



# FREE STANDING BUILDING - U.S. ROUTE 9W

## 5153 US ROUTE 9W, NEWBURGH, NY 12550



### WAREHOUSE / RETAIL / SERVICE - 39,883 AADT TRAFFIC COUNT

**ADDRESS:** 5153 US Route 9W  
Newburgh, NY 12550

**NEAREST ROUTES:**

- Interstate 84 (Exit 39) - (6 Minutes / 3.4 Miles)
- Interstate 87 (Exit 17) - (11 Minutes / 6.7 Miles)
- Newburgh-Beacon Bridge - (8 Minutes / 4.2 Miles)
- Stewart International Airport - (13 Minutes / 9.5 Miles)

**BUILDING SIZE:** 6,236 SF

**ACREAGE:** 0.71 Acre

**ZONING:** B, Business (LHI Overlay)

**TRAFFIC COUNT:** 39,883 AADT

**ASKING PRICE:** ~~Previously Asking: \$1,365,000~~  
**New Asking Price: \$1,100,000**



**PROPERTY OVERVIEW**

CR Properties Group is pleased to offer a Warehouse / Retail space For Sale on 5153 US Route 9W, Newburgh, NY 12550. This space offers convenient access to nearest routes such as at Interstate 84, Interstate 87, NYS Route 17k, NYS Route 300, Newburgh-Beacon Bridge, and is also 15 Minutes from Stewart International Airport. The Building is 6,236 SF on 0.71 Acre.

"The easy access to Interstate Highways 87 and 84 ensures that this expansion will continue for some time, providing many employment opportunities to area residents." - [www.townofnewburgh.org](http://www.townofnewburgh.org)



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

**For more information:**

**Mark Cuatt**  
845.485.3100 x12  
[mark@crproperties.com](mailto:mark@crproperties.com)

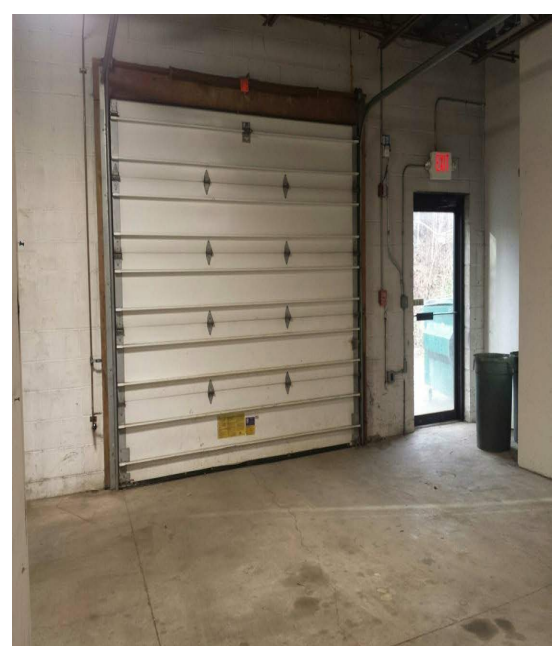
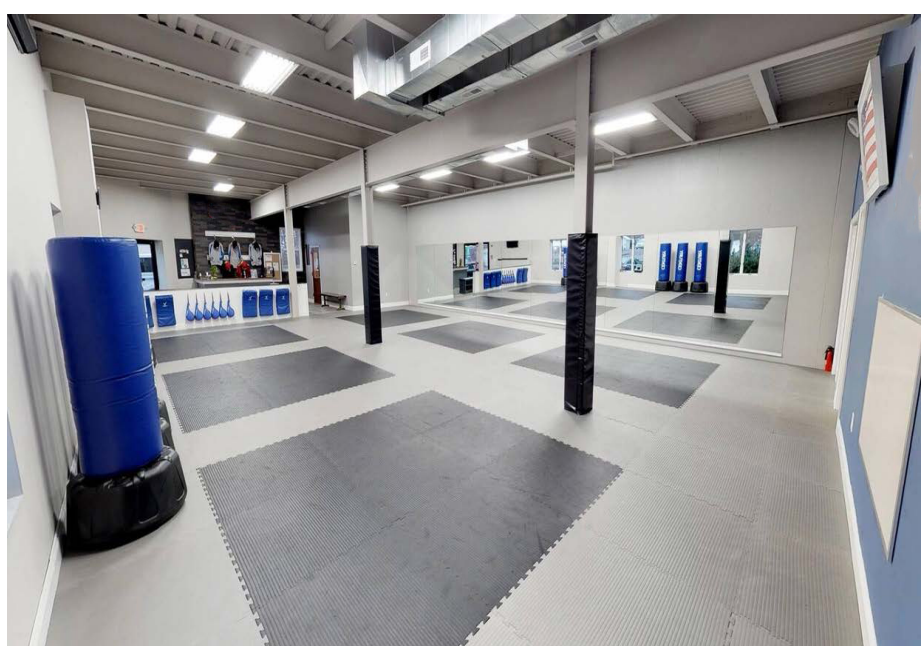




# WAREHOUSE / SHOWROOM SPACE

5153 US ROUTE 9W, NEWBURGH, NY 12550

OFFICE, RETAIL, SERVICE



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:

Mark Cuatt  
845.485.3100 x12  
mark@crproperties.com

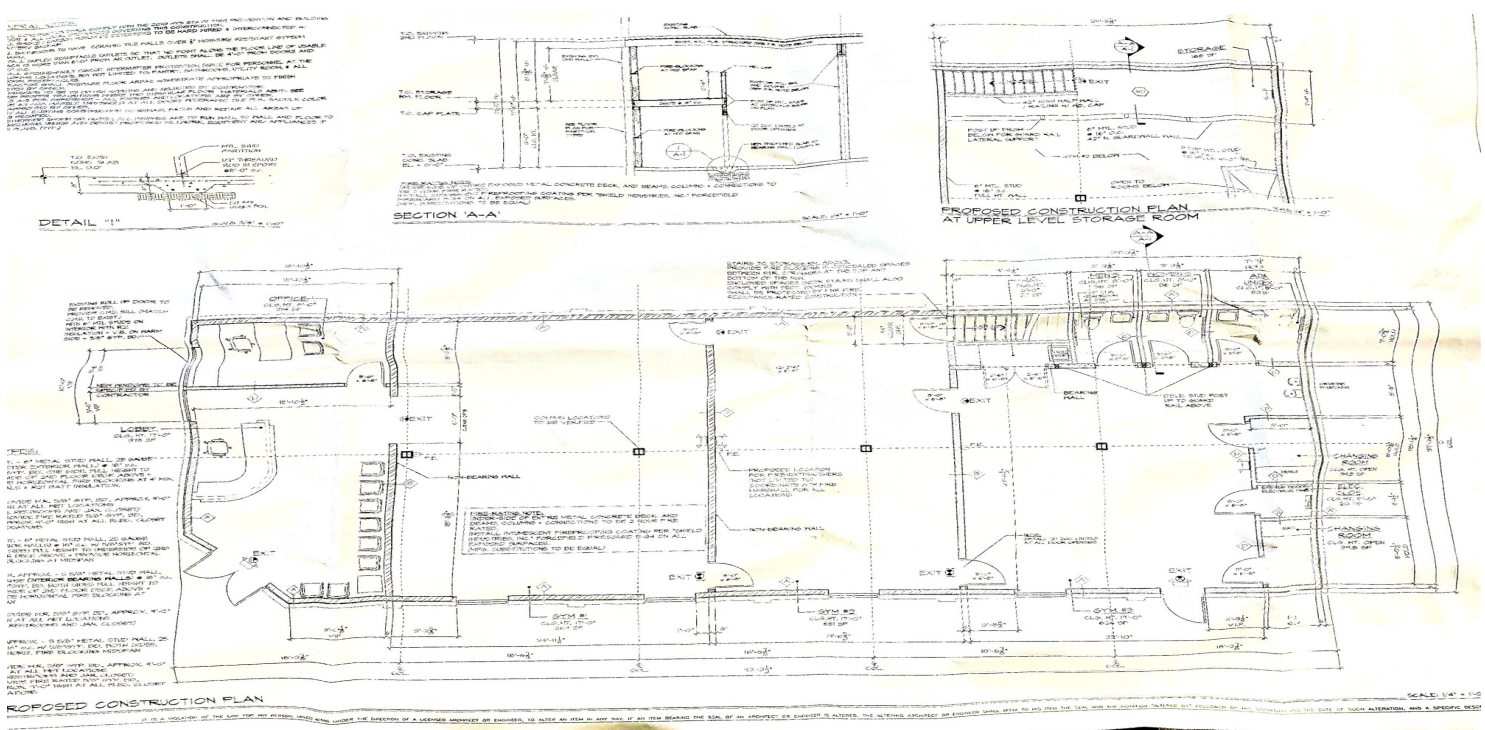




# FRONTAGE & VISIBILITY ON U.S. ROUTE 9W

## 5153 US ROUTE 9W, NEWBURGH, NY 12550

### OVERHEAD GARAGE DOOR, PARKING ON SITE



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:  
 Mark Cuatt  
 845.485.3100 x12  
 mark@crproperties.com





**INTERSTATE 84, EXIT 39 - (3 MINUTES / 1.5 MILES)**  
**NEWBURGH-BEACON BRIDGE - (3 MINUTES / 2 MILES)**

**15 MINUTES FROM STEWART INTERNATIONAL AIRPORT**



Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA/FPAC/GEO



**CR Properties Group, LLC**  
 295 Main Street  
 Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*  
**Mark Cuatt**  
 845.485.3100 x12  
[mark@crproperties.com](mailto:mark@crproperties.com)

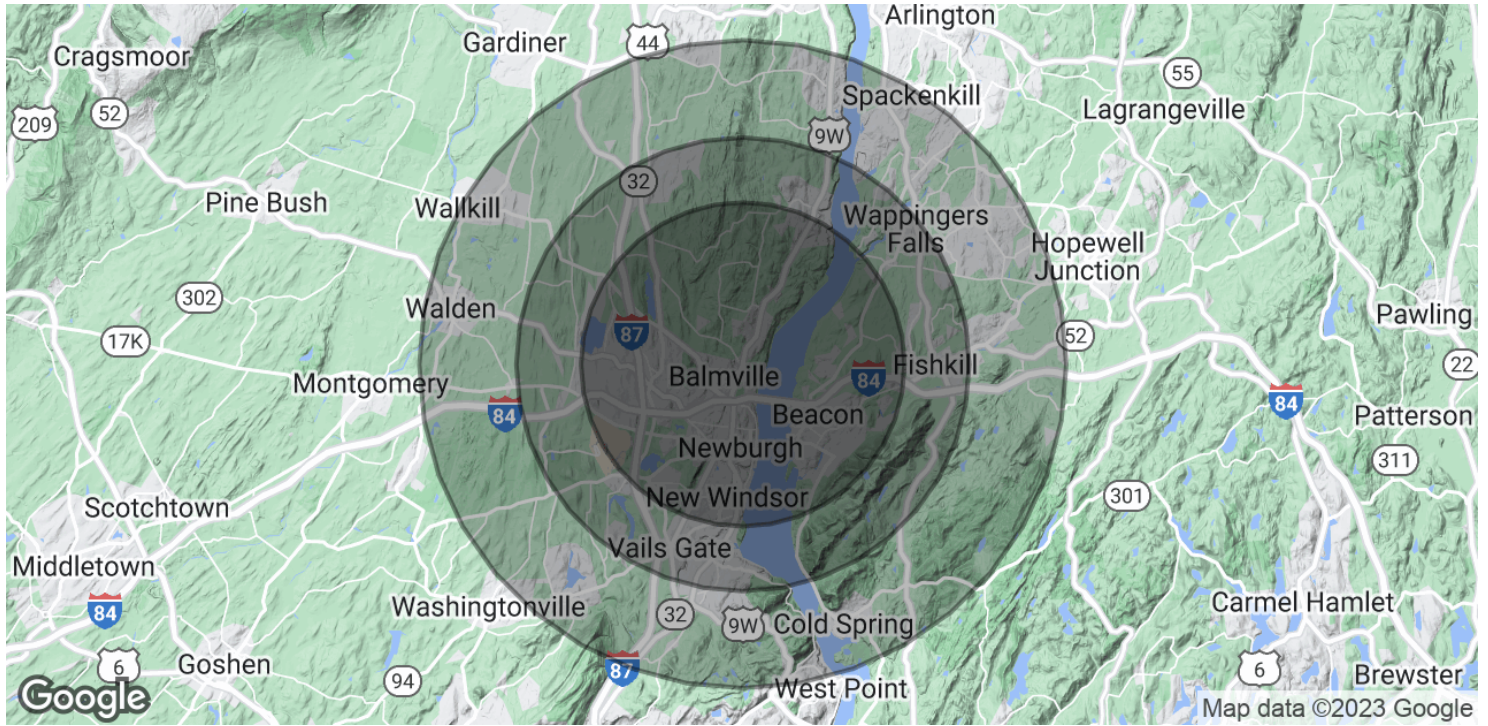




# DEMOGRAPHICS & STATISTICS

## POPULATION HOUSEHOLD & INCOME

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



### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	99,607	143,564	220,130
Average Age	38.8	40.0	40.9
Average Age (Male)	37.1	38.2	39.4
Average Age (Female)	40.1	41.5	42.2

### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	40,709	59,250	88,981
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$82,911	\$86,408	\$93,103
Average House Value	\$229,902	\$239,653	\$262,857

\* Demographic data derived from 2020 ACS - US Census



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Mark Cuatt  
845.485.3100 x12  
[mark@crproperties.com](mailto:mark@crproperties.com)