



# FORMER T.G.I FRIDAY'S RESTAURANT

## 23 CRYSTAL RUN CROSSING, MIDDLETOWN, NY 12589



### MIDDLETOWN, NY - NYS ROUTE 17K VISIBILITY AND FRONTAGE

#### OFFERING SUMMARY

**ADDRESS:** 23 Crystal Run Crossing  
Middletown, NY 12589

**LOCATION:** NYS Route 17, Exit 122  
(2 Minutes / 0.4 Mile)  
Interstate 84, Exit 19  
(6 Minutes / 2.5 Miles)  
New York Route 211  
(6 Minutes / 2.5 Miles)  
Interstate 87, Exit 16  
(18 Minutes / 17 Miles)

**NEARBY:** Garnet Health (383 Beds)  
Crystal Run Galleria 1,200,000 SF

**BUILDING SIZE:** 6,960 SF

**TRAFFIC COUNT:** 60,716 AADT - NYS Route 17K  
6,841 AADT - Crystal Run Crossing

**LEASING PRICE:** \$25.00 SF/yr (NNN)



#### LOCATION OVERVIEW

Middletown is a city located in Orange County, New York, in the Hudson Valley region. It's a vibrant community with a rich history and a variety of amenities. The city's downtown area is known for its historic architecture and a mix of local businesses, including restaurants, shops, and art galleries. It's a hub for local events and cultural activities. You can find theaters, galleries, and music venues, providing opportunities for enjoying the arts and entertainment. Middletown is accessible by major roadways, including, NYS 17K, Interstate 84, Exit 19 leading to Interstate 87, Exit 36.



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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# NEARBY DEMAND GENERATORS & AREA RETAILERS

## GARNET HEALTH (383 BEDS) & CRYSTAL RUN GALLERIA (1,200,000 SF)

INTERSTATE 84, INTERSTATE 87, NYS ROUTE 17K, NEW YORK ROUTE 211



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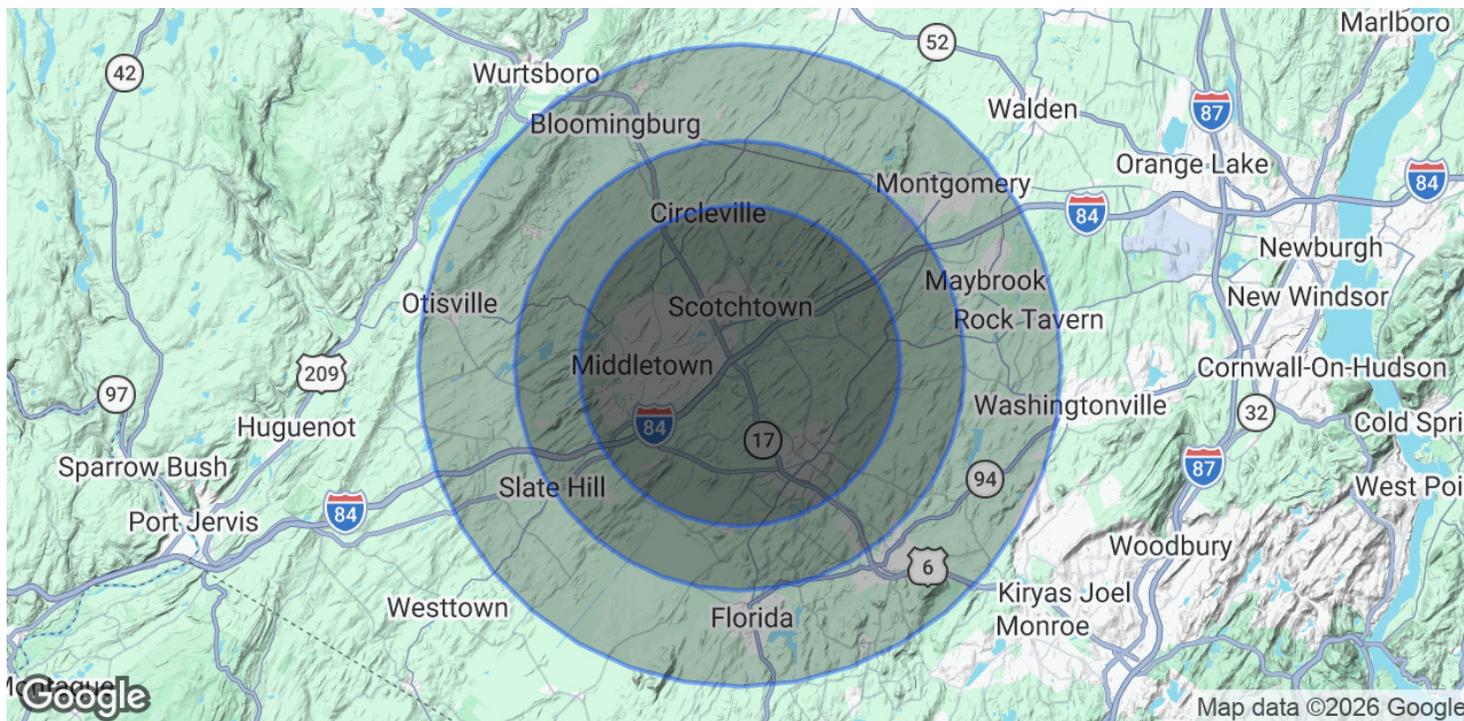




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### LOWER HUDSON VALLEY REGION



<b>POPULATION</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Population	70,470	89,637	137,101
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Households	25,783	32,568	48,837
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$110,454	\$116,365	\$123,664
Average House Value	\$358,814	\$378,685	\$401,687

Demographics data derived from AlphaMap



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