

GRAND STREET CROSSING

117 Grand St , Goshen, NY 10924

Marcus & Millichap



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OFFERING HIGHLIGHTS

- 76% NNN Leased To Hudson Valley Investment Advisors | *Subsidiary Of Orange County Bancorp*
- ±12,340 SF Across Five Units On Two Floors With Lobby & Elevator Access
- ±2,900 SF Former Credit Union Branch Available
- Built In 2007 With High-Quality Craftsmanship
- Prominent Tenant Signage Opportunities
- Ample Parking | 35 On-Site Spaces Plus Street & Municipal Parking
- Attractive Population Density Demographics | 35,500+ Residents Within 3 Miles
- Affluent Community | Average Household Income Over \$125,000 Within 3-Mile Radius
- Conveniently Located Near Rt 17 and Hwy 85, 3-Miles From Legoland Theme Park
- Prime Location | Downtown Goshen Near Shops and Dining



RENT ROLL & FINANCIAL SUMMARY

PRICE: \$4,000,000 | \$324 PSF

NOI: \$143,835

Tenant Name	Suite	Sq Ft	Sq Ft %	Start Date	End Date	Per Month	Rent/SF	Per Year	Proforma
HVIA	101	3,208	26.00%	1/1/2022	12/31/2026	\$4,812	\$18.00	\$57,747	\$59,479
HVIA	201	6,170	50.00%	1/1/2022	12/31/2026	\$9,255	\$18.00	\$111,064	\$114,396
Vacant	102	2,962	24.00%				\$23.00		\$68,129
Total		12,340	100%			\$14,067	\$19.67	\$168,811	\$242,004

NOTES:

Options: HVIA has three (3) renewal options, each for up to five (5) years) w 3% annual rent escalations

Reimbursements: HVIA pays 76% of Taxes,Cam & Insurance (\$8.00 PSF)

INCOME

Base Rent	\$168,811
Reimbursements	\$75,024
Effective Gross Revenue	\$243,835
Less - Expenses	-\$100,000
Net Operating Income	\$143,835



HUDSON VALLEY
INVESTMENT ADVISORS, INC.

A subsidiary of Orange County Bancorp, Inc.

Building the Optimal Portfolio

We build a diversified portfolio of individual securities mainly using equities, fixed income, and mutual funds.

Our Commitment Solutions

- Flexibility tailored to your specific needs
- Dedicated team of experienced support staff led by high-quality advisors
- Highly personalized service
- Innovative and customized solutions enables us to tackle some of your most complex challenges, such as the sale of concentrated positions or a highly tax sensitive issue.

REGIONAL MAP



GRAND STREET CROSSING

RETAILER MAP





GRAND STREET CROSSING

PROPERTY LINE



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

MARKET OVERVIEW

Overview

Goshen is a historic village and the county seat of **Orange County**, located in New York's Hudson Valley region. It sits about 60 miles northwest of New York City, offering a mix of small-town charm, suburban amenities, and easy access to major highways like Route 17 (future I-86) and Interstate 84.

Economy & Community

As the **county seat**, Goshen houses Orange County's government offices, courts, and related services.

The local economy includes **professional offices, medical practices, retail, dining, and tourism**.

The opening of **LEGOLAND® New York Resort** nearby in 2021 boosted tourism, hospitality, and retail demand.

Lifestyle & Demographics

Goshen is a mix of families, professionals, and retirees, drawn by its **historic character and strong school system**.

Surrounding farmland and open spaces give it a semi-rural feel, while its **commuter access to NYC and northern New Jersey** attracts those seeking balance between work and lifestyle. Residents enjoy a variety of cultural and recreational amenities, including farmer's markets, parks, and the Orange Heritage Trail for walking and cycling.

Real Estate & Development

The **village center** includes traditional mixed-use buildings with offices, apartments, and retail.

On the edges, newer developments include medical offices, suburban retail, and light industrial/flex properties.

Strong **demographics** (affluent households, growing population within 3–5 miles) make it appealing for investment, especially in **medical office, retail, and professional space**.



GRAND STREET CROSSING

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection			
Total Population	12,525	36,545	198,903
2024 Estimate			
Total Population	12,378	35,918	194,413
2020 Census			
Total Population	12,355	35,449	189,958
2010 Census			
Total Population	11,685	32,689	168,910
Daytime Population			
2024 Estimate	19,147	56,260	185,165
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection			
Total Households	4,390	13,220	64,758
2024 Estimate			
Total Households	4,332	12,932	63,210
Average (Mean) Household Size	2.6	2.6	3.2
2020 Census			
Total Households	4,253	12,537	61,087
2010 Census			
Total Households	4,037	11,467	55,302
Growth 2024-2029	1.3%	2.2%	2.4%
HOUSING UNITS	3 Miles	5 Miles	10 Miles
Occupied Units			
2029 Projection	4,755	14,123	69,445
2024 Estimate	4,692	13,812	67,756
Owner Occupied	3,041	8,896	40,856
Renter Occupied	1,202	4,006	22,423
Vacant	360	880	4,546
Persons in Units			
2024 Estimate Total Occupied Units	4,332	12,932	63,210
1 Person Units	26.1%	26.4%	23.6%
2 Person Units	29.1%	29.7%	27.6%
3 Person Units	17.9%	18.0%	17.4%
4 Person Units	16.2%	14.8%	14.4%
5 Person Units	7.4%	7.3%	8.6%
6+ Person Units	3.3%	3.8%	8.5%

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2024 Estimate			
\$200,000 or More	27.1%	18.9%	16.6%
\$150,000-\$199,999	13.7%	16.4%	14.6%
\$100,000-\$149,999	22.4%	23.5%	21.5%
\$75,000-\$99,999	8.5%	10.3%	10.3%
\$50,000-\$74,999	9.9%	10.8%	11.8%
\$35,000-\$49,999	5.4%	5.6%	7.0%
\$25,000-\$34,999	3.5%	3.7%	5.3%
\$15,000-\$24,999	6.5%	6.3%	6.3%
Under \$15,000	3.0%	4.6%	6.4%
Average Household Income	\$162,236	\$143,423	\$126,697
Median Household Income	\$132,487	\$122,632	\$104,087
Per Capita Income	\$55,455	\$51,071	\$42,455
POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2024 Estimate Total Population	12,378	35,918	194,413
Under 20	21.9%	22.9%	31.9%
20 to 34 Years	17.2%	18.0%	18.7%
35 to 39 Years	6.5%	6.4%	6.0%
40 to 49 Years	13.8%	13.3%	11.8%
50 to 64 Years	21.5%	21.2%	17.7%
Age 65+	19.1%	18.1%	13.8%
Median Age	42.0	41.0	36.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	8,922	25,420	118,643
Elementary (0-8)	4.0%	3.3%	3.9%
Some High School (9-11)	7.5%	6.7%	7.1%
High School Graduate (12)	28.4%	28.7%	29.8%
Some College (13-15)	13.5%	17.4%	19.9%
Associate Degree Only	9.3%	9.7%	10.2%
Bachelor's Degree Only	20.0%	18.8%	17.2%
Graduate Degree	17.4%	15.4%	11.8%
Population by Gender			
2024 Estimate Total Population	12,378	35,918	194,413
Male Population	48.5%	50.5%	50.3%
Female Population	51.5%	49.5%	49.7%

GRAND STREET CROSSING

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 194,413. The population has changed by 15.10 percent since 2010. It is estimated that the population in your area will be 198,903 five years from now, which represents a change of 2.3 percent from the current year. The current population is 50.3 percent male and 49.7 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 618 people per square mile.



HOUSEHOLDS

There are currently 63,210 households in your selected geography. The number of households has changed by 14.30 percent since 2010. It is estimated that the number of households in your area will be 64,758 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 3.2 people.



INCOME

In 2024, the median household income for your selected geography is \$104,087, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 48.49 percent since 2010. It is estimated that the median household income in your area will be \$112,829 five years from now, which represents a change of 8.4 percent from the current year.

The current year per capita income in your area is \$42,455, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$126,697, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 84,674 people in your selected area were employed. The 2010 Census revealed that 62.6 of employees are in white-collar occupations in this geography, and 17.1 are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 37.00 minutes.



HOUSING

The median housing value in your area was \$421,932 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 37,655.00 owner-occupied housing units and 17,645.00 renter-occupied housing units in your area.



EDUCATION

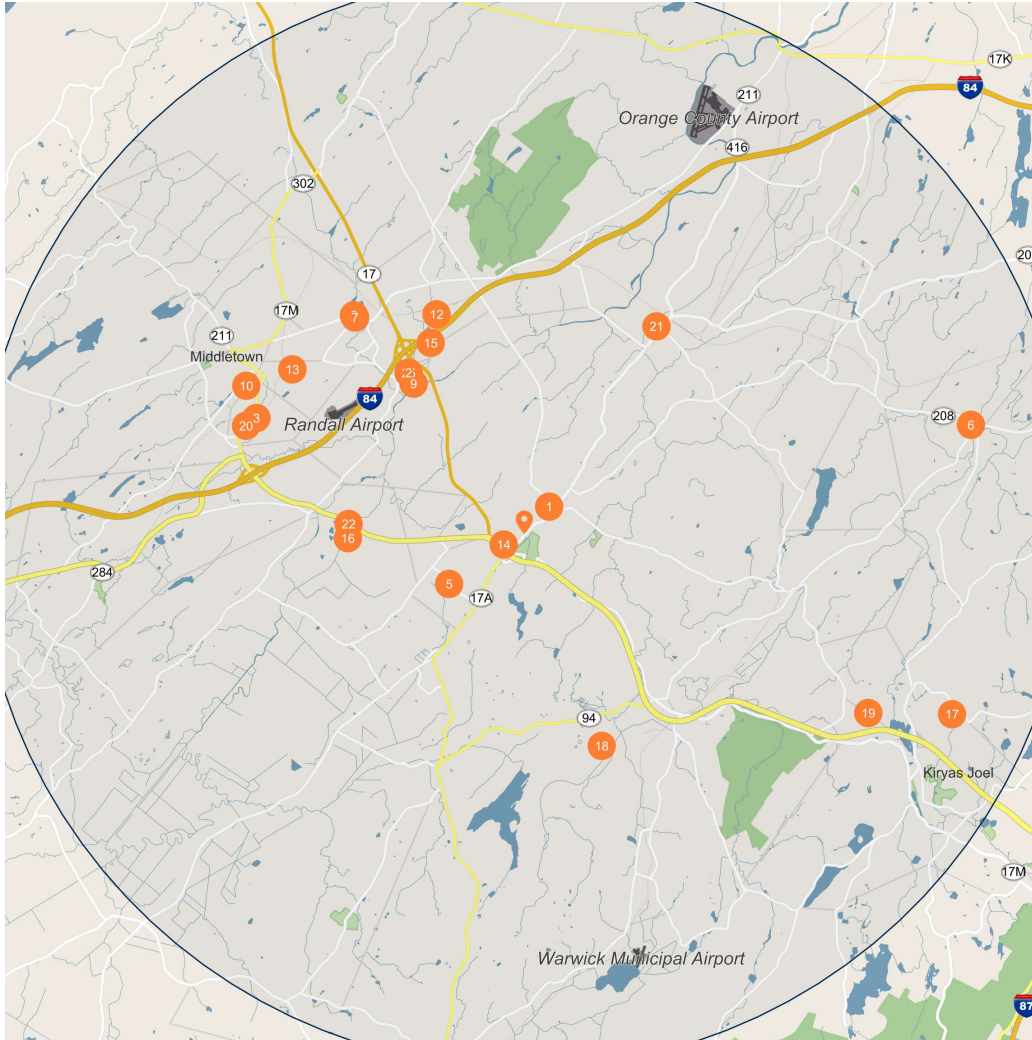
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 28.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.4 percent in the selected area compared with the 19.7 percent in the U.S.

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DEMOGRAPHICS



Major Employers

Employees

1	Orange County	1,104
2	Garnet Health Medical Center	800
3	Saker Shoprites Inc	774
4	Catskill Rgnal Med Ctr Fndtion	750
5	Orang-Lster Bd Coop Edctl Svcs-ORANGE-ULSTER BOCES	650
6	Washingtonville Centrl Schl Dst	600
7	Middletown Medical PC	555
8	Middletown Med RES Inst Inc	505
9	Litson Health Care Inc-Willcare	493
10	Orange County Cmnty College-Suny Orange	472
11	Bon Scurs Charity Hlth Sys Inc-St Anthonys	450
12	President Cont Group II LLC-Manufacturing Facility	380
13	Garnet Health Medical Center-Horton Mem Ctr For Cardic Care	379
14	Msb Bancorp Inc	360
15	Anthem Insurance Companies Inc-Blue Cross	317
16	National Express LLC	314
17	Kiryas Joel Plty Proc Plant In-Kj Poultry	311
18	Hudson Transit Lines Inc-Shortline	270
19	Mediacom Communications Corp-Mediacom	265
20	Homestyle Dining LLC-Ponderosa Steakhouse	257
21	Campbell Hall Hlth Care Ctr In	250
22	New York State Office Mntal HI-Mid-Hudson Psychiatric Center	250
23	Garnet Health Medical Center-Horton Memorial Hosp Bus Off	243
24	St Anthony Cmnty Hosp Wrwick	242
25	Garnet Health	233

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