



COMMERCIAL DEVELOPMENT LAND

2761 U.S. ROUTE 9, COLD SPRING, NY 10516



DEVELOPMENT SITE - HIGHWAY COMMERCIAL

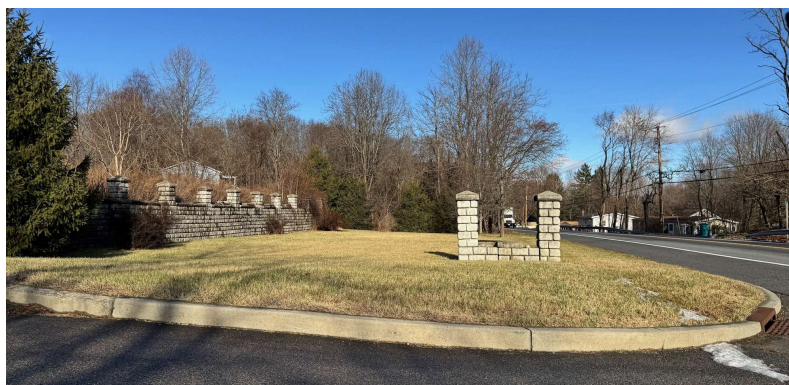
ADDRESS: 2761 U.S. Route 9
Cold Spring, NY 10516

LOCATION: **Interstate 84, Exit 46**
(10 Minutes / 6.9 Miles)
Taconic State Parkway
(9 Minutes / 6.5 Miles)
Bear Mountain Bridge
(15 Minutes / 10 Miles)
Newburgh-Beacon Bridge
(16 Minutes / 12.4 Miles)

LOT SIZE: 2.47 Acres
300' Frontage on U.S. Route 9

ZONING: Highway Commercial

ASKING PRICE: \$875,000



PROPERTY OVERVIEW

Commercial Development on 2761 U.S. Route 9, Cold Spring, NY 10516. The site is in close proximity to Main Street in the Village of Cold Spring where there is a vibrant atmosphere for shopping, eateries, events, and more. Commuter service to New York City is available via the Metro-North Hudson Line, Cold Spring Train Station to Grand Central Terminal.

Cold Spring Metro-North Train Station: (7 Minutes / 3.3 Miles)
Cold Spring Train Station to Grand Central Terminal: 1 Hour & 27 Minutes.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

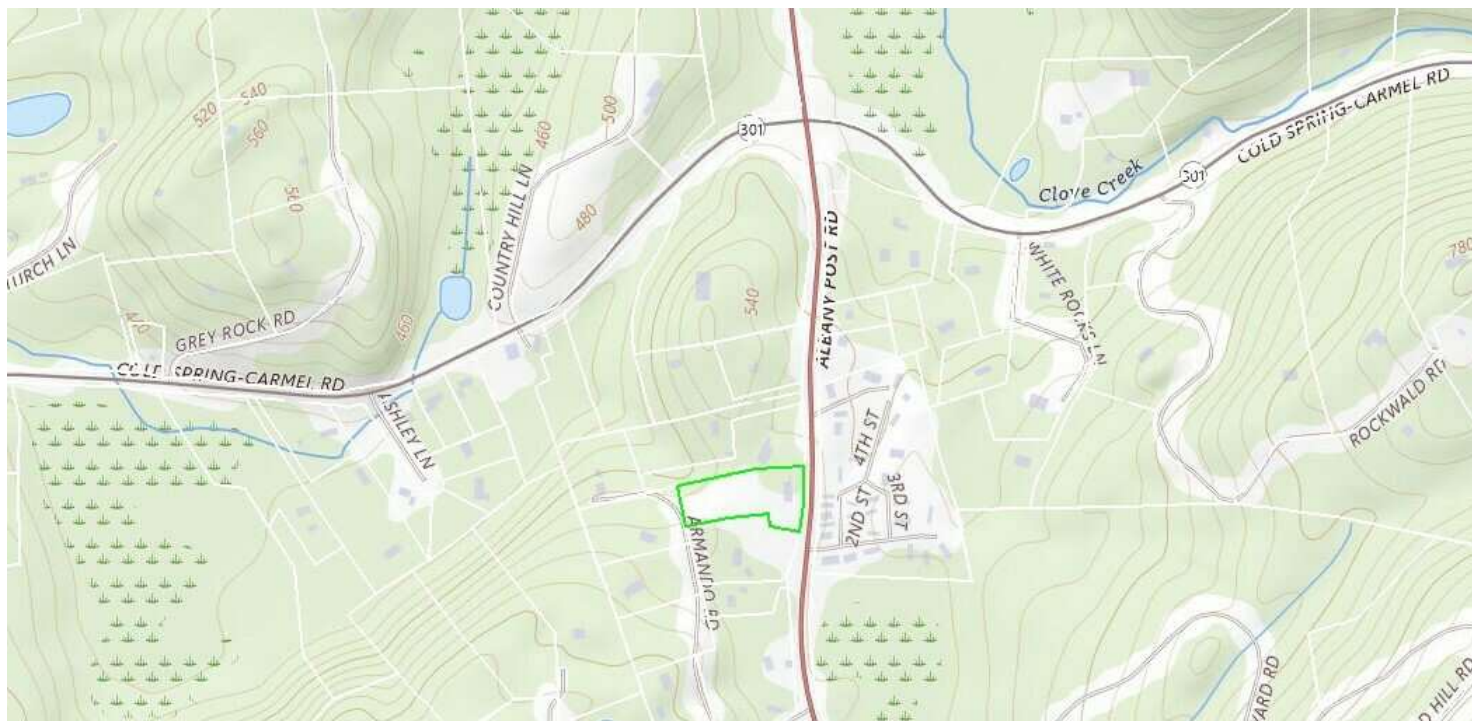
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



INTERSTATE 84, EXIT 46 - 10 MINUTES
TACONIC STATE PARKWAY - 9 MINUTES

BEAR MOUNTAIN BRIDGE - 15 MINUTES



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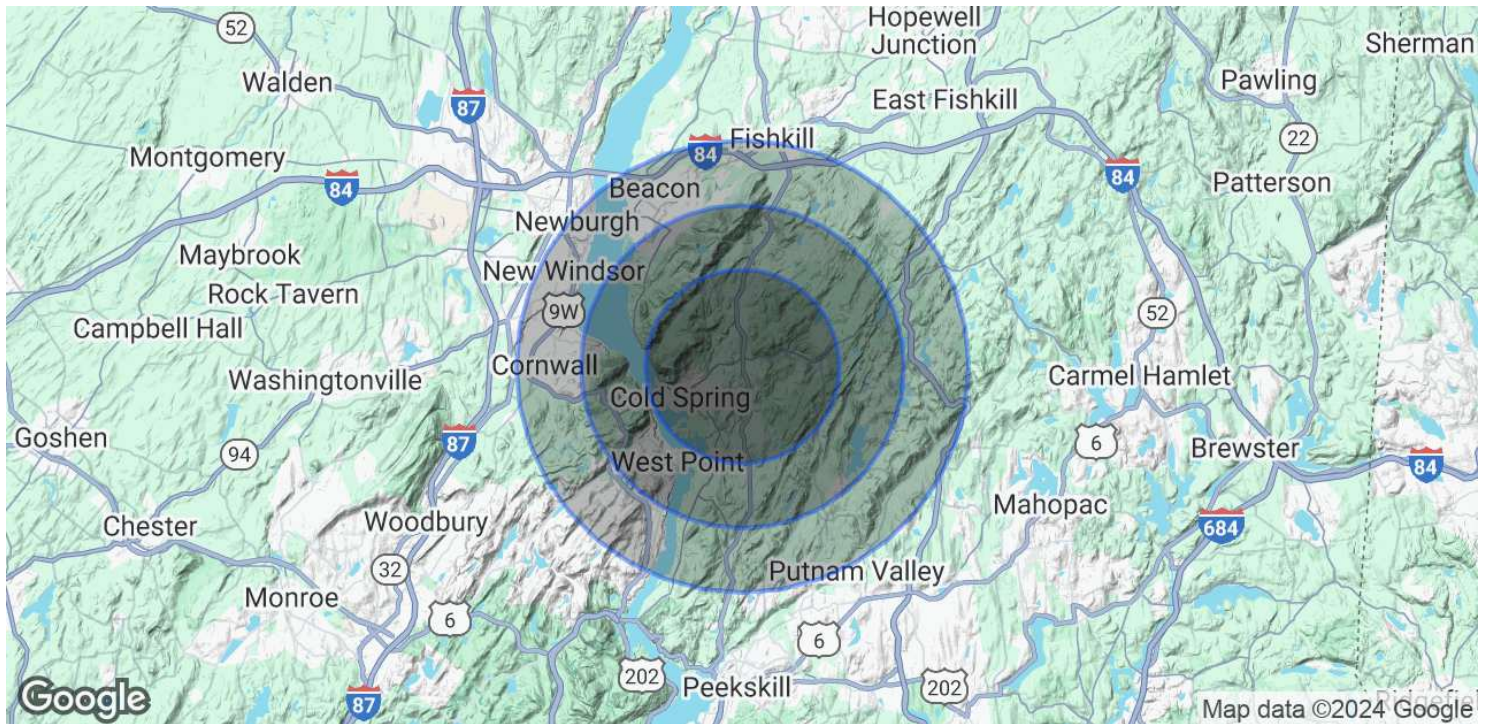
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER HUDSON VALLEY REGION OF NEW YORK STATE



POPULATION

| | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population | 5,295 | 19,929 | 85,522 |
| Average Age | 46 | 38 | 40 |
| Average Age (Male) | 45 | 37 | 39 |
| Average Age (Female) | 47 | 39 | 41 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,199 | 6,091 | 30,940 |
| # of Persons per HH | 2.4 | 3.3 | 2.8 |
| Average HH Income | \$173,871 | \$163,980 | \$126,588 |
| Average House Value | \$765,922 | \$576,769 | \$445,488 |

Demographics data derived from AlphaMap



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