



UMBRA STUDIOS; NEWBURGH, NY

HUDSON VALLEY RIVERFRONT VIEWS

**Near
Dia: Beacon**



ARTIST* STUDIO* FILM & PRODUCTION SPACE

ADDRESS: 302 N Water Street
Newburgh, NY 12550

NEAREST ROUTES: **Newburgh-Beacon Bridge**
(8 Minutes / 3.2 Miles)
Interstate 84, Exit 39
(7 Minutes / 2.4 Miles)
Interstate 87, Exit 17
(10 Minutes / 5 Miles)

BUILDING SIZE: Building #1: 107,530 SF
Building #2: 1,825 SF
Building #3: 27,300 SF
Building #4: 2,641 SF
Total: 138,267 SF

SPACE AVAILABLE: 500 SF - 5,000 SF

LOT SIZE: 9.98 Acres

LEASE PRICE: Available Upon Request



LOCATION OVERVIEW

Newburgh, NY, and its waterfront attract visitors with stunning Hudson River views, a vibrant dining scene, and recreational activities like boating and scenic walks. The area blends historical charm, highlighted by landmarks like Washington's Headquarters, with a thriving arts and cultural scene. Recent revitalization efforts have enhanced its appeal, adding new businesses, events, and community spaces. Conveniently located near major highways, Stewart International Airport, and the Newburgh-Beacon Ferry, the waterfront serves as a hub for both locals and tourists seeking natural beauty, history, and modern vibrancy in the Hudson Valley.

Beacon Metro North (Hudson Line) - (12 Minutes / 5.5 Miles)
Beacon Train to Grand Central & Amtrak to Penn Station - (70 Minutes)



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
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ARTIST SPACE, HUDSON RIVER VIEWS

DIA: BEACON MUSEUM, WEBSITE: <https://www.diaart.org/>

NEWBURGH WATERFRONT: [HTTPS://HVMAG.COM/THINGS-TO-DO/NEWBURGH-24-HOUR-DAY-TRIP/](https://hvmag.com/things-to-do/newburgh-24-hour-day-trip/)



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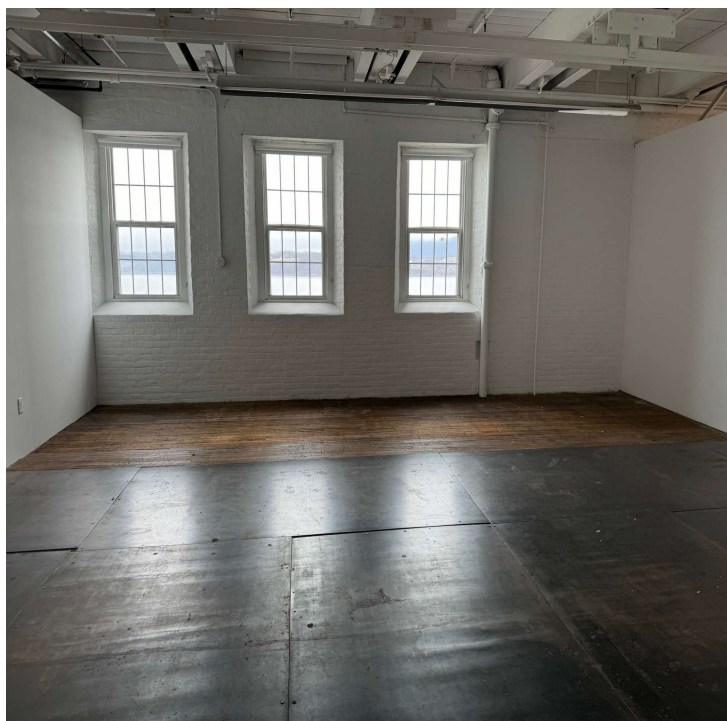
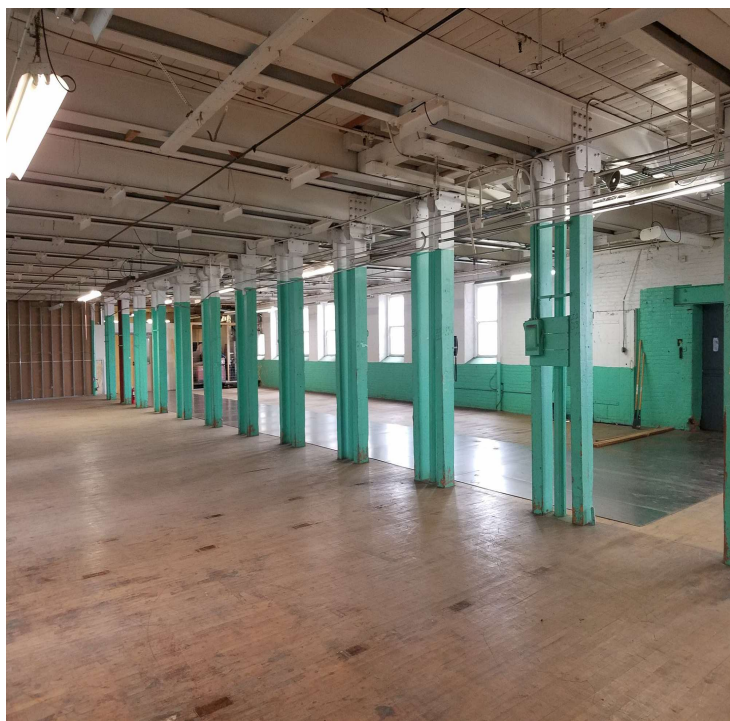
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NEWBURGH BEACON BRIDGE - 8 MINUTES I84 & I87 CONNECTION - 7 MINUTES AWAY

BEACON METRO NORTH - GRAND CENTRAL & AMTRAK TO PENN STATION



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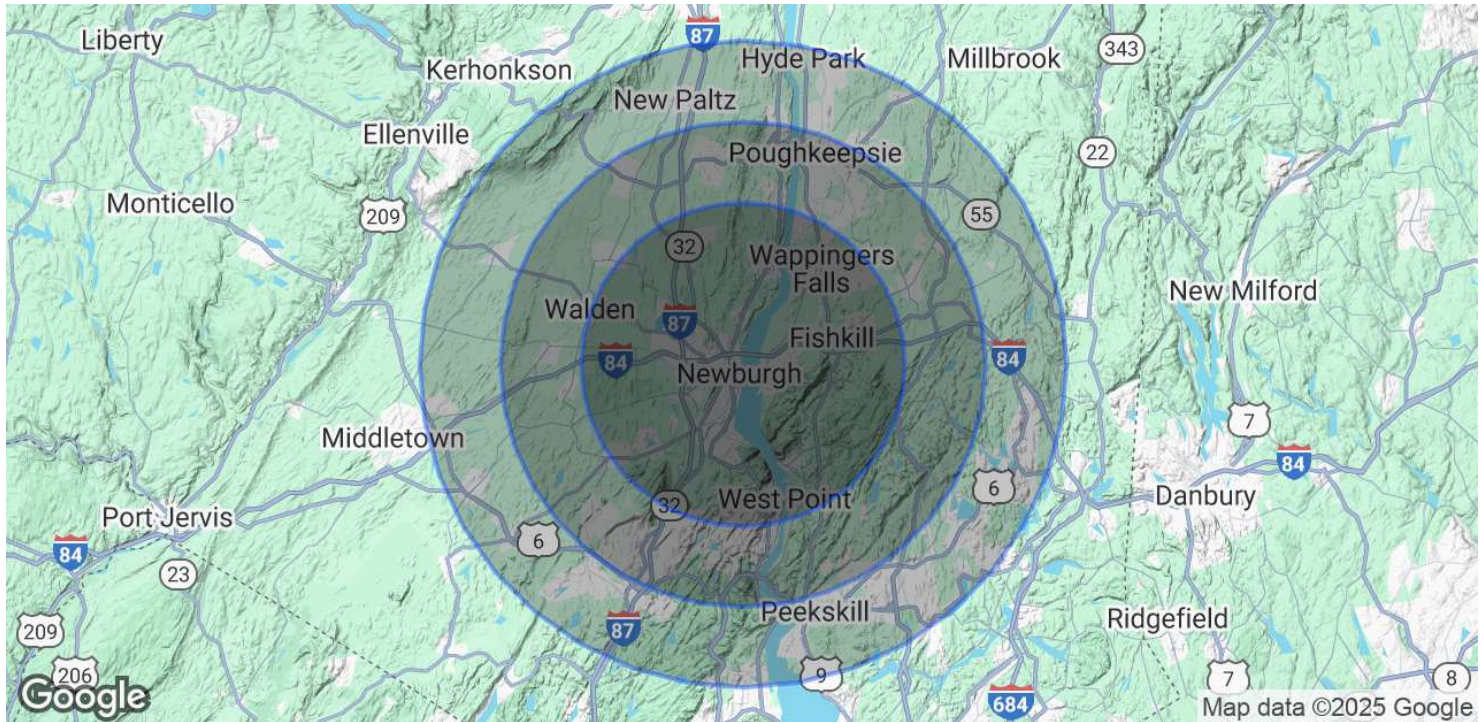
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

INTERSTATE 84 & 87, NYS ROUTE 17K, NYS ROUTE 300, FUTURE I86



POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	216,542	461,010	752,203
Average Age	41	39	41
Average Age (Male)	40	39	40
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	80,093	160,947	265,467
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$127,658	\$128,167	\$137,778
Average House Value	\$408,041	\$449,083	\$470,807

Demographics data derived from AlphaMap



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