

CORNWALL-ON-HUDSON, NY

237 HUDSON STREET, CORNWALL-ON-HUDSON, NY 12520



OFFERING SUMMARY

Sale Price: Call For Details

Building Size: 6,800 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

6,800 SF Downtown Retail Building For Sale

PROPERTY HIGHLIGHTS

- Available Immediately For Sale
- 6,800 SF Retail Building Located in Downtown Cornwall-On-Hudson
- Investment Property w/ Strong NOI (Fully Leased and Anchored by USPS)
- Great Exposure & Visibility
- Off Street Parking (Leased by USPS)
- Convenient Access to Route 9W and the United States Military Academy (West Point)

FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149
mpalestina@thegoldsteingroup.com

CHUCK LANYARD

201.703.9700 x115
clanyard@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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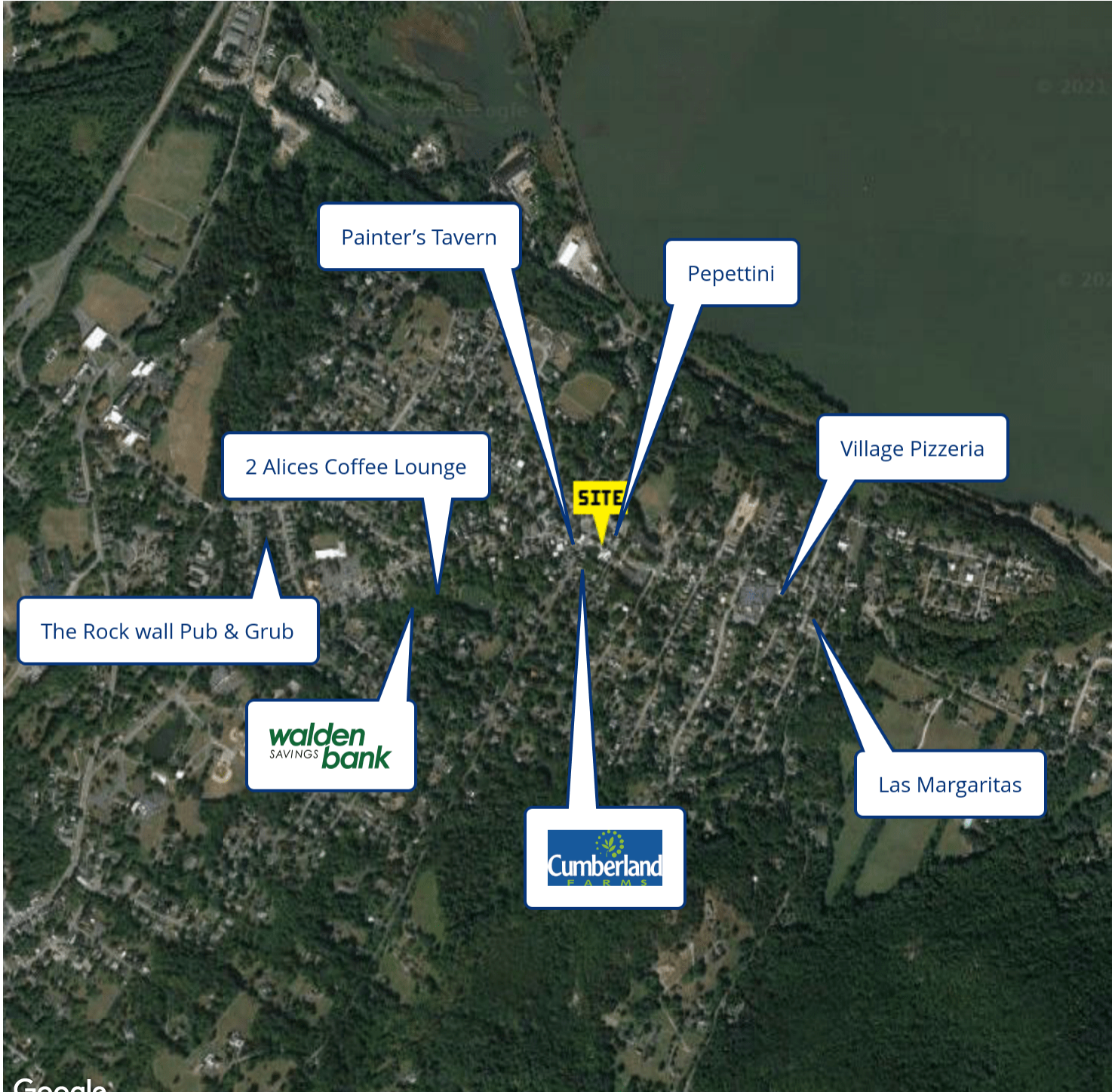
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Google

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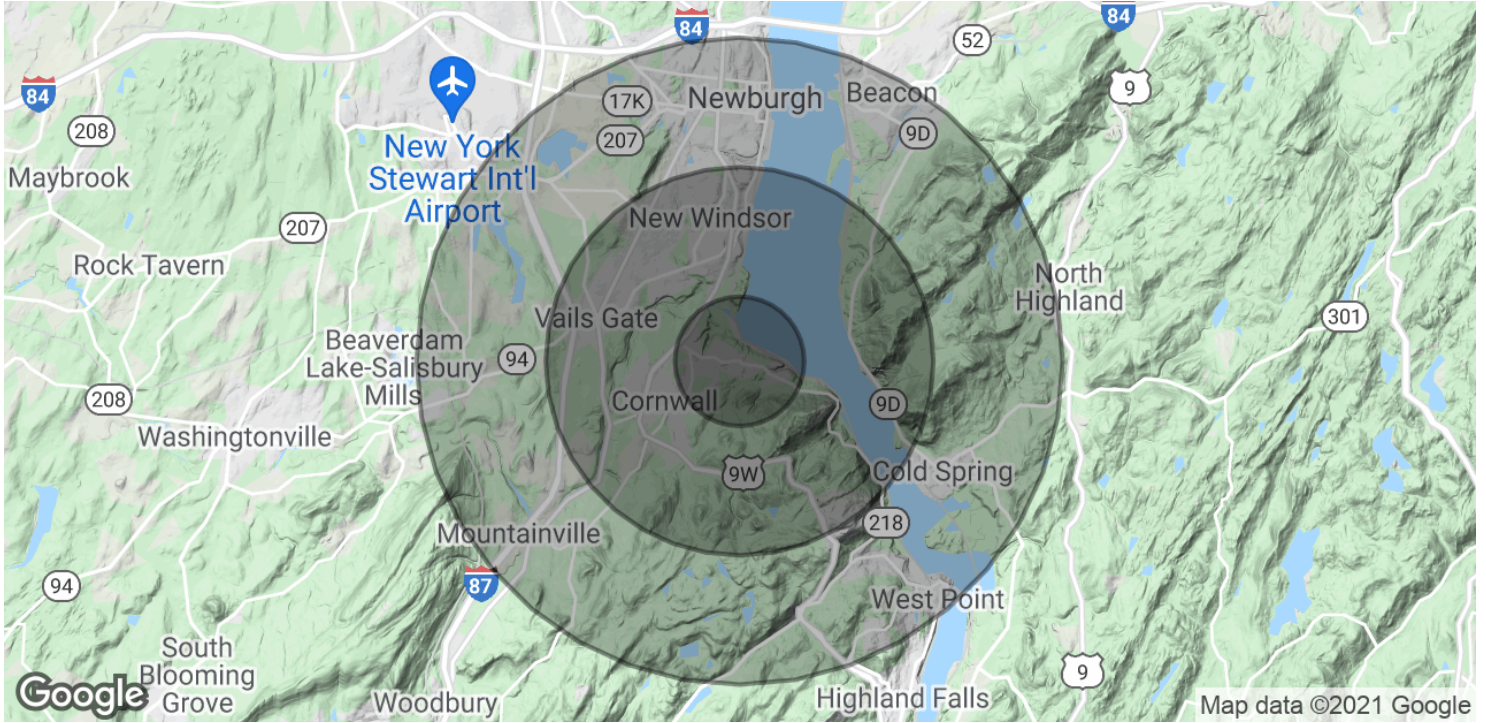
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,650	25,404	88,329
Average age	43.3	41.4	35.1
Average age (Male)	45.1	41.1	34.8
Average age (Female)	40.9	41.3	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,385	9,979	31,109
# of persons per HH	2.6	2.5	2.8
Average HH income	\$100,031	\$85,342	\$69,008
Average house value	\$394,654	\$326,927	\$323,734

* Demographic data derived from 2010 US Census

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