



# PRIME 1.5 ACRE PAD SITE - SIGNALIZED INTERSECTION

ROBINSON LANE AND ROUTE 376, EAST FISHKILL, NY 12590

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$975,000

Lot Size: 1.5 Acres

Zoning: B-3

Submarket: Hudson Valley

### PROPERTY OVERVIEW

BHHS Hudson Valley is pleased to offer For Sale a 1.5 Acre Parcel in an established commercial corridor in the town of East Fishkill (Wappingers Falls zip code). This flat corner development site is zoned commercial (B3 Zone). Proposed site plans on file for a 14,673 square foot retail building as well as concepts for two stand alone pads. Municipal water to the site. Ideal development for Banks, Retail, Drive-thru, Medical. The new B-3 zoned allows for potential mixed-use with residential apartments on the 2nd floor.

### PROPERTY HIGHLIGHTS

- B3 Commercial Zoning
- Municipal Water / Septic
- Vibrant commercial corridor
- Flat 1.5 acres at signalized intersection
- Excellent corner visibility and traffic count



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## ADDITIONAL PHOTOS



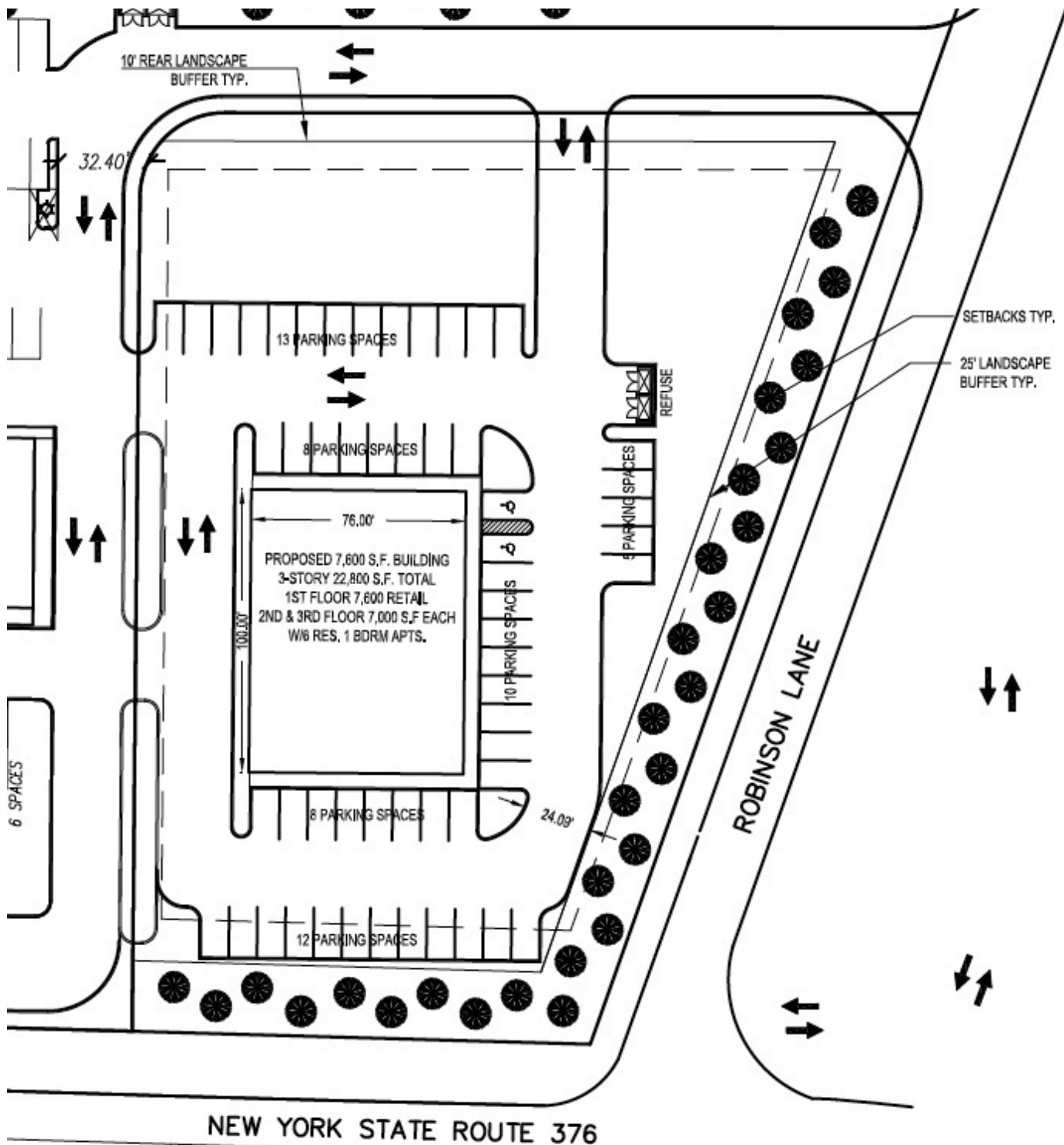
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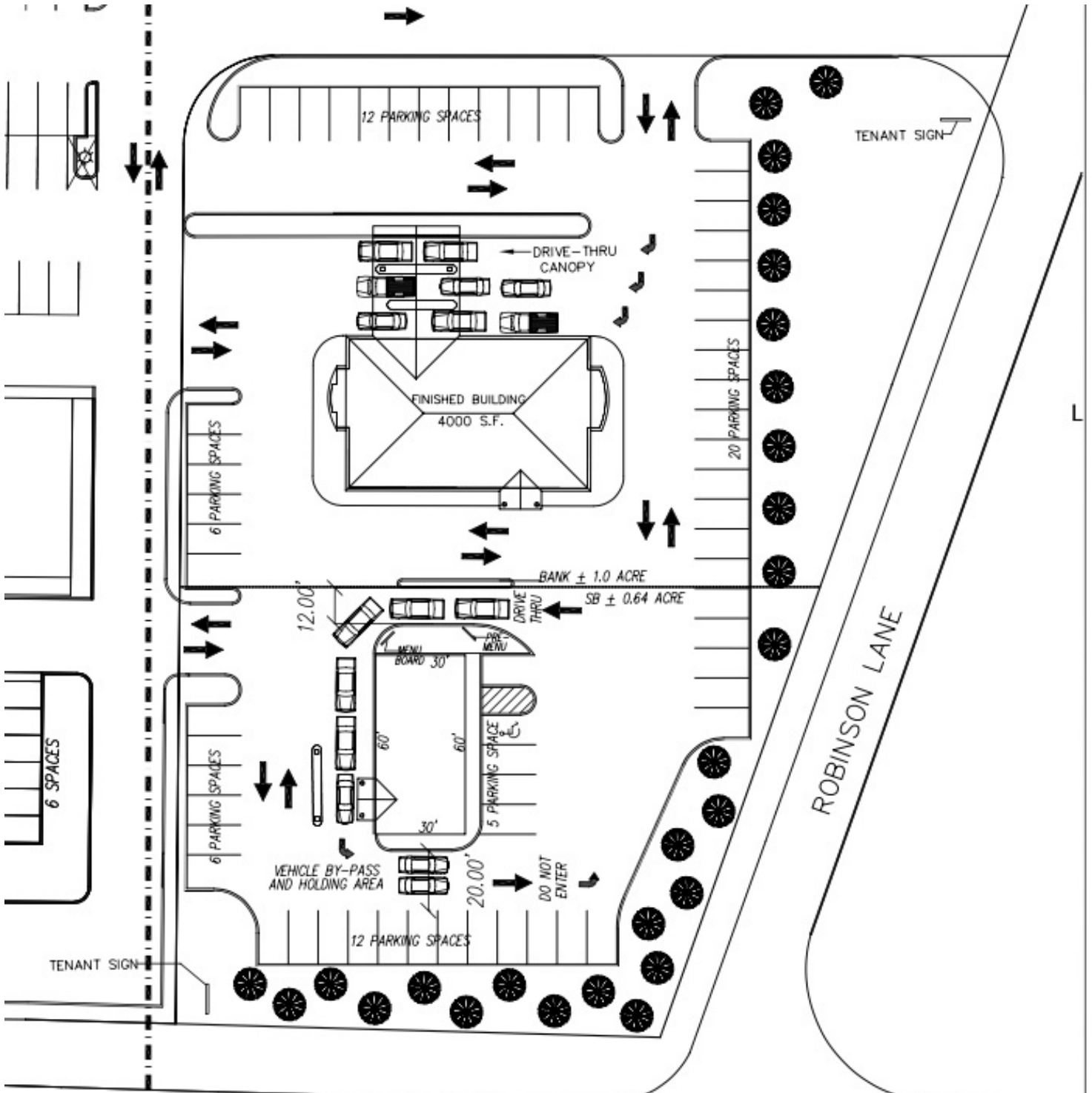




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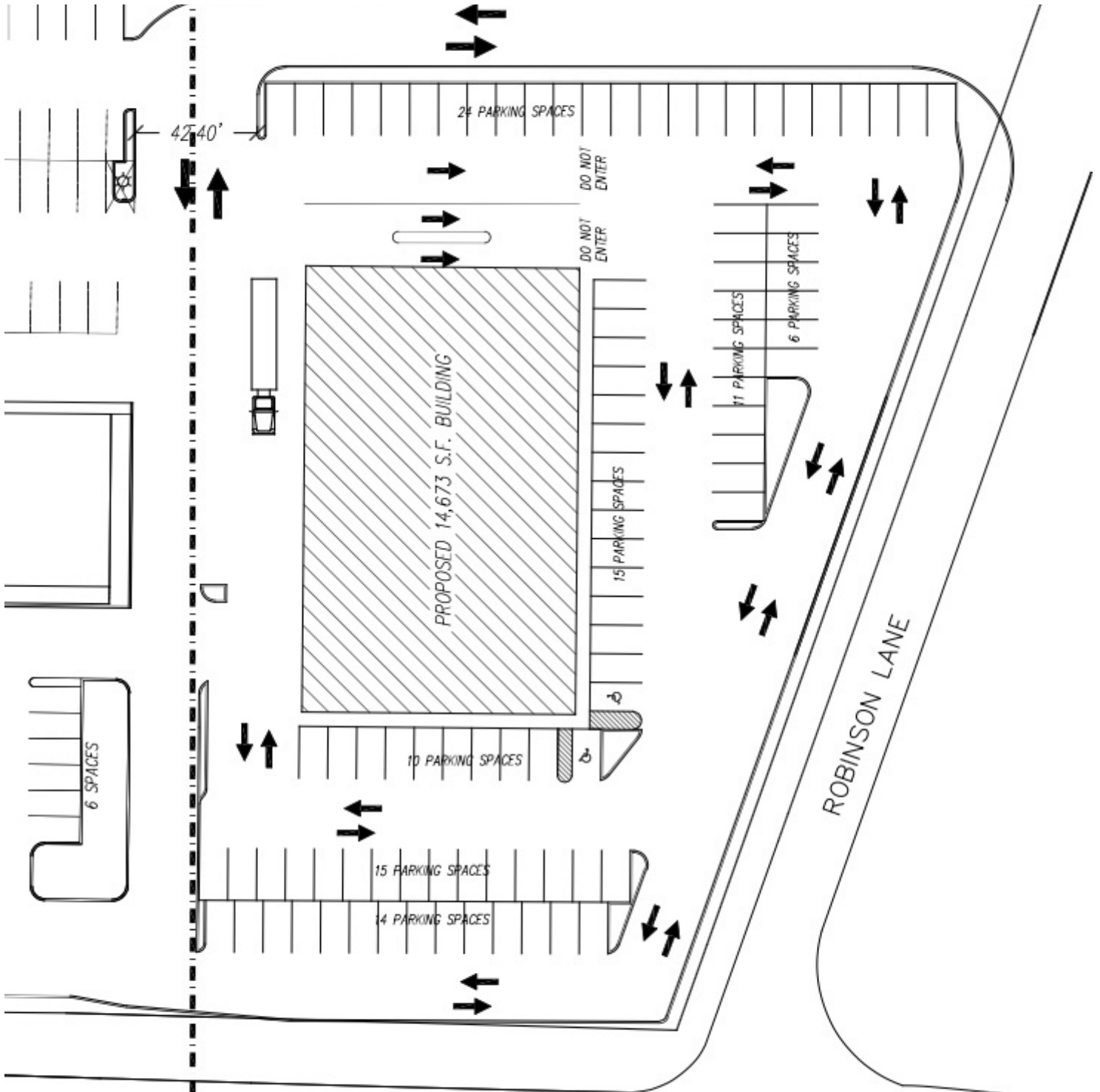
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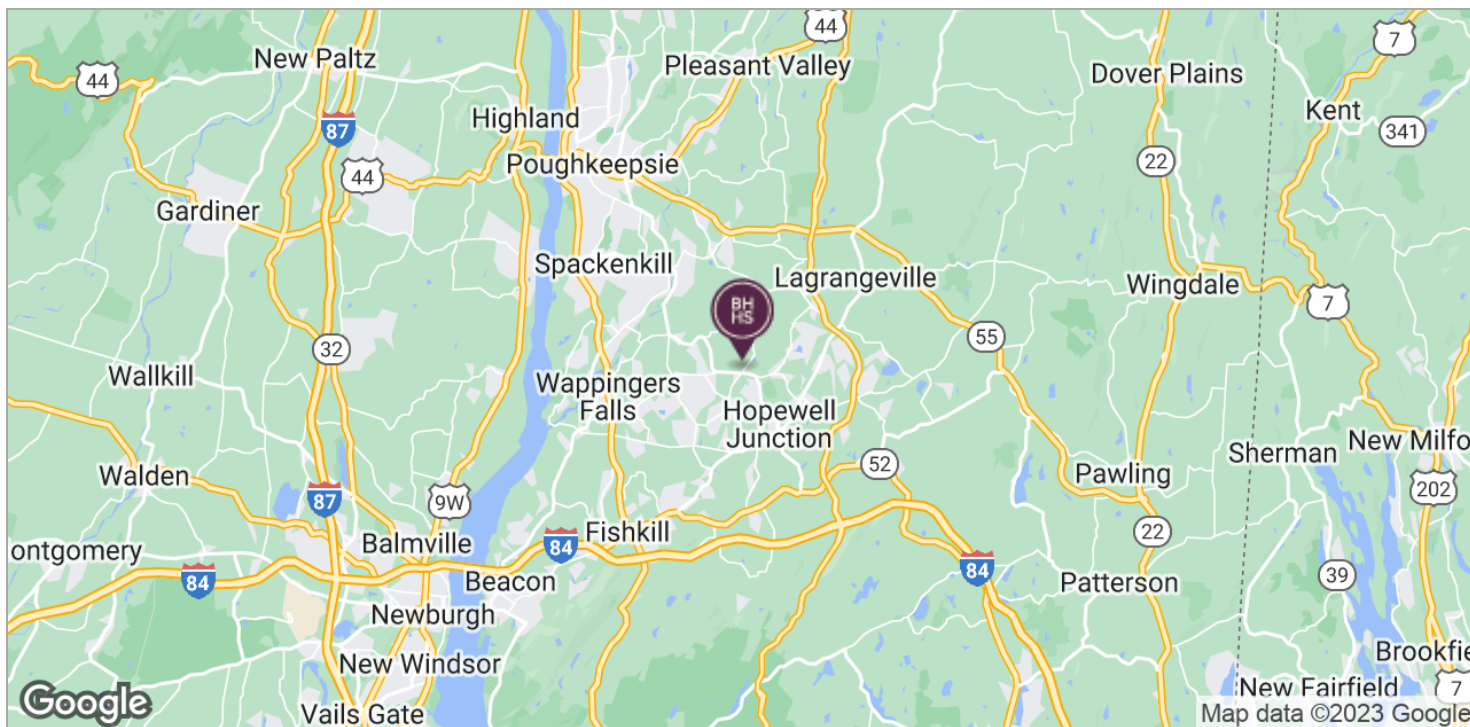
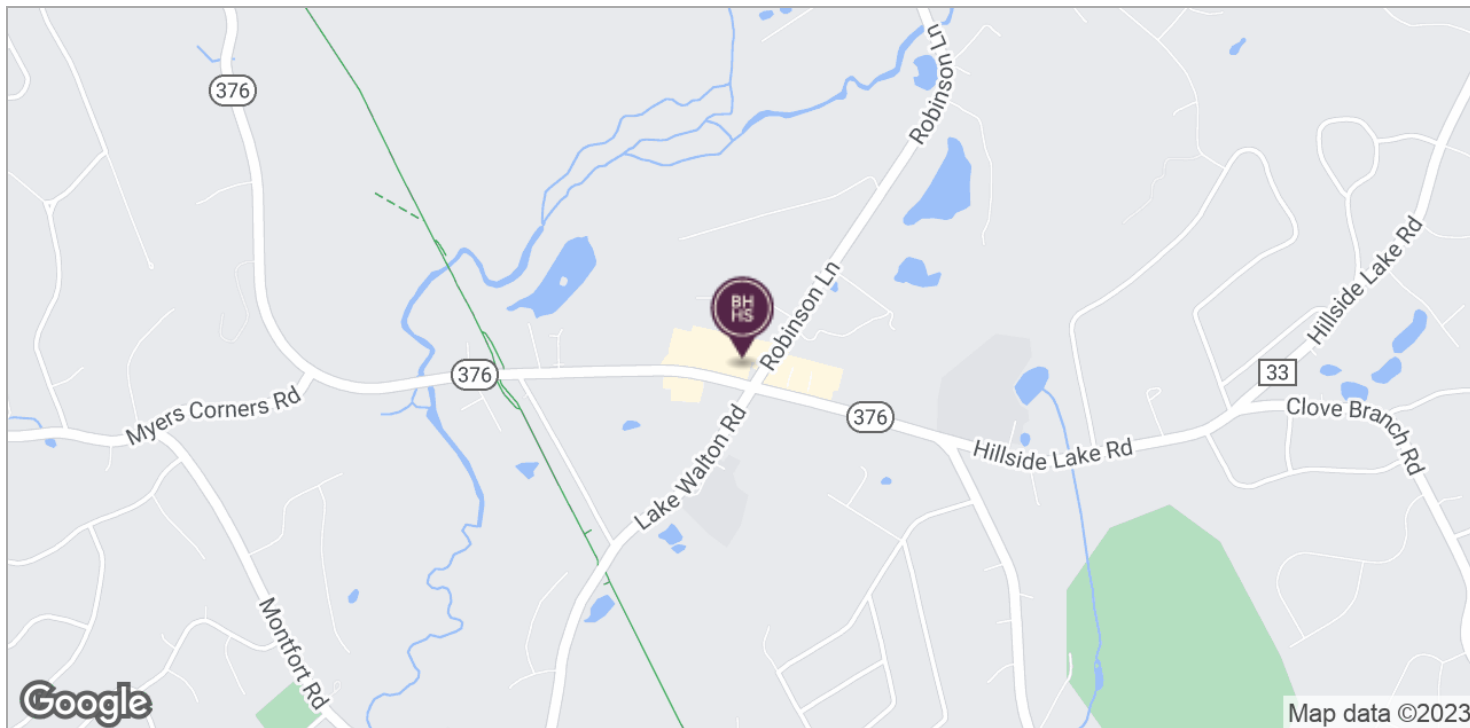




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## LOCATION MAPS

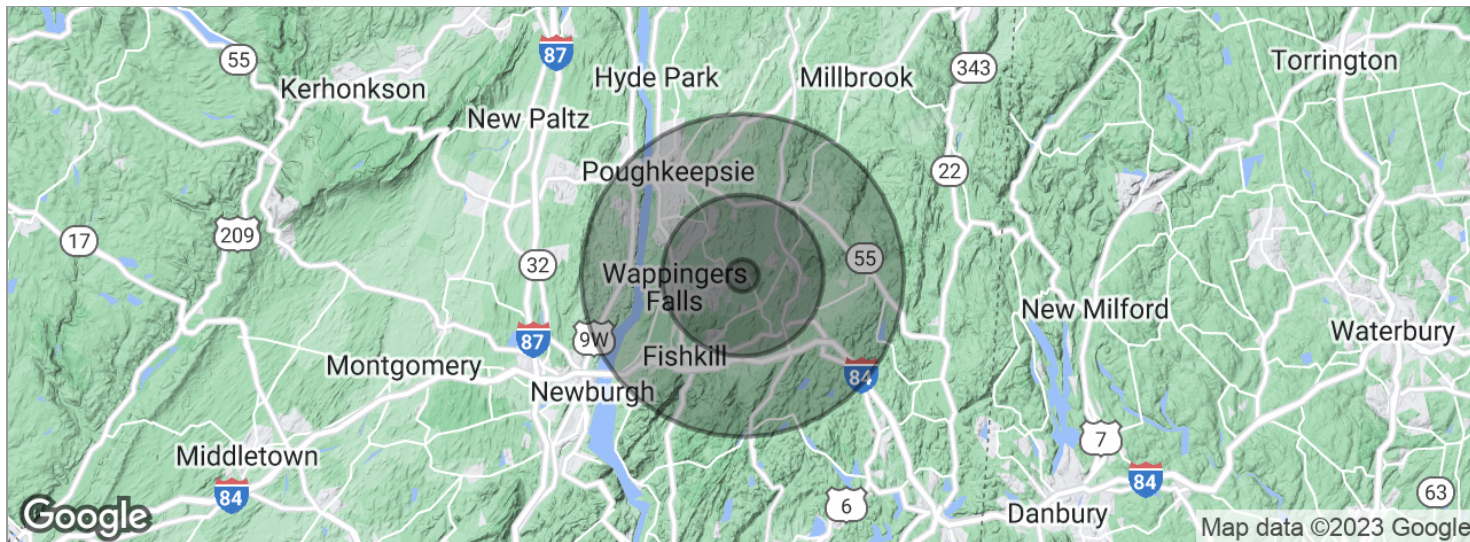




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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,397	58,646	231,718
Median age	38.3	40.3	38.6
Median age (Male)	38.8	39.5	37.2
Median age (Female)	37.2	40.9	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	742	19,624	82,564
# of persons per HH	3.2	3.0	2.8
Average HH income	\$106,872	\$103,818	\$87,737
Average house value	\$396,366	\$368,954	\$345,518

\* Demographic data derived from 2020 ACS - US Census