



INTERSTATE DEVELOPMENT SITE

NYS ROUTE 17M, NWC OF ROUTE 108, DOLSON TOWN ROAD



AUTO DEALERSHIP; STORAGE; FAST FOOD; RESTAURANT; HOTEL; RETAIL; MEDICAL

ADDRESS: NYS Route 17M
250 Dolson Avenue,
Wawayanda, NY
(NWC of Route 108)

LOCATION: **Interstate 84, (Exit 15)**
(2 Minutes/ 0.6 Miles)
County Route 56
(3 Minutes / 1.1 Miles)
County Route 78
(3 Minutes / 1.6 Miles)

TRAFFIC COUNT: 39,699 AADT

LOT SIZE: **Total - 6 Acres**

ASKING PRICE: Lease: Ground Lease
Sale: Available Upon Review

PROPERTY HIGHLIGHTS

- Building Pads, Gateway Site on Interstate 84 to NYS 17M to Middletown.
- Interstate 84 ramp is 2 minutes, 0.6 miles away.
- County Route 56 is 3 minutes, 1.1 miles away
- County Route 78 is 3 minutes, 1.6 miles away.
- Municipal water, sewer & gas, and central utilities.
- 3 contiguous parcels equaling 6 acres.
- Densely populated area has a traffic count of 39,699 drivers.
- Demand generators such as, Shop Rite, McDonalds, IHop, Walgreens, Wendy's, Taco Bell, Quizno's & more.
- Auto Retailers: Compass Motors, Johnstons Subaru, Friendly Acura, & Healey Chevrolet.



CR Properties Group, LLC
295 Main Street
www.crproperties.com



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For more information:

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BUILDING PADS, PROPOSED HOTEL

3 CONTIGUOUS PARCELS, TOTAL OF 6 ACRES

TRAFFIC COUNT - 39,699



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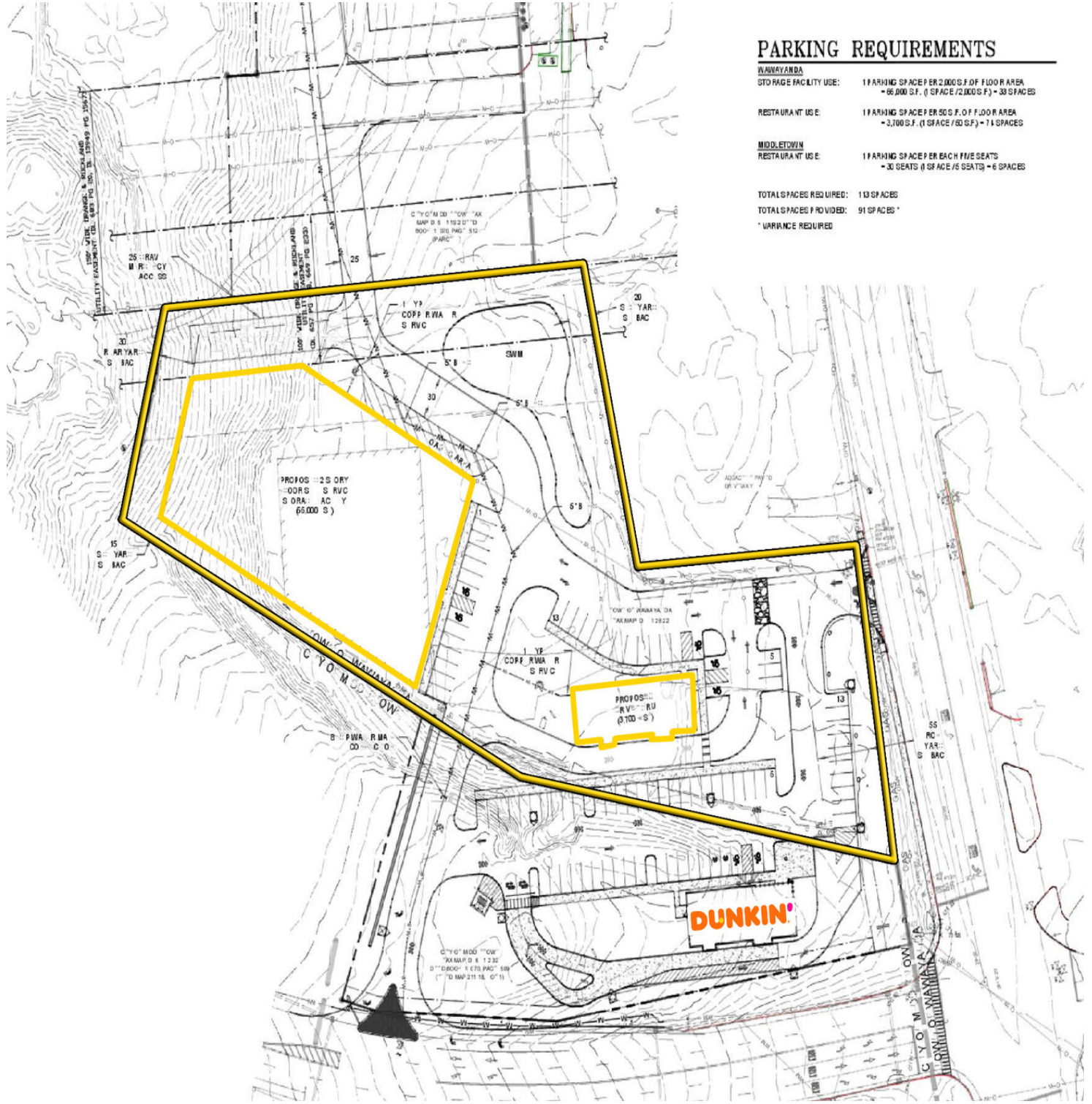
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SELF STORAGE CONCEPT

NYS ROUTE 17M, NWC OF ROUTE 108, DOLSON TOWN ROAD

JOIN DUNKIN' DONUTS



PARKING REQUIREMENTS

WAWAYANDA STORAGE FACILITY USE:	1 FARMING SPACE PER 2,000 S.F. OF FLOOR AREA = 66,000 S.F. (1 SPACE / 2,000 S.F.) = 33 SPACES
RESTAURANT USE:	1 FARMING SPACE PER 60 S.F. OF FLOOR AREA = 3,000 S.F. (1 SPACE / 60 S.F.) = 11 SPACES
MIDDLETOWN RESTAURANT USE:	1 FARMING SPACE PER EACH FIVE SEATS = 30 SEATS (1 SPACE / 5 SEATS) = 6 SPACES
TOTAL SPACES REQUIRED:	113 SPACES
TOTAL SPACES PROVIDED:	91 SPACES*
* VARIANCE REQUIRED	



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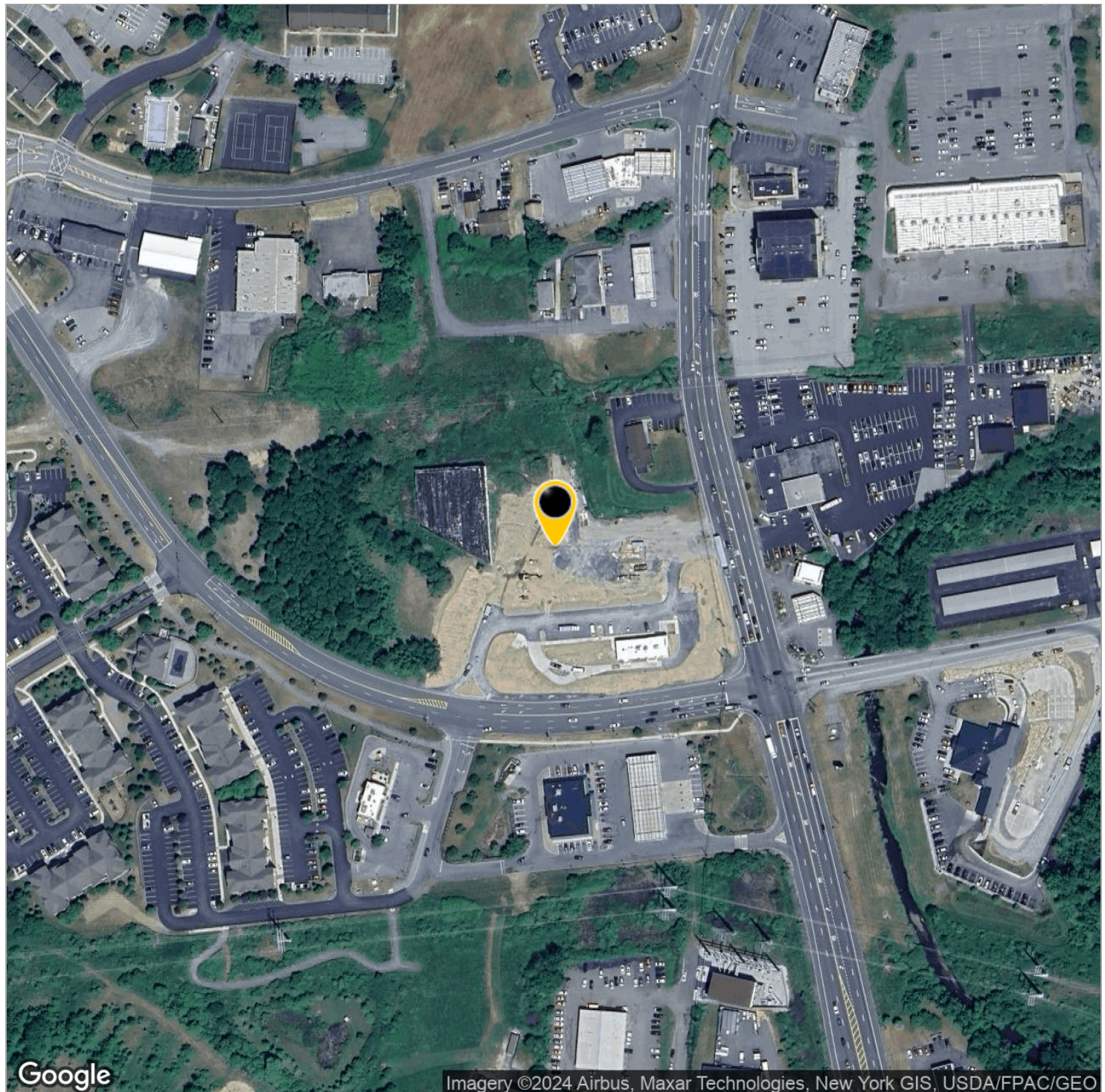
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INTERSTATE 84, (EXIT 15) - (2 MINUTES / 0.6 MILES)
COUNTY ROUTE 56 - (3 MINUTES / 1.1 MILES)

DEVELOPMENT PAD SITES AVAILABLE



Google

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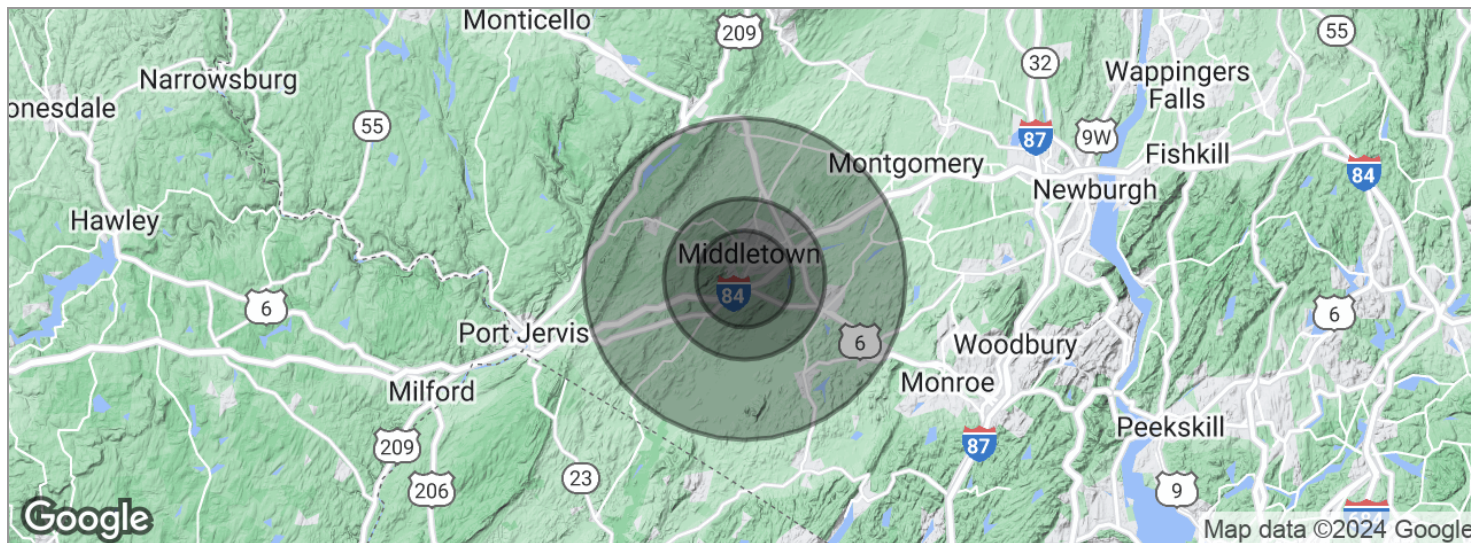
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DEMOGRAPHICS & STATISTICS

HOUSEHOLD INCOME & POPULATION

ORANGE COUNTY, HUDSON VALLEY AREA OF NYS



POPULATION	3 MILES	5 MILES	10 MILES
Total population	41,929	65,421	125,971
Median age	34.5	36.0	38.1
Median age (male)	34.3	35.0	37.3
Median age (Female)	34.6	36.5	39.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	14,290	22,671	43,151
# of persons per HH	2.9	2.9	2.9
Average HH income	\$66,911	\$70,167	\$79,733
Average house value	\$267,654	\$273,427	\$329,370

* Demographic data derived from 2020 ACS - US Census



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