

COMMERCIAL FOR SALE & LEASE

# AG TOURISM SITE WARWICK NY

10 HATHORN ROAD, WARWICK, NY 10990



## FOR SALE & LEASE

**KW COMMERCIAL - FIRST IN NEW YORK**

69 Brookside Avenue, Suite 225  
Chester, NY 10918



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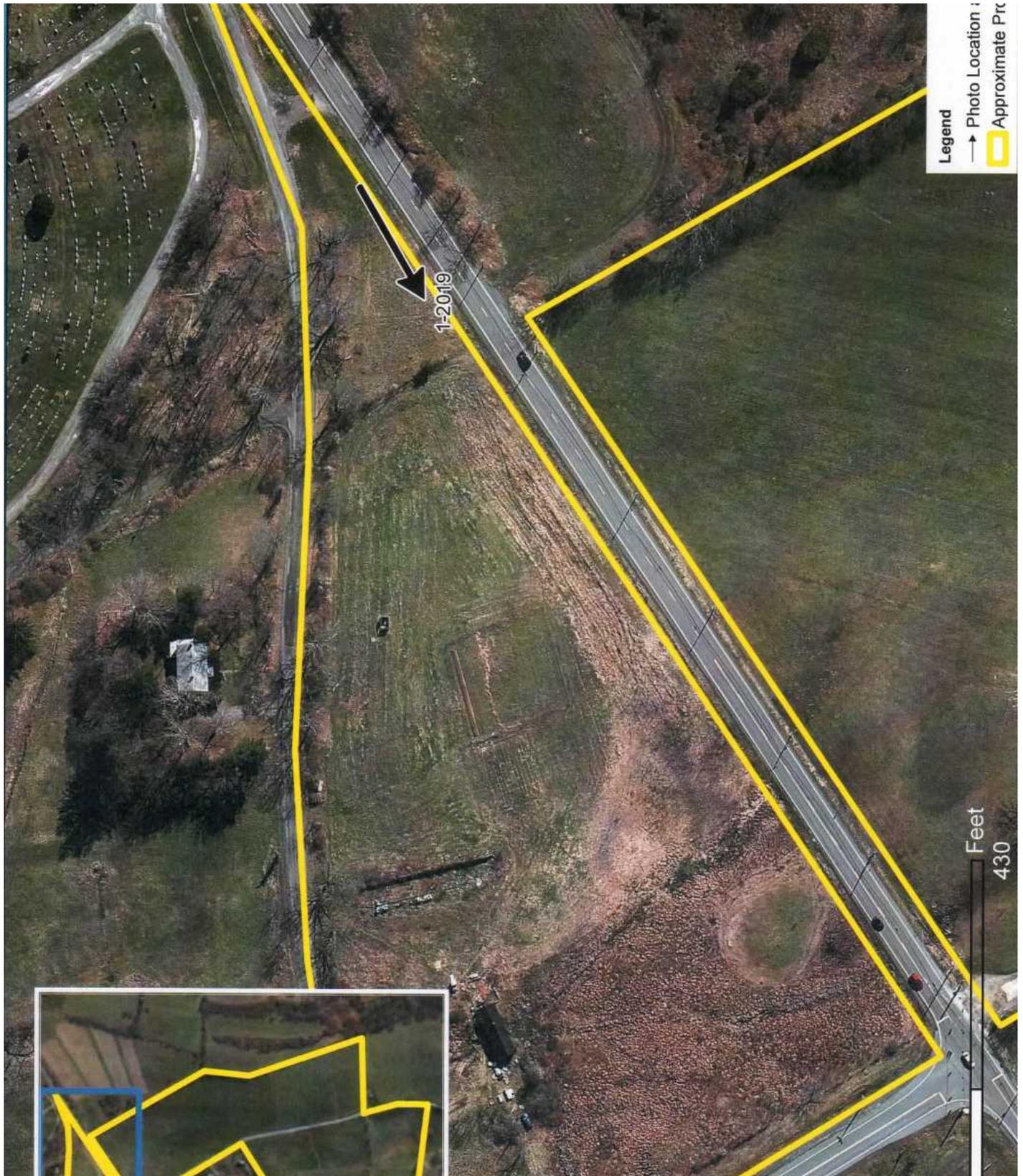
*PRESENTED BY:*

**JOSEPH DISTELBURGER**

Associate Broker/Investor Partner  
O: (845) 344-7170  
jdistelburger@gmail.com  
30DI0835053, New York

# PROPERTY PHOTOS

10 HATHORN ROAD



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# EXECUTIVE SUMMARY

10 HATHORN ROAD

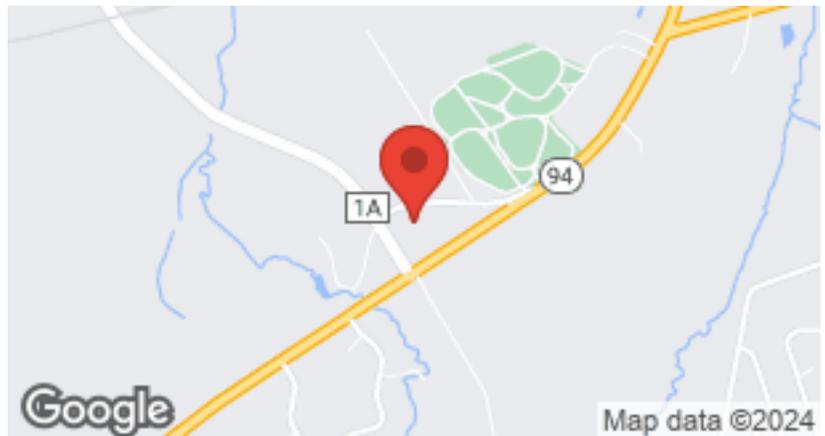


## OFFERING SUMMARY

<b>PRICE:</b>	\$975,000
<b>LOT SIZE:</b>	7.50 Acres
<b>LEASE RATE:</b>	\$5000
<b>LEASE TERM:</b>	Monthly
<b>ZONING:</b>	SL
<b>PERMITTED USES:</b>	Agricultural, Nursery, Farm Market, Nursery, Tree farm, grapes, U pick operation hay maze
<b>FRONTAGE:</b>	1825
<b>TRAFFIC COUNT:</b>	13213
<b>SIGNAL INTERSECTION:</b>	Yes
<b>APN:</b>	335489-052-000-0001-028.000-0000

## PROPERTY OVERVIEW

UNIQUE AGRITOURISM SITE OF 7+ ACRES 1 MILE SOUTH OF WARWICK VILLAGE FOR SALE OR LEASE. Frontage on Route 94 and borders County Route 1A across from the famous Chateau Hathorn restaurant and across from signalized intersection at popular apple orchard. Near the center of the Village of Warwick. Ideal spot for AGRITOURISM, Farm Market, Nursery, Tree farm, grapes, U Pick operation, hay maze, etc Active fresh water spring flows through historic milk house. Productive organic family farm for many years. Near Warwick's distinguished wineries, orchards and restaurants. Also separately available one acre commercial site at the corner of County Route 1A and Hathorn Road between the Old Stone House Inn and Chateau Hathorn



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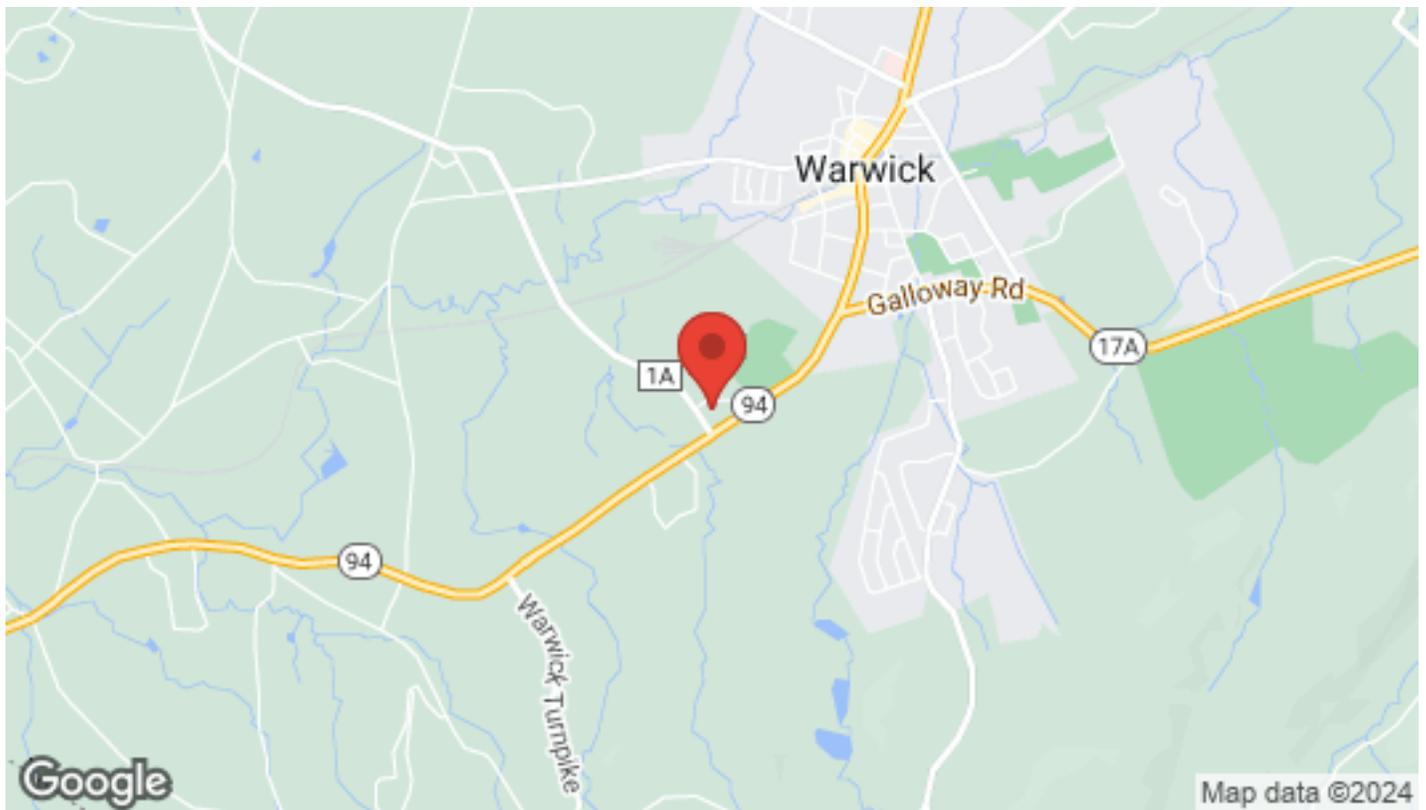
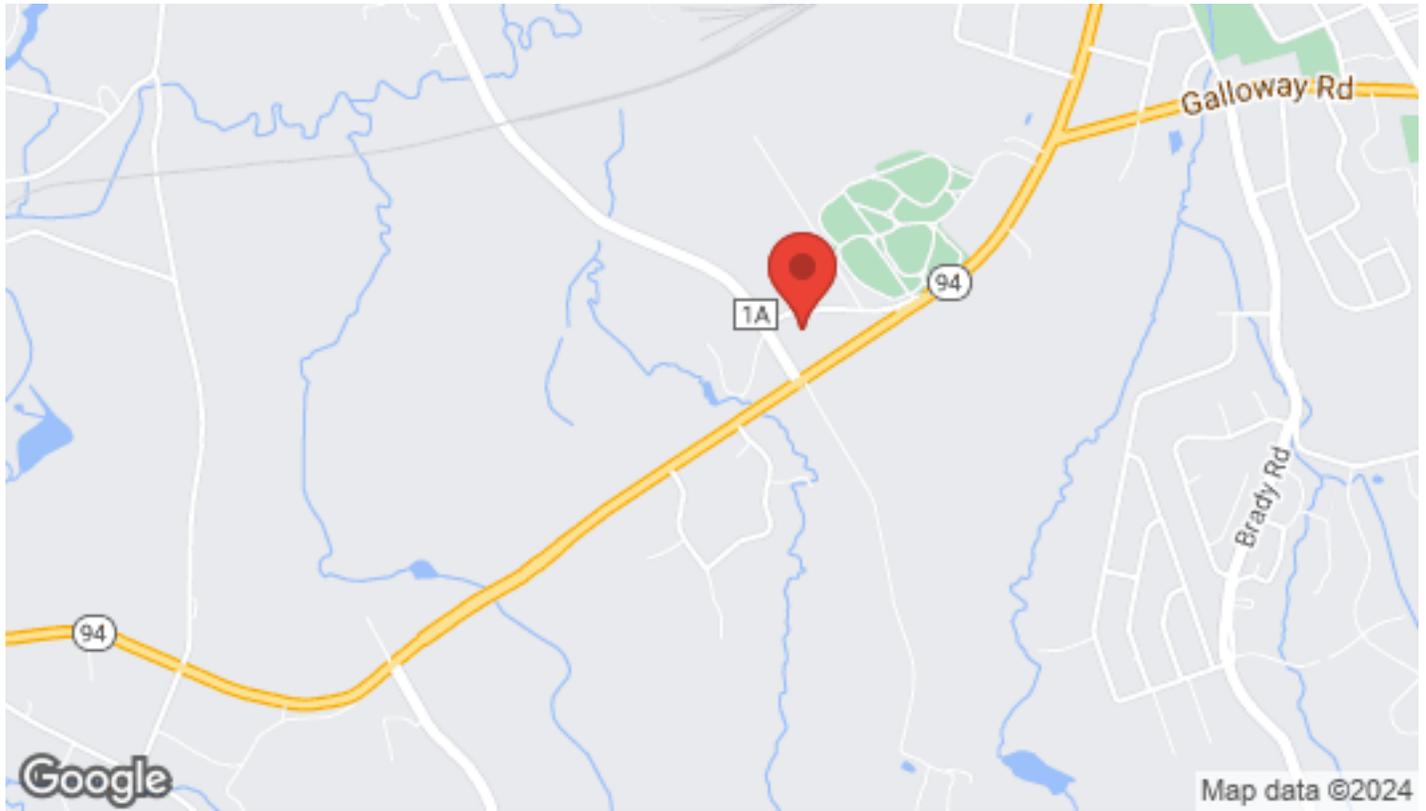
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# LOCATION MAPS

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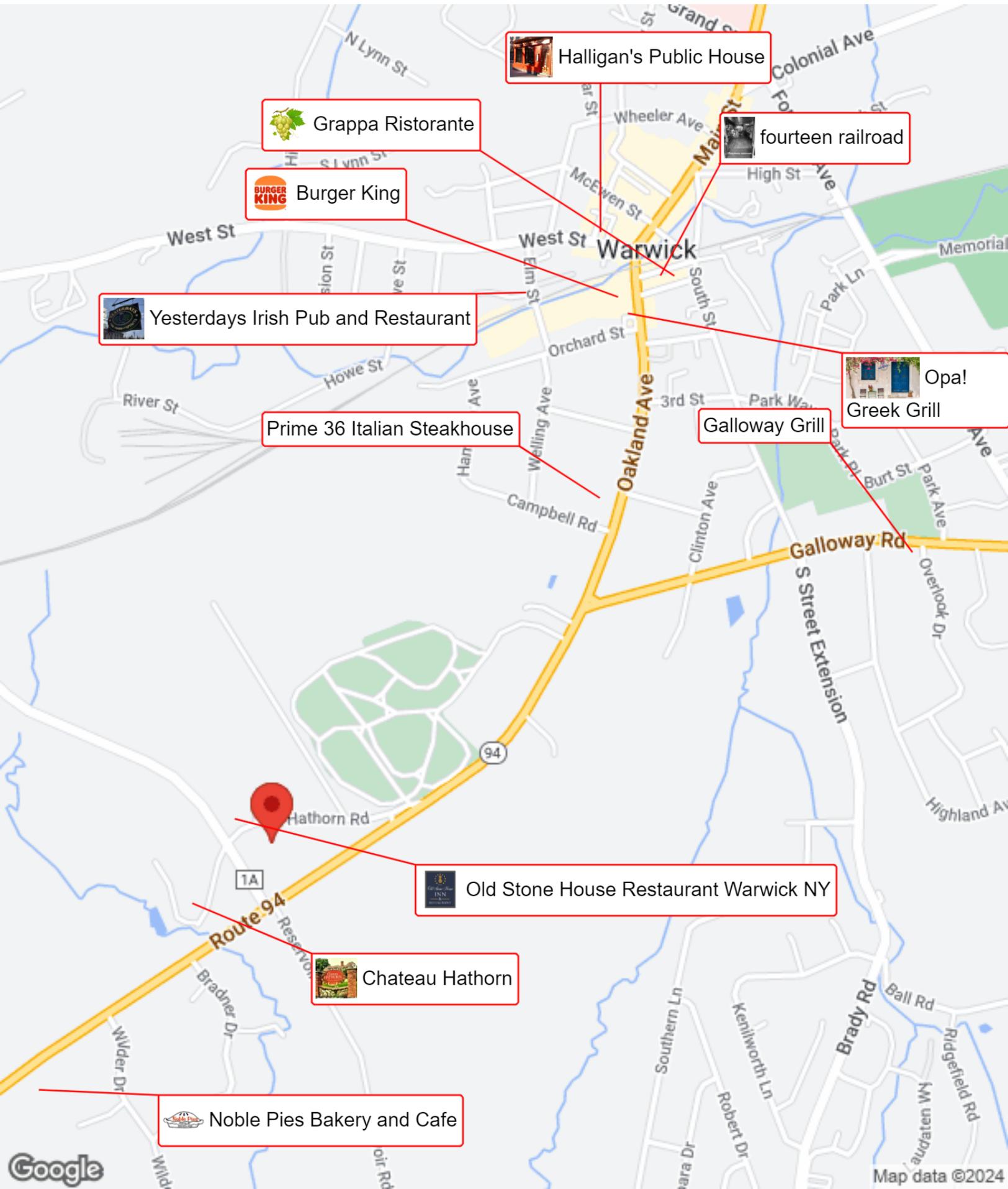


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# BUSINESS MAP

10 HATHORN ROAD



 Halligan's Public House

 Grappa Ristorante

 fourteen railroad

 Burger King

 Yesterdays Irish Pub and Restaurant

 Opa!  
Greek Grill

Prime 36 Italian Steakhouse

Galloway Grill

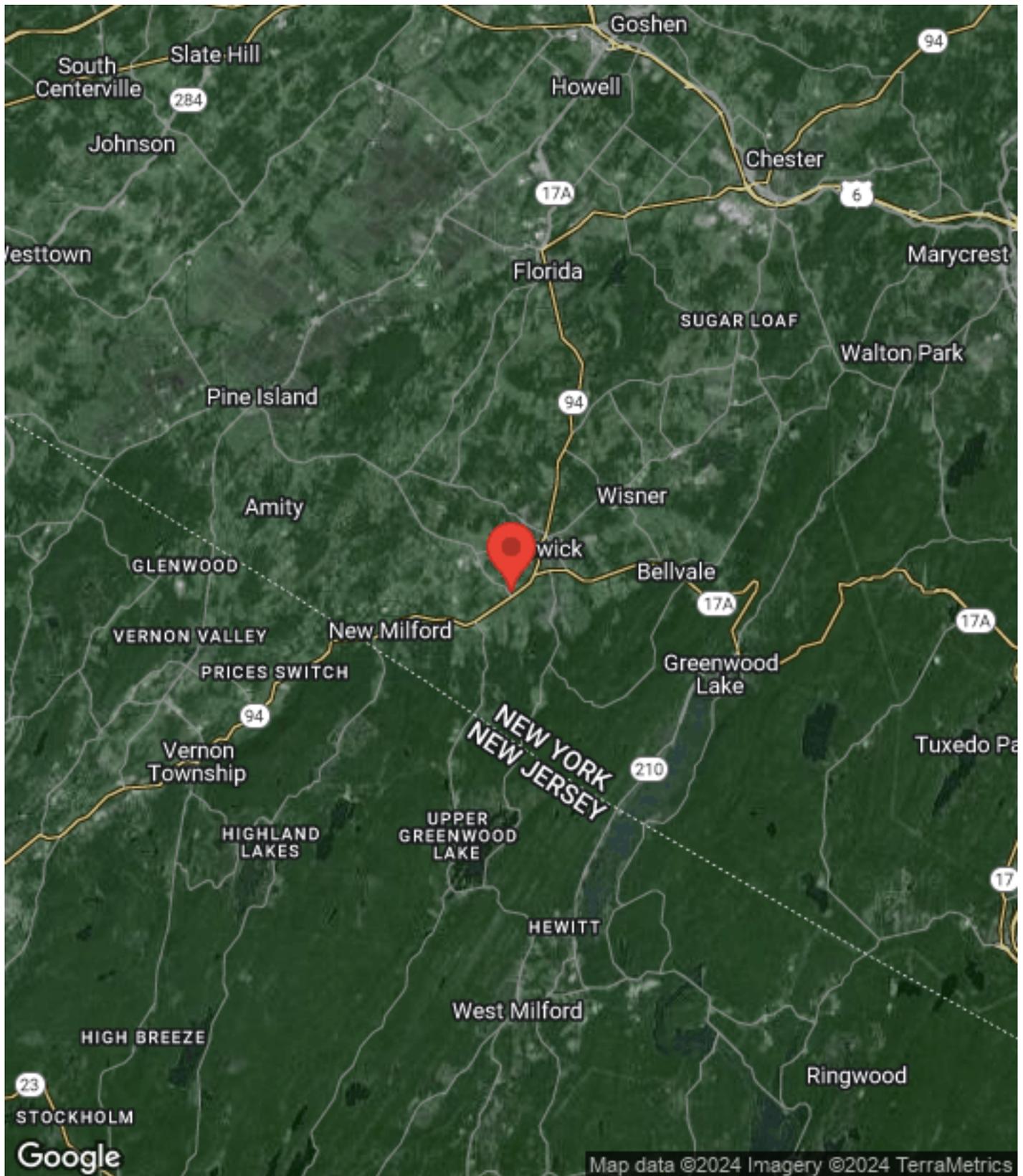
 Hathorn Rd  
 Old Stone House Restaurant Warwick NY

 Chateau Hathorn

 Noble Pies Bakery and Cafe

# REGIONAL MAP

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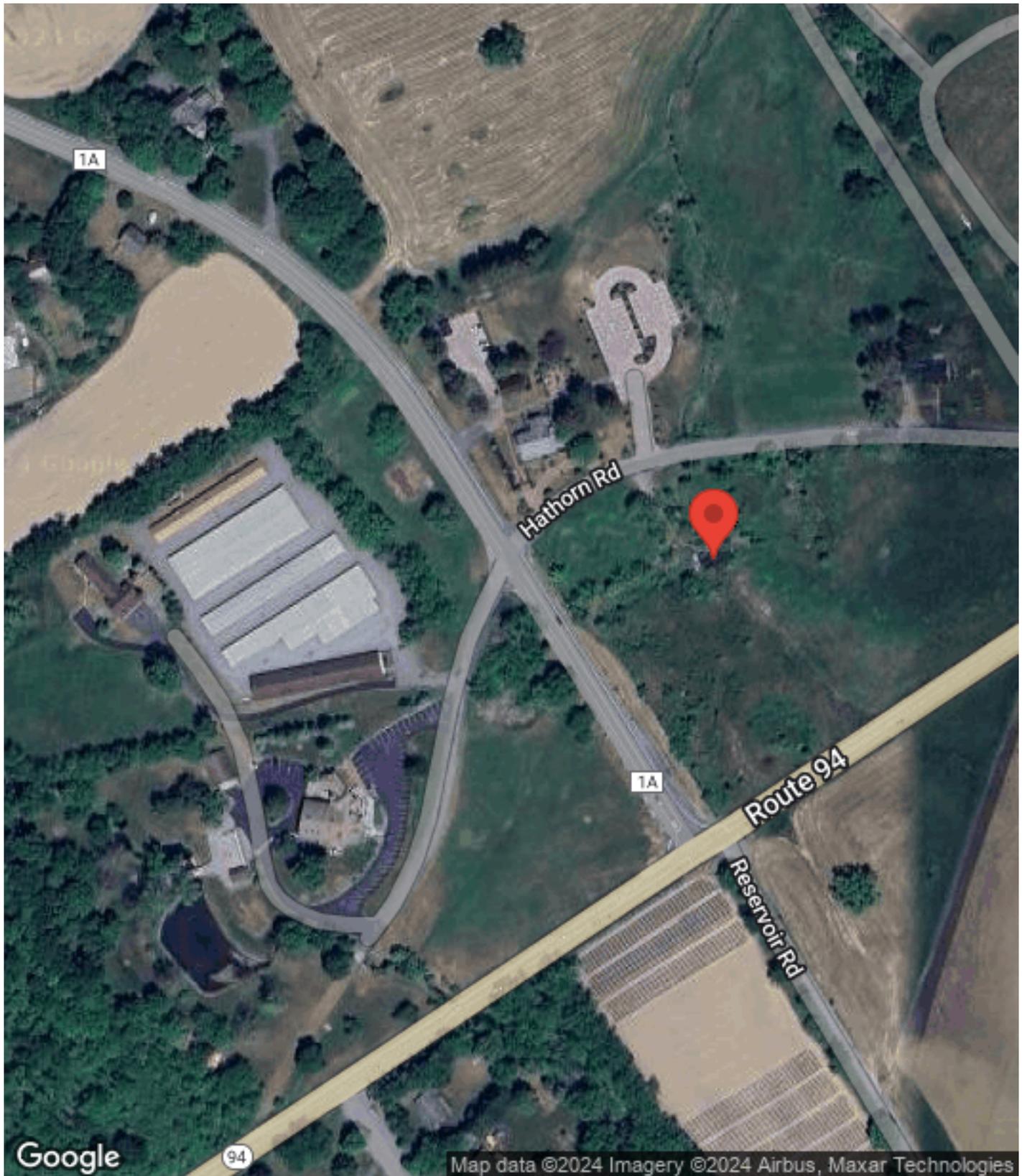


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# AERIAL MAP

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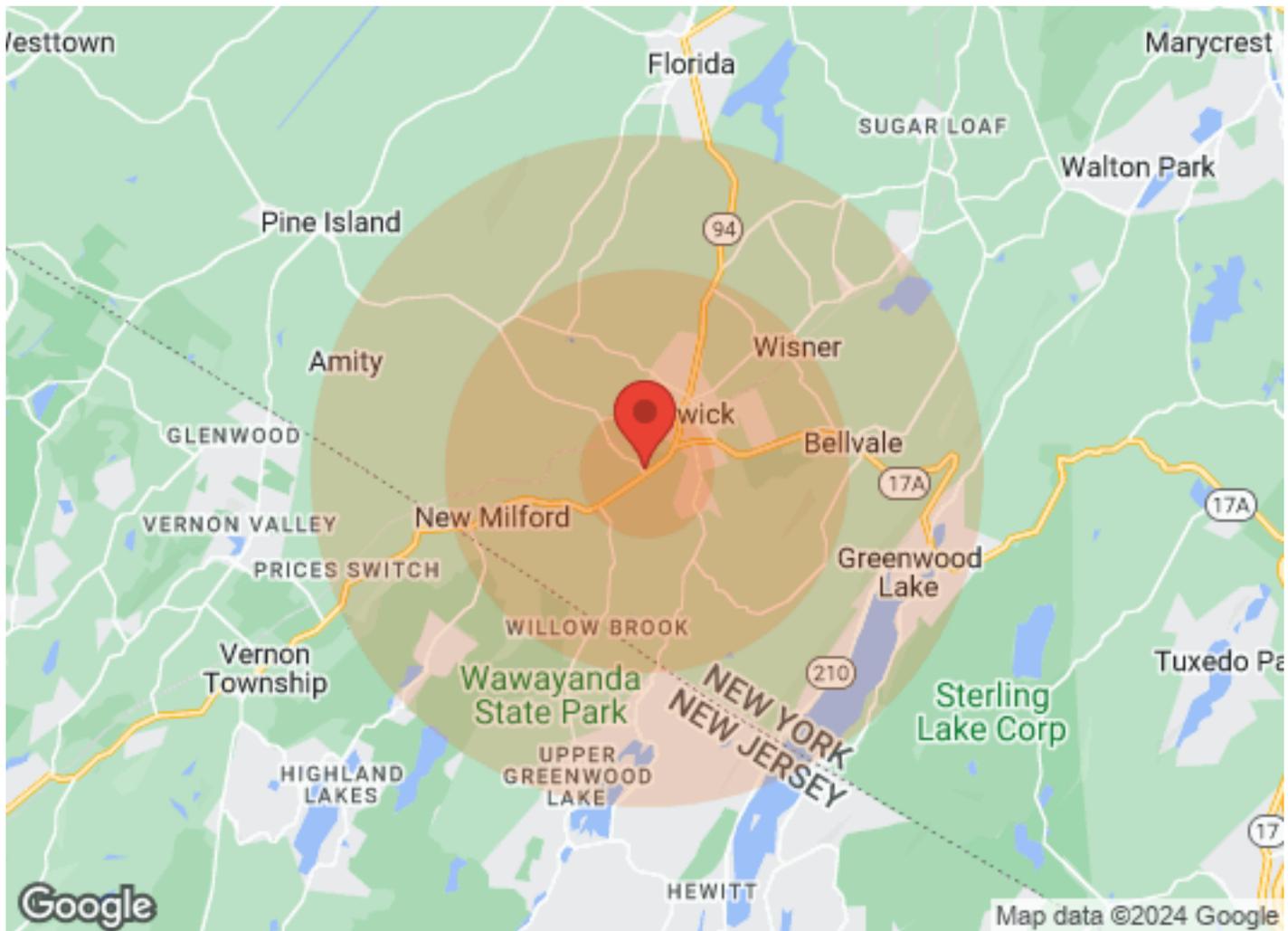


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# DEMOGRAPHICS

10 HATHORN ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	904	5,900	16,658	Median	\$90,656	\$83,103	\$87,320
Female	898	6,183	16,000	< \$15,000	13	254	582
Total Population	1,802	12,083	32,658	\$15,000-\$24,999	62	290	637
				\$25,000-\$34,999	74	345	706
				\$35,000-\$49,999	50	316	957
				\$50,000-\$74,999	106	783	2,114
				\$75,000-\$99,999	99	669	1,937
				\$100,000-\$149,999	169	1,063	2,859
				\$150,000-\$199,999	54	471	1,165
				> \$200,000	42	550	1,001
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	319	2,187	5,795	Total Units	752	5,307	14,132
Ages 15-24	259	1,683	4,547	Occupied	718	4,997	12,864
Ages 25-54	692	4,248	12,392	Owner Occupied	521	3,606	10,370
Ages 55-64	268	1,742	4,896	Renter Occupied	197	1,391	2,494
Ages 65+	264	2,223	5,028	Vacant	34	310	1,268
Race	1 Mile	3 Miles	5 Miles				
White	1,769	11,662	30,391				
Black	23	146	1,172				
Am In/AK Nat	N/A	N/A	25				
Hawaiian	N/A	N/A	N/A				
Hispanic	98	733	2,510				
Multi-Racial	20	498	1,910				

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# PROFESSIONAL BIO

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## **JOSEPH DISTELBURGER** Associate Broker/Investor Partner



After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

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