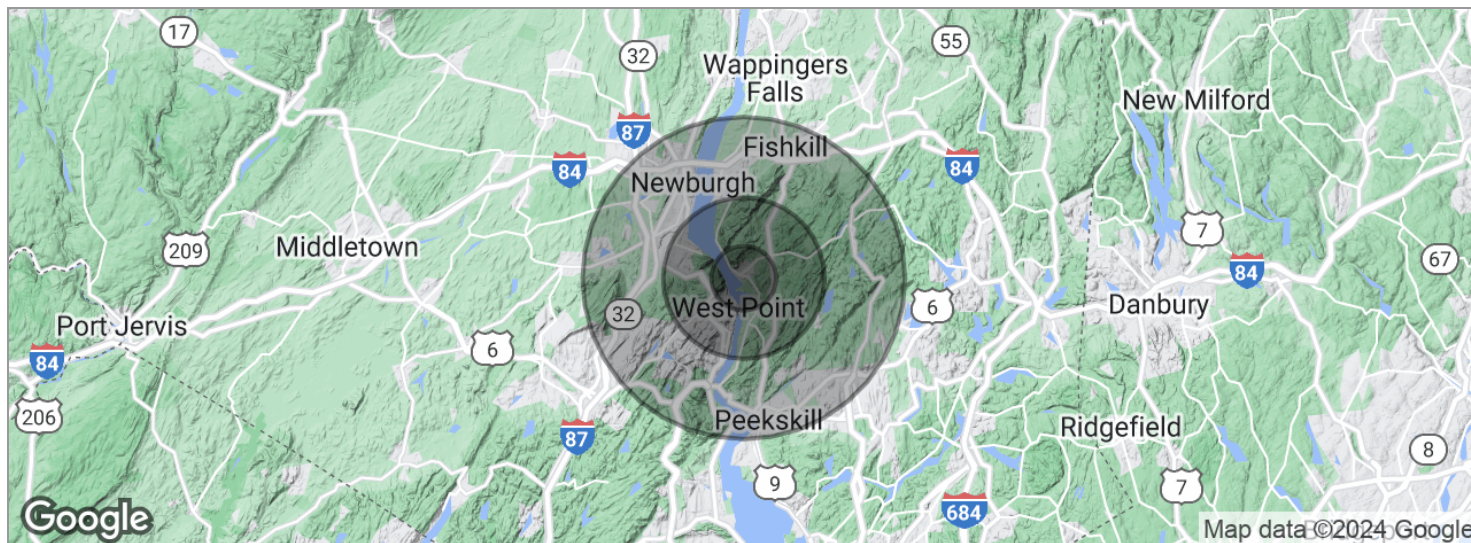
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD, & INCOME

LOWER MID HUDSON VALLEY REGION



POPULATION	2 MILES	5 MILES	10 MILES
Total population	8,296	27,193	188,733
Median age	32	39	41
Median age (male)	32	38	40
Median age (Female)	33	40	42
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	1,973	8,903	68,014
# of persons per HH	4.2	3.1	2.8
Average HH income	\$165,434	\$153,064	\$132,560
Average house value	\$557,271	\$534,302	\$445,969

* Demographic data derived from 2020 ACS - US Census



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