

FORT MONTGOMERY, NY

897 ROUTE 9W, FORT MONTGOMERY, NY 10922



OFFERING SUMMARY

Sale Price: Call For Details

Size: 1.33 Acres

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Fort Montgomery Pad Site Development

PROPERTY HIGHLIGHTS

- New Development Available For Sale
- Warehouse/Retail Pad - 7,500 SF
- QSR Pad - 2,500 SF
- Located on Route 9W Near Garrison Road Side Street
- Excellent Visibility
- Convenient Access to Route 6, Route 202, West Point and Bear Mountain Bridge
- Anchored by Dunkin Donuts
- 18,100+ Daily Car Count

FOR MORE INFORMATION CONTACT:

SCOTT MILICH

201.703.9700 x139
smilich@thegoldsteingroup.com

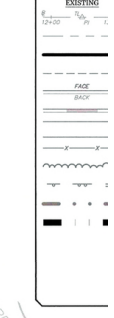
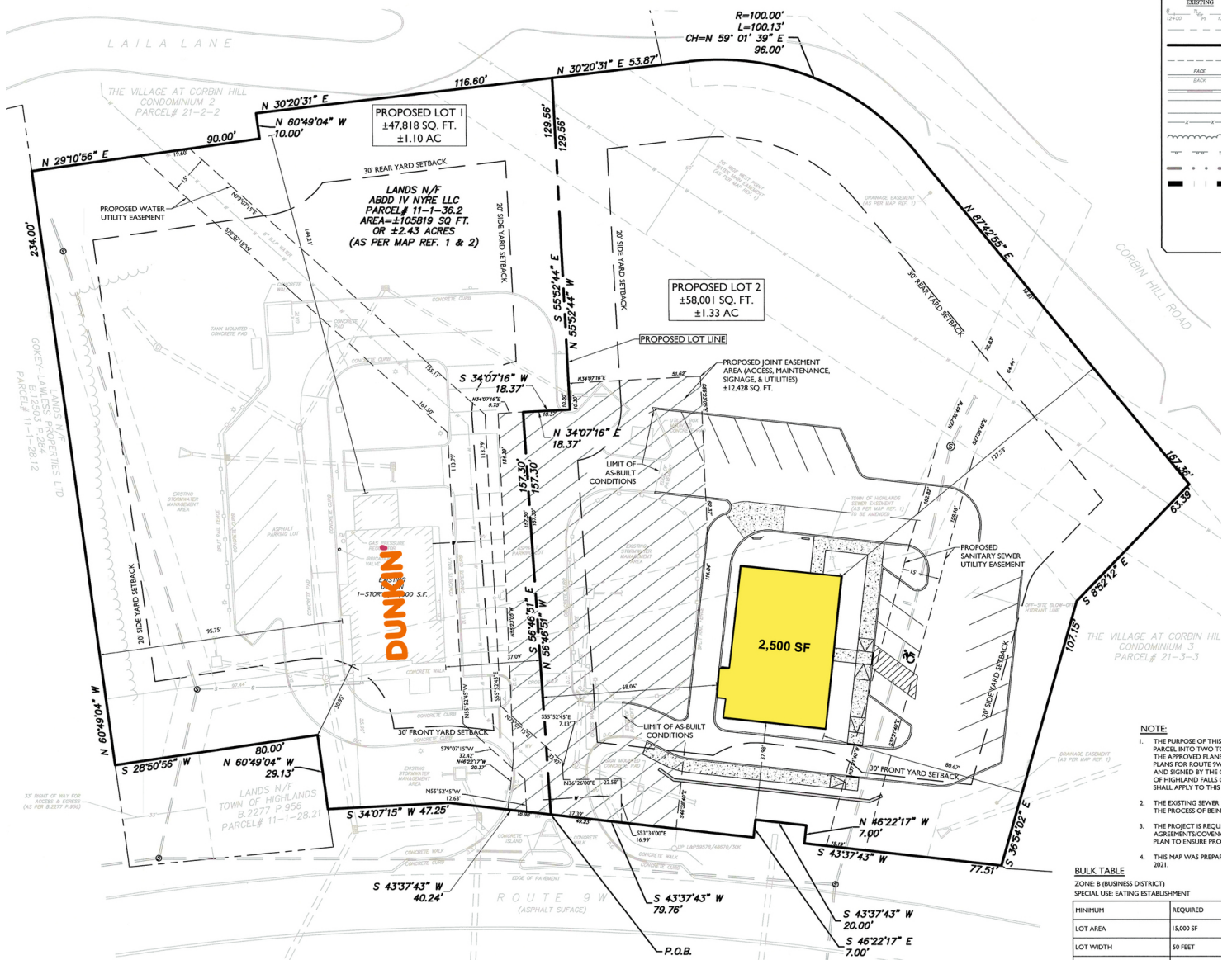
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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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- NOTE:**
1. THE PURPOSE OF THIS PARCEL INTO TWO IS THE APPROVED PLANS FOR ROUTE 9W AND SIGNED BY THE TOWN OF HIGHLAND FALLS SHALL APPLY TO THIS PARCEL.
 2. THE EXISTING SEWER THE PROCESS OF BEING.
 3. THE PROJECT IS REQUI AGREEMENTS/COVER PLAN TO ENSURE PRO.
 4. THIS MAP WAS PREPAR 2021.

BULK TABLE
 ZONE: B (BUSINESS DISTRICT)
 SPECIAL USE: EATING ESTABLISHMENT

MINIMUM	REQUIRED
LOT AREA	15,000 SF
LOT WIDTH	50 FEET

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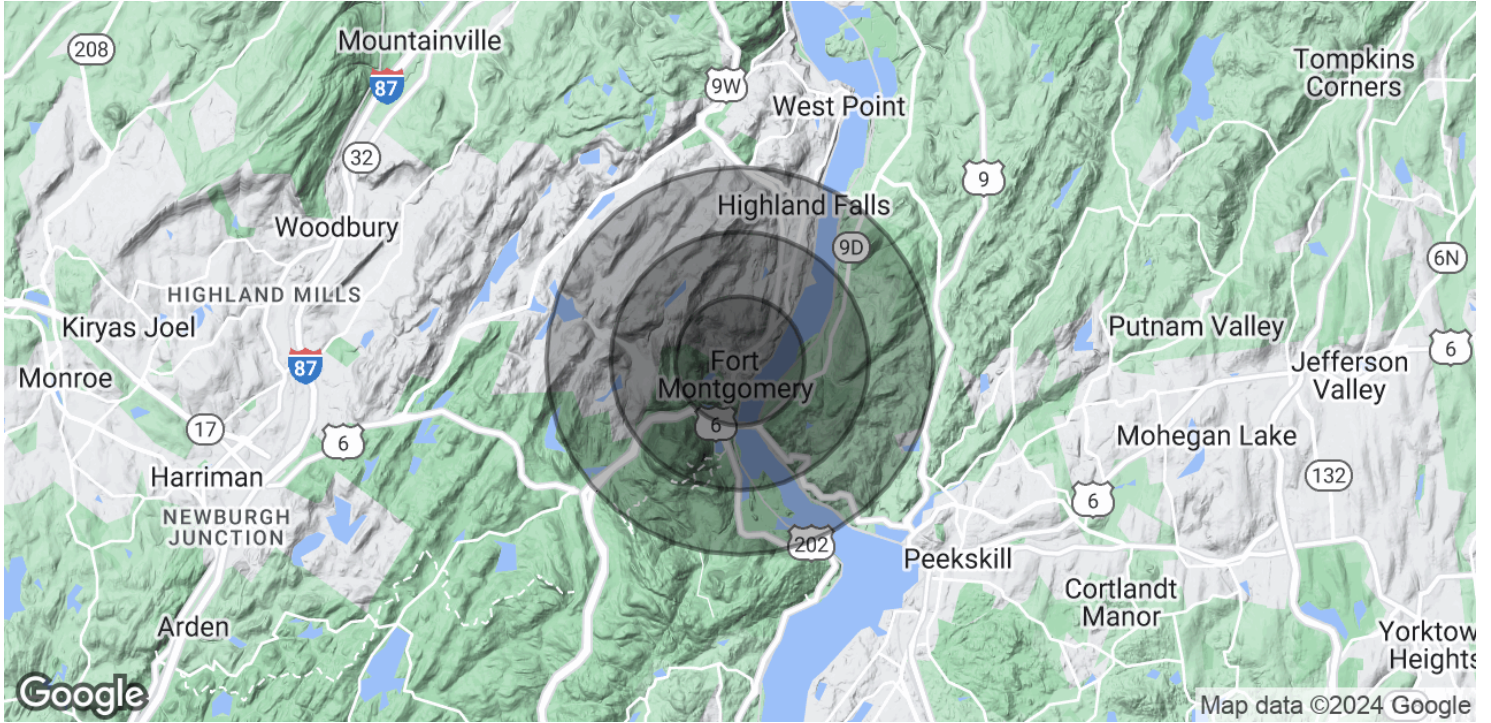
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,340	3,871	9,286
Average Age	41.5	35.7	34.9
Average Age (Male)	43.8	37.2	35.8
Average Age (Female)	40.7	35.2	34.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	524	1,344	3,421
# of Persons per HH	2.6	2.9	2.7
Average HH Income	\$89,831	\$94,448	\$96,412
Average House Value	\$276,711	\$263,721	\$259,361

* Demographic data derived from 2020 ACS - US Census

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