



# DEVELOPMENT SITE

NYS ROUTE 300, TEMPLE HILL ROAD NEW WINDSOR, NY 12553



## MID-SIZE BOX, HEAVY COMMERCIAL, OUTDOOR STORAGE

**ADDRESS:** NYS Route 300  
Temple Hill Road  
New Windsor, NY 12553

**LOCATION:** NYS Route 17K  
(4 Minutes / 2.5 Miles)  
Interstate 87, Exit 17  
(7 Minutes / 3.5 Miles)  
Interstate 84, Exit 36  
(7 Minutes / 3.4 Miles)  
Newburgh-Beacon Bridge  
(12 Minutes / 6.5 Miles)

**LOT SIZE:** 5.6 Acres

**FRONTAGE:** 200'+ on Temple Hill Road

**ZONING:** PI, Planned Industrial

**ASKING PRICE:** \$1,295,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a development site for sale on NYS Route 300, Temple Hill Road, New Windsor, NY. NYS Route 17K is 4 minutes away, Interstate 87 (Exit 17) is 7 minutes, Interstate 84 (Exit 36) is 7 minutes away, and the Newburgh-Beacon Bridge is 12 minutes away. This lot is 5.6 acres with more than 200' on frontage on Temple Hill Road and zoned LC which has suitable uses retail stores, banks, service establishments, and more.



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  
845.485.3100

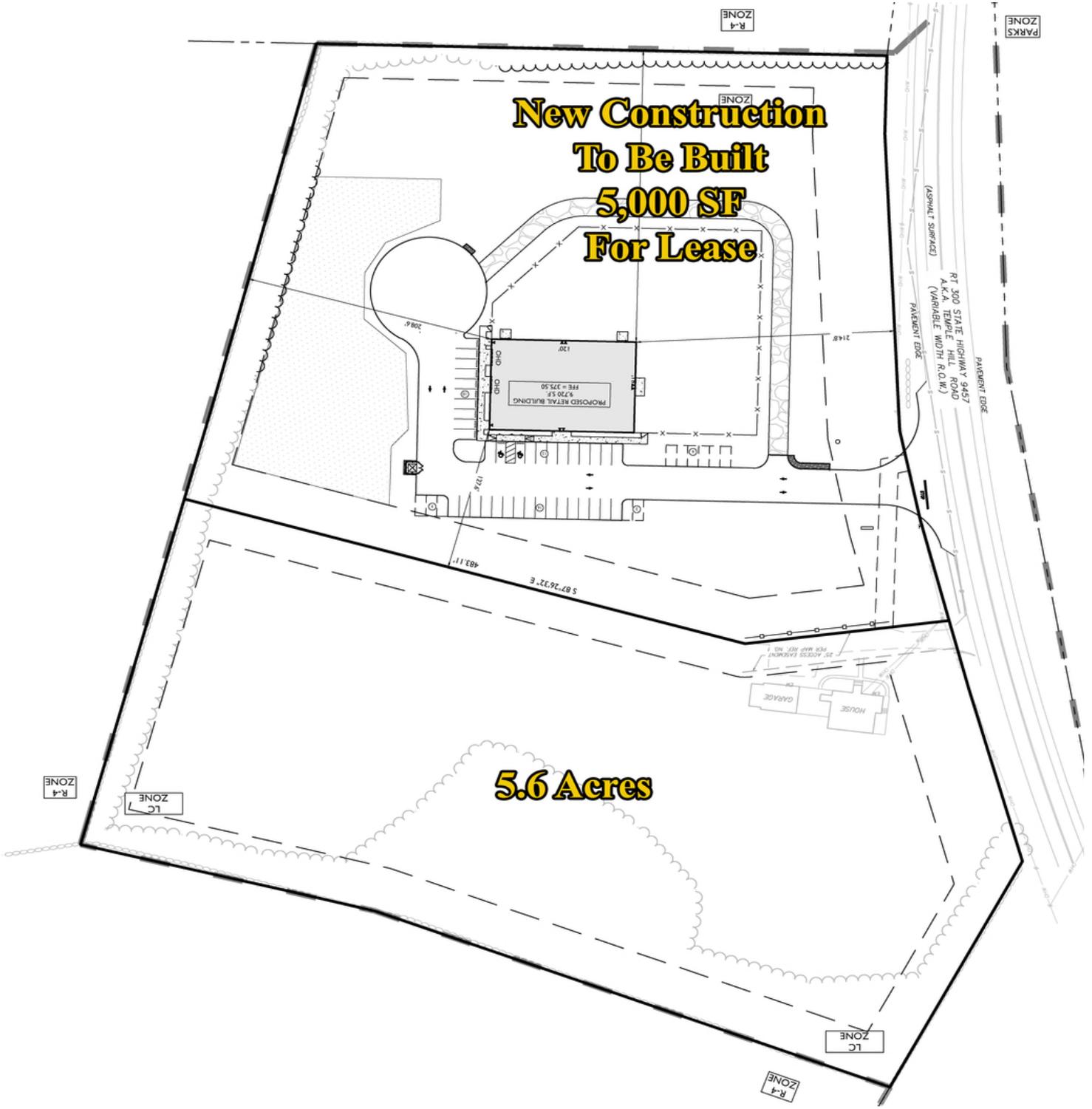
tom@crproperties.com



# SITE PLAN - DIVIDED PARCELS

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FULL PLANS AVAILABLE UPON REQUEST



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# DEMAND GENERATORS & AREA RETAILERS

MOUNT SAINT MARY COLLEGE, SUNY EMPIRE, TEMPLE HILL ACADEMY

## STEWART INTERNATIONAL AIRPORT, I84, I87



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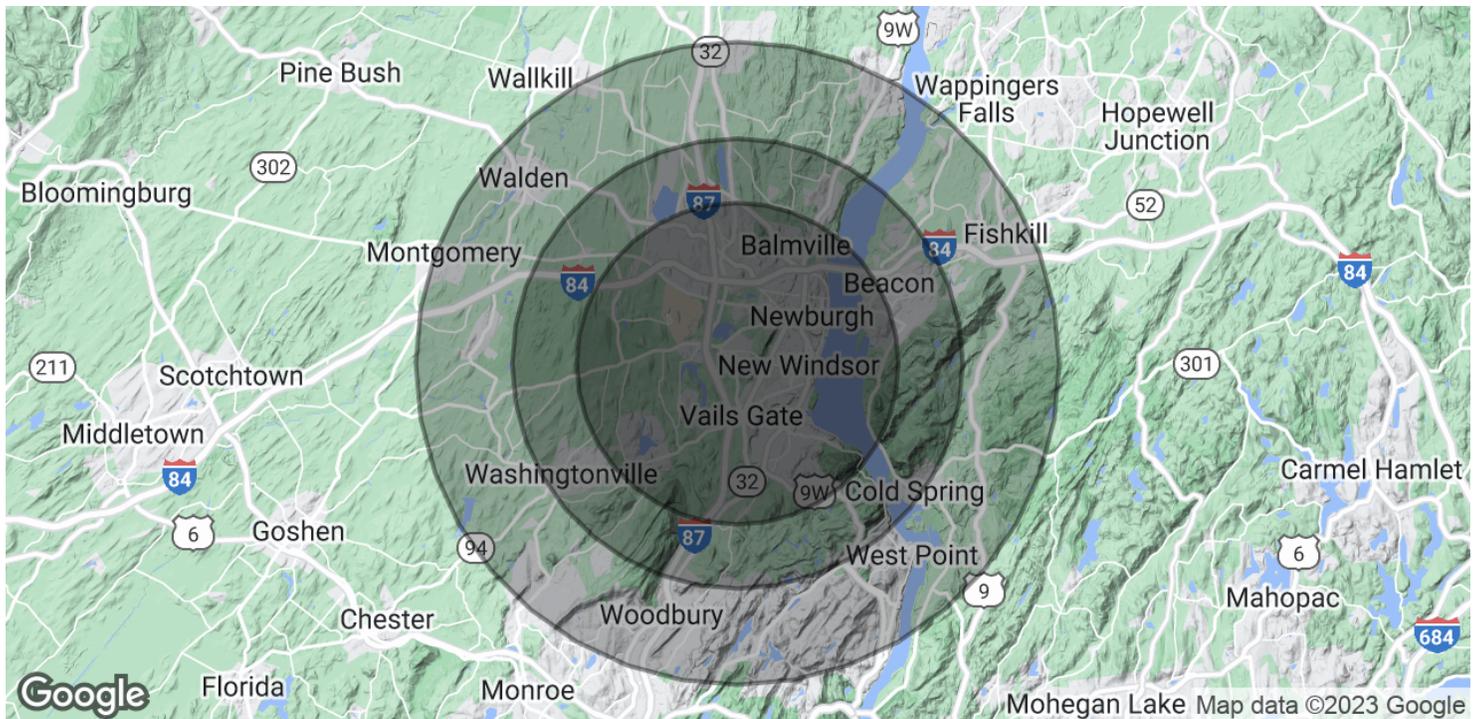
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



<b>POPULATION</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Population	87,089	129,180	204,077
Average Age	38.4	39.2	39.1
Average Age (Male)	36.2	37.2	37.2
Average Age (Female)	41.4	41.0	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Households	36,108	52,214	81,166
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,440	\$90,010	\$92,659
Average House Value	\$216,954	\$251,791	\$261,655

\* Demographic data derived from 2020 ACS - US Census



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