



# REGAL BAG; NEWBURGH, NY HUDSON VALLEY RIVERFRONT VIEWS



## 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](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*

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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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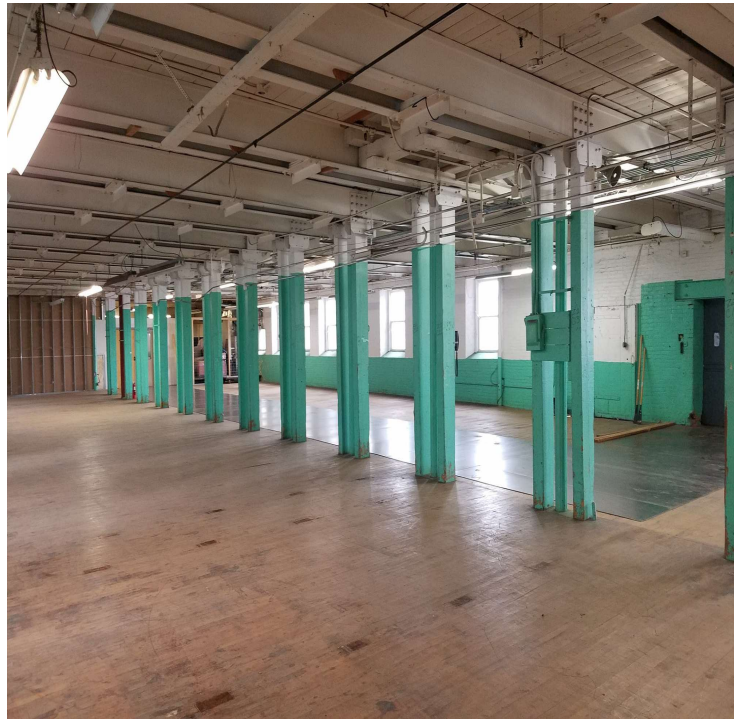
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# NEWBURGH BEACON BRIDGE - 8 MINUTES 184 & 187 CONNECTION - 7 MINUTES AWAY

BEACON METRO NORTH - GRAND CENTRAL & AMTRAK TO PENN STATION



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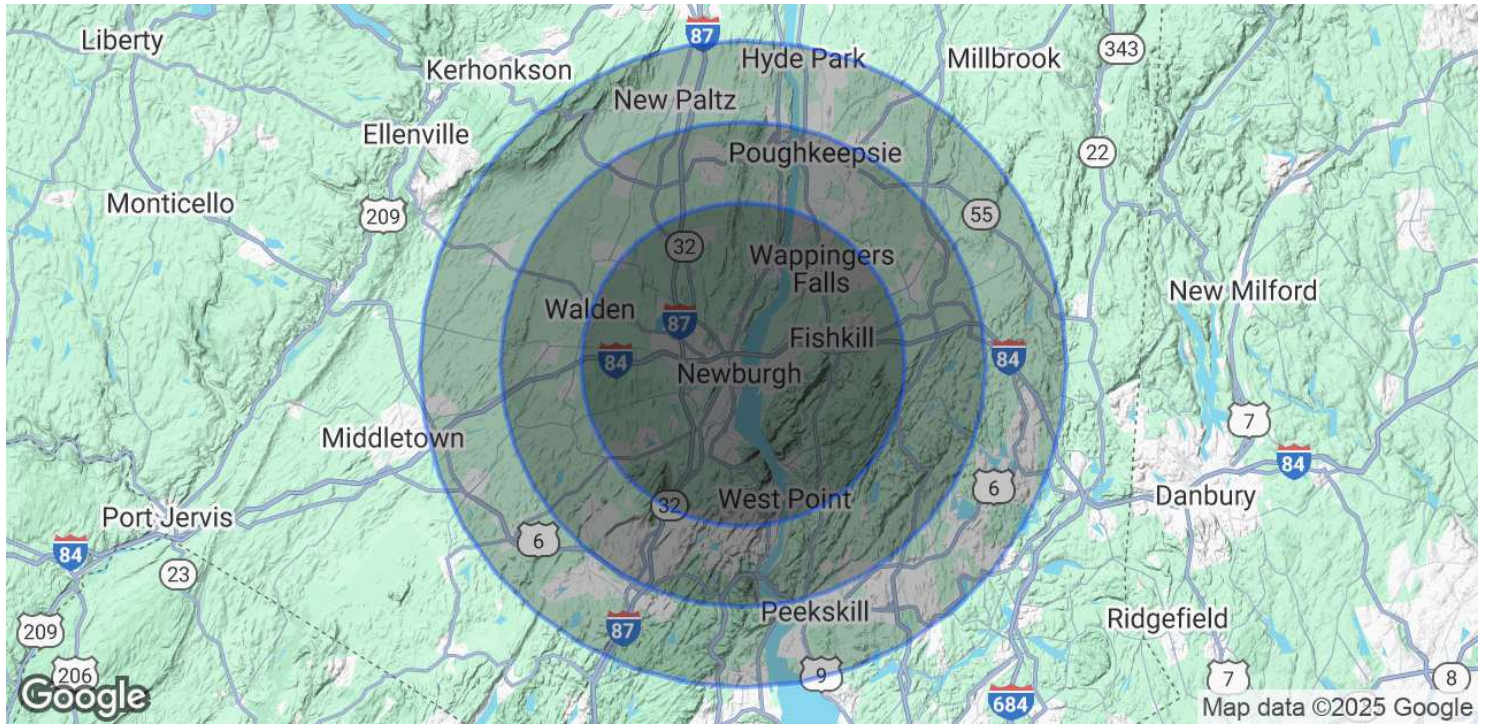




# DEMOGRAPHICS & STATISTICS

## 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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