



# ROUTE 82 OFFICE PARK OFF TACONIC STATE PARKWAY

1559 NEW YORK 82, HOPEWELL JUNCTION, NY 12533

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	1,600 - 4,800 SF
Lot Size:	4.03 Acres
Number of Units:	1
Year Built:	1998
Zoning:	B1

### PROPERTY OVERVIEW

Discover the perfect space for your business at 1559 New York 82 in Hopewell Junction. This impressive property offers modern, flexible office space, on one level, designed to meet the needs of today's dynamic businesses. 4,800 square feet available with the potential to divide into two or three smaller suites. State-of-the-art facilities, natural light, and a customizable floor plan, the property provides a sleek and professional environment for any tenant. The location features onsite parking for employees and visitors, as well as convenient access to major transportation routes. Elevate your business presence in this prime location.

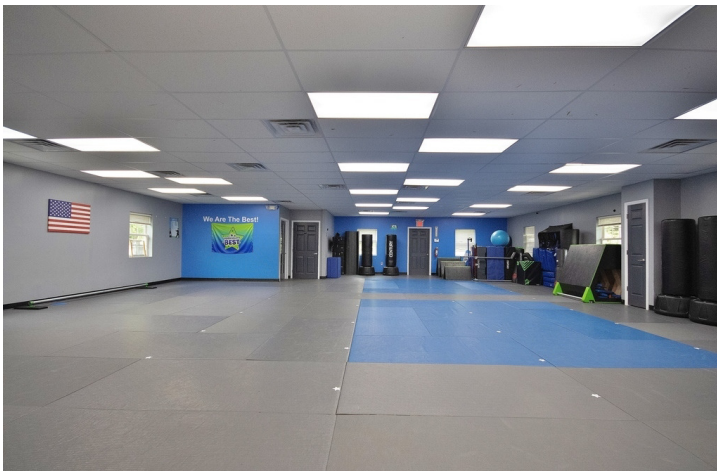


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## ADDITIONAL PHOTOS



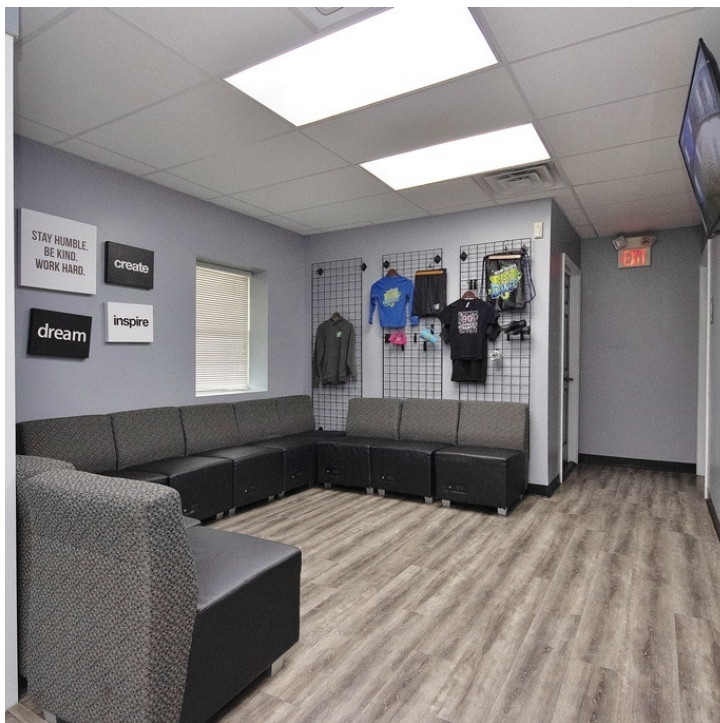
BRIAN MOSSEY  
D. 845.288.4367  
M. 845.288.4367  
bmossey@bhhshudsonvalley.com



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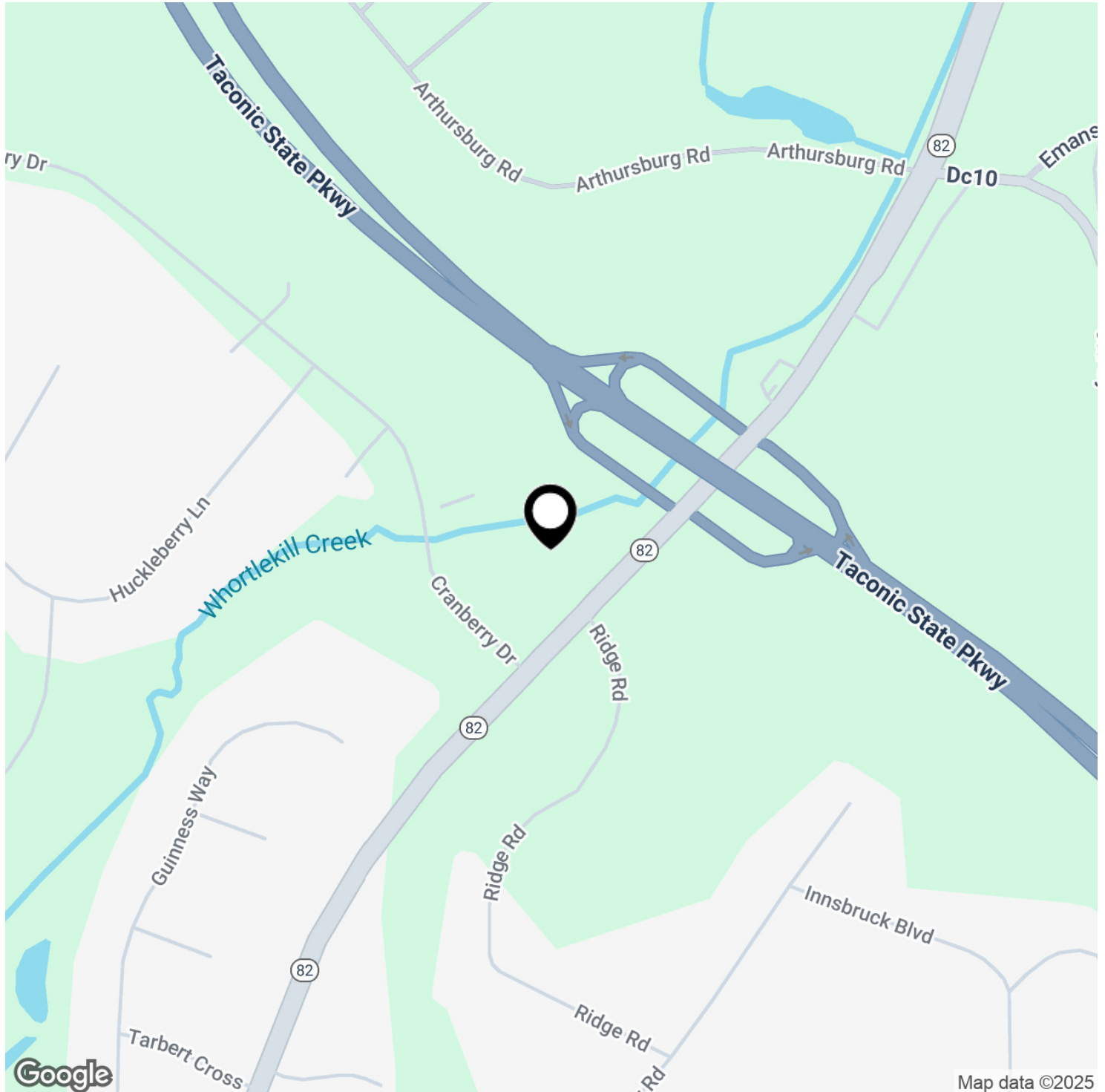


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## LOCATION MAP



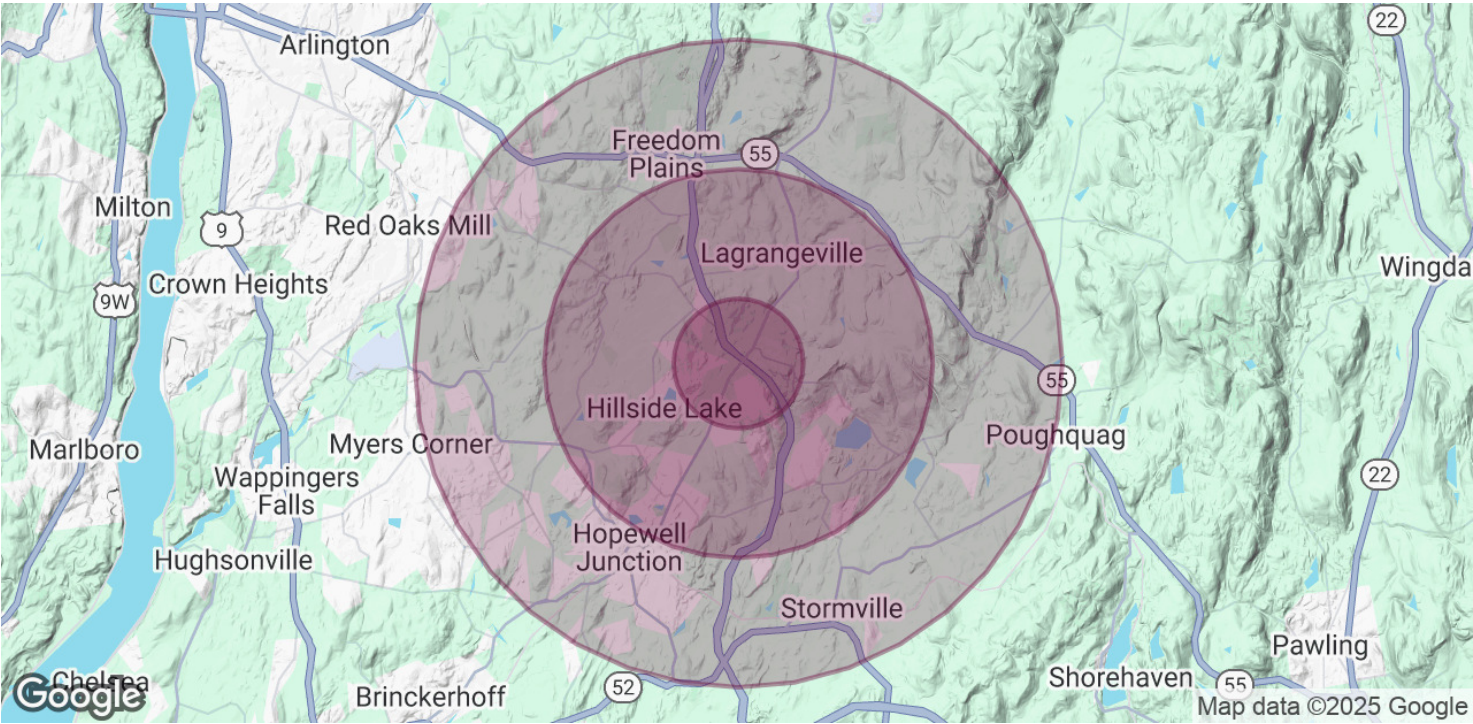




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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,723	17,417	48,483
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	938	6,132	16,559
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$201,076	\$191,996	\$178,415
Average House Value	\$533,886	\$524,823	\$498,861

Demographics data derived from AlphaMap