



RETAIL & OFFICE & MEDICAL & SERVICE

942+946 NYS ROUTE 376, TOWN OF EAST FISHKILL, NY



PRE-BUILT RETAIL OFFICE MEDICAL & SERVICE SPACES

ADDRESS: **942 Route 376, Summerlin East**
946 Route 376, Summerlin West
 East Fishkill, NY 12590 (Township)
 Wappingers Falls, NY (Mailing)

LOCATION: North West Corner of Route 376 &
 Robinson Lane, Opposite Lake Walton
 Road, near Taconic State Parkway

GROSS SF: 41,322 ± SF - Summerlin East
 17,911 ± SF - Summerlin West

TRAFFIC COUNT: 11,938 AADT
 NYS Rt 376 @ Myers Corners Rd

ASKING PRICE: East Suite 1-2 \$20 Per SF/PYR
 First Floor Base Price \$18 Per SF/PYR
 Second Floor Base Price \$15 Per SF/PYR
 Additional Charges: \$65/month garbage + recycling

Summerlin Plaza - West

Unit	Tenant	Sq Ft
1 - 2	Last Chance Bar & Grill	2,200
3-4	BluePath	2,398
5	Hidden Closet Boutique	1,016
6A	Farmer's Insurance	957
6B - 7	VACANT	2,060
6.1	EPC Sports	2,130
6.2	EPC Sports	2,130
8	Fiorenza Flowers	1,191
9	Naranjo Jewelry	951
10	Oicle Land Surveying	959
11	Northern Medical Group	960
12	Northern Medical Group	959

Summerlin Plaza - East

Unit	Tenant	Sq Ft
1 - 2	Analog Coffee	2,692
3	Dutchess Animal Clinic	1,240
4	C & C Glass	1,226
5	Willow Book Shop and Lounge	1,240
6	Personal Touch Flooring	1,226
7 - 8	VACANT	2,480
9	Verizon Wireless	1,240
10 - 11	Endless Sun	2,480
12	Reliance Fire Protection	1,226
13	Entirely You SPA	1,240
14	Twin Tides Tattoo	1,226
15 - 16	Nuvance Health Medical Practice	2,480
17 - 18	Renu Medispa	2,954

Summerlin Plaza - East (Office)

Unit	Tenant	Sq Ft
201 - 204	Lexington Care	5,590
205 - 207	VACANT	2,400
208	MTY Bookkeeping	941
209	Monarch Lash	824
210 - 211	Brent Financial Group, LLC	1,196
212	LMDH Companies	1,200
213	VACANT	635
214	VACANT	835
215 - 216	Ashraf Holdings	1,747
217	Rose Contracting	804
218	Ashraf Holdings	2,200



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:

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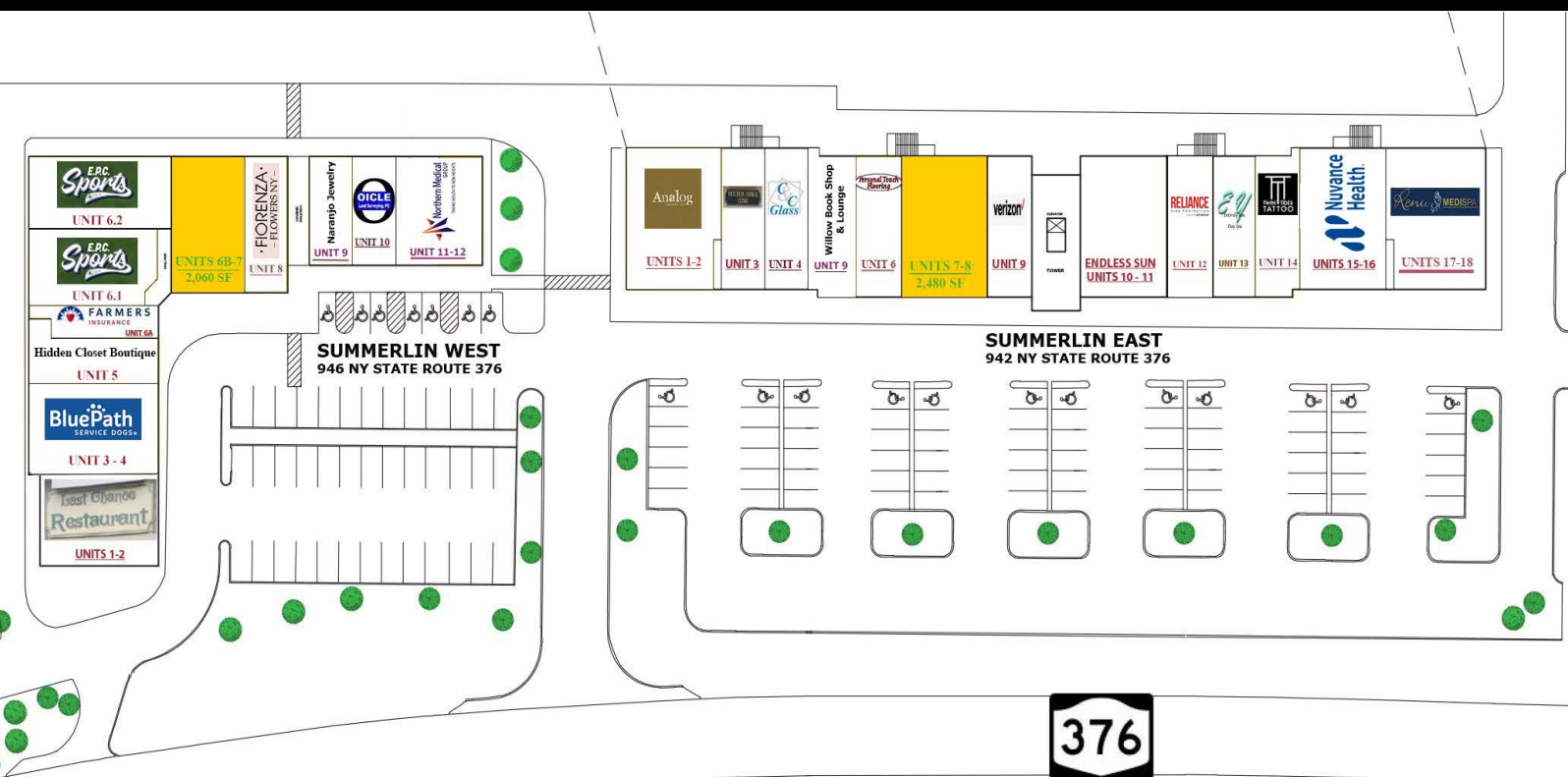


1ST LEVEL: RETAIL / PRE-BUILT MEDICAL SUITES
2ND LEVEL: CLASS A OFFICE SPACE, ATRIUM WITH ELEVATOR

TENANT INCENTIVE PACKAGES & BUILT TO SUIT ASSISTANCE AVAILABLE



SUMMERLIN EAST OFFICES SECOND FLOOR



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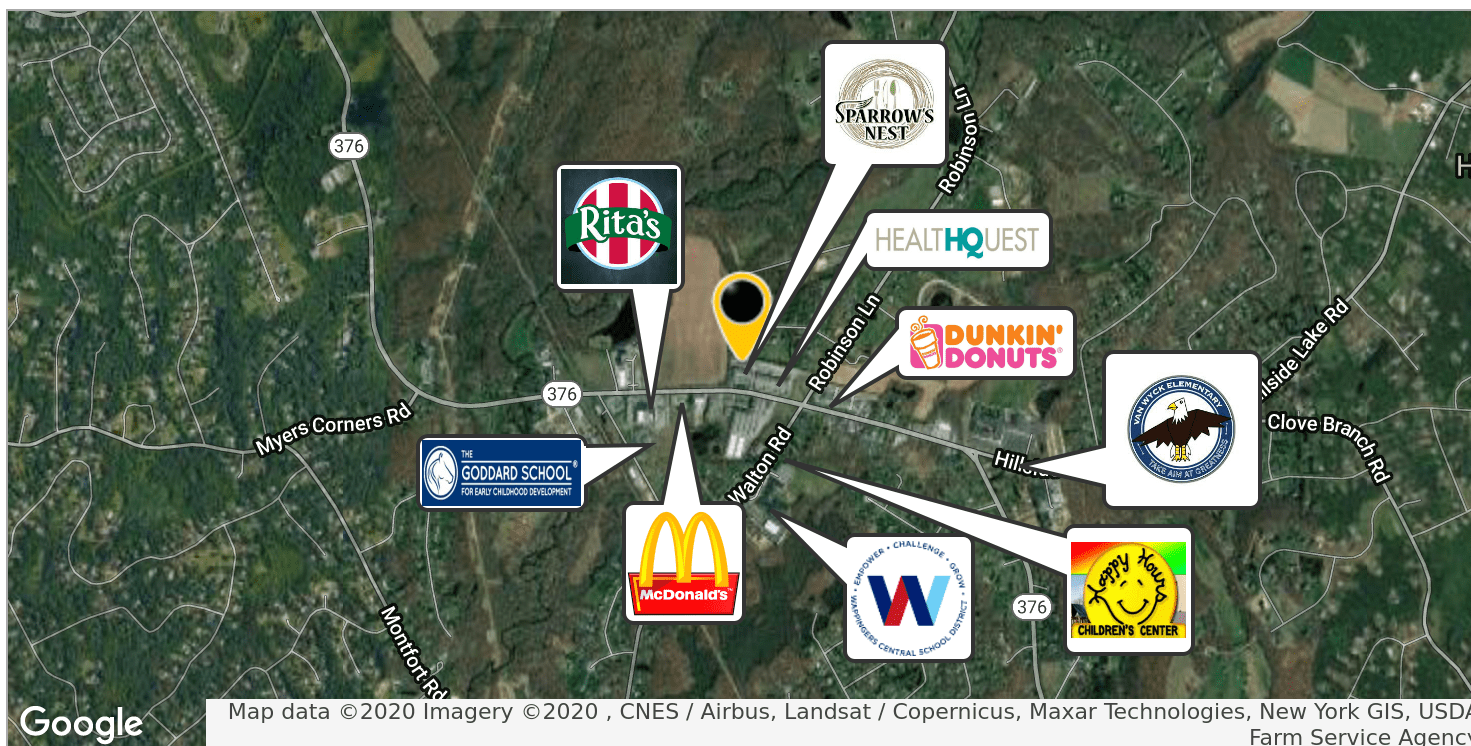
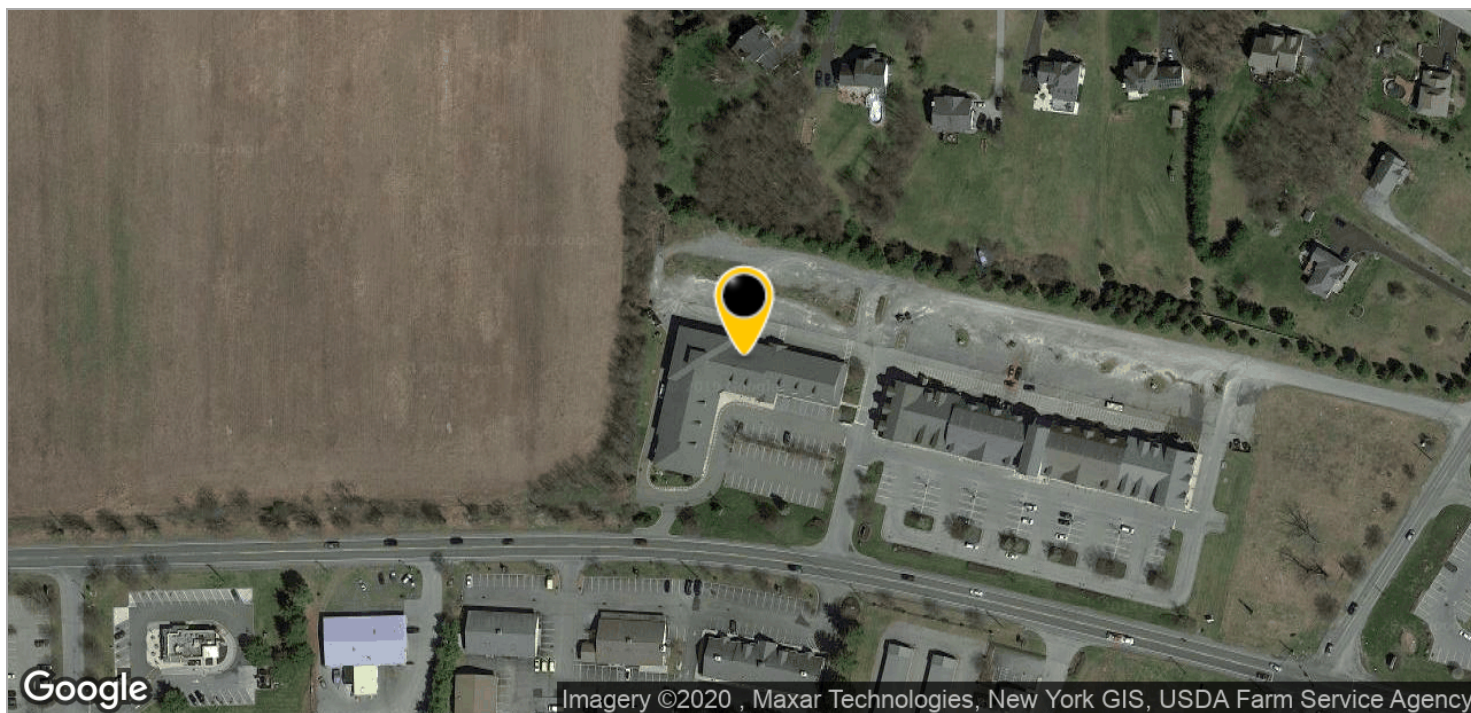
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TACONIC STATE PARKWAY - (7 MINUTES / 4.1 MILES)
U.S. ROUTE 9 - (10 MINUTES / 6 MILES)

TRAFFIC COUNT: 11,938 NYS ROUTE 376 @ MYERS CORNERS RD



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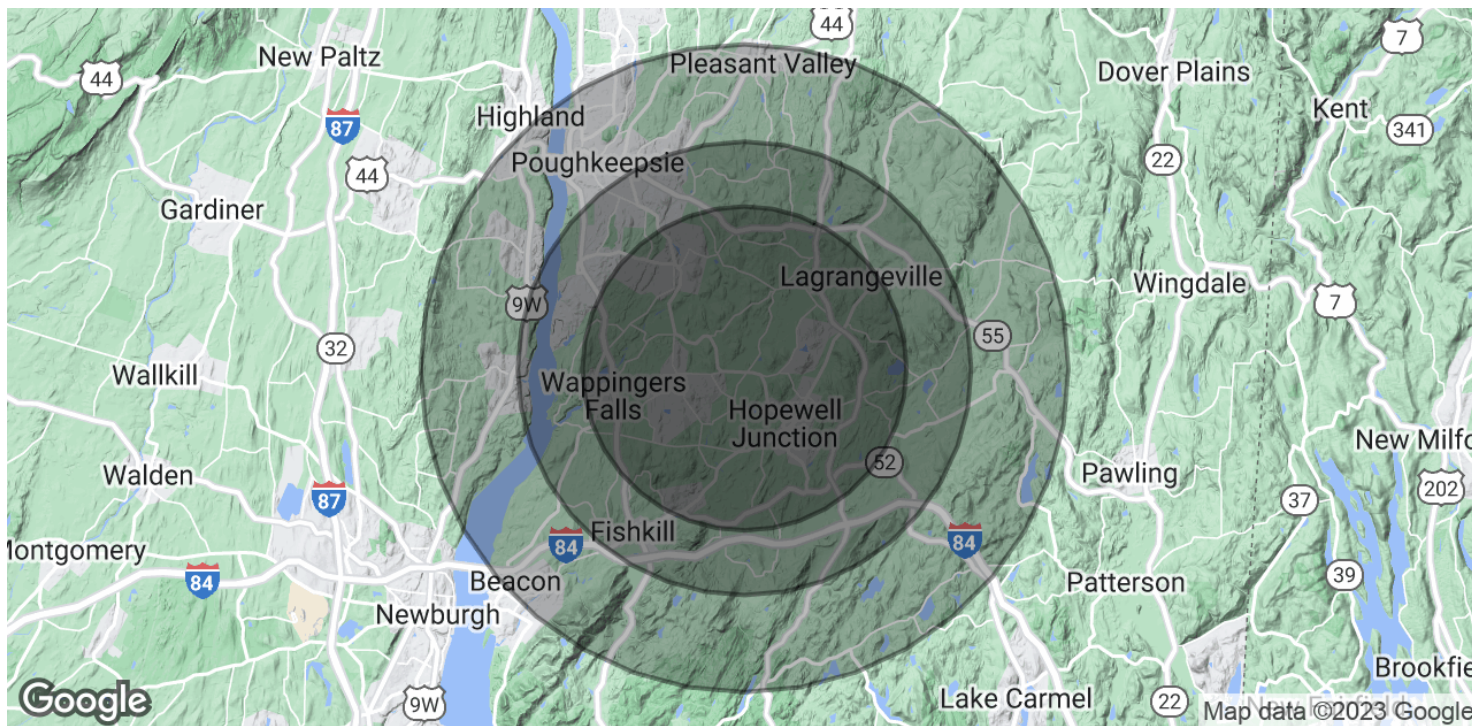
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DEMOGRAPHICS & DATA

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	58,585	100,447	195,146
Average Age	45.1	44.2	43.0
Average Age (Male)	43.8	42.7	41.9
Average Age (Female)	46.3	45.3	43.3

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	21,862	38,337	78,365
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$120,389	\$115,916	\$103,083
Average House Value	\$429,475	\$390,075	\$320,914

* Demographic data derived from 2020 ACS - US Census



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