



FOR LEASE

PHILIPSTOWN SQUARE

U.S. ROUTE 9 – COLD SPRING, NY AREA



STOREFRONTS * RETAIL * OFFICE

- **Cold Spring, NY Area**
3166 U.S. Route 9
Philipstown, NY 10516



- **Location:** I-84, Exit 13, U.S. Route 9 South to Philipstown Square
Opposite Fishkill Road aka CR 10 Traffic Signal



- **Available Square Footage:**
460 ± SF, 2nd Floor Office
1,200 ± SF, 2nd Floor Office
(3 separate offices with some are currently adjoined)

- **Co-Tenants:**
Fred Astaire Dance Studio Allstate Insurance
Philipstown Nails Nicole Brooke Salon
Highland Wine & Liquor B&L Deli
Zara's Cleaners Children's Physical Therapy

- **Utilities:** Separate Electric / Separate Propane Heating

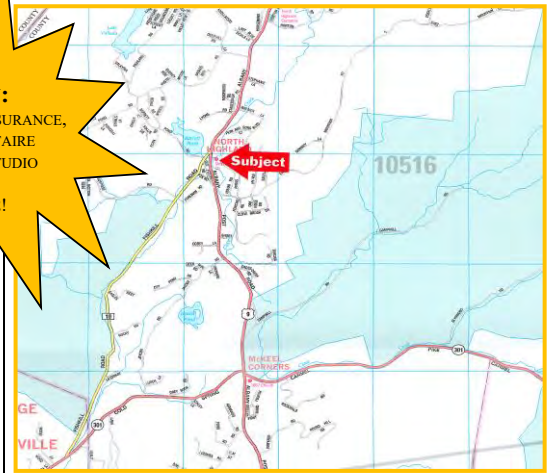
Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	3,675	29,815	112,821
Avg. HH Income	\$122,233	\$87,274	\$85,388
# of Households	1,452	10,880	39,863

- **Area Traffic Count:** U.S. Rt 9 at Dutchess Co Line - 17,640 AADT

- **Lease Price:**
\$1,000 - \$1,200 Per Month - 460 ± SF, 2nd Floor
Office w/ Private Bathrooms
1,200 ± SF, 2nd Floor Office
w/ Private Bathrooms

Rental Price Includes Taxes and Common Area Maintenance

**** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED ****



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