

RETAIL FOR SALE

1 ANGOLA ROAD

1 ANGOLA ROAD, CORNWALL, NY 12518



KW COMMERCIAL - CENTRAL VALLEY

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

1 ANGOLA ROAD



OFFERING SUMMARY

PRICE:	\$699,000
BUILDING SF:	4092 SF
LOT SIZE:	1.2 acres
ZONING:	General Commercial
YEAR BUILT:	1900

PROPERTY OVERVIEW

Prime commercial opportunity in the heart of Cornwall, NY. Situated directly on the high-visibility traffic circle, this standout property sits on 1.2 acres and offers over 4,000 SF of versatile space—ideal for office, medical, retail, or mixed-use. Featuring a quintessential colonial façade, the building delivers strong curb appeal in a location with excellent traffic flow and accessibility. Rare chance to own a signature property in a highly desirable, high-exposure setting. Zoning is General Commercial.

PROPERTY HIGHLIGHTS

- Prime location on the Cornwall traffic circle with exceptional visibility
- 1.2-acre lot in a high-traffic, easily accessible commercial area
- Over 4,000 SF of flexible interior space suitable for office, retail, medical, or mixed-use
- Classic colonial-style exterior with strong curb appeal
- Ideal for owner-occupants or investors seeking a signature property
- Close proximity to local amenities, commuter routes, and residential neighborhoods
- Rare opportunity to own in one of Cornwall’s most recognizable commercial locations

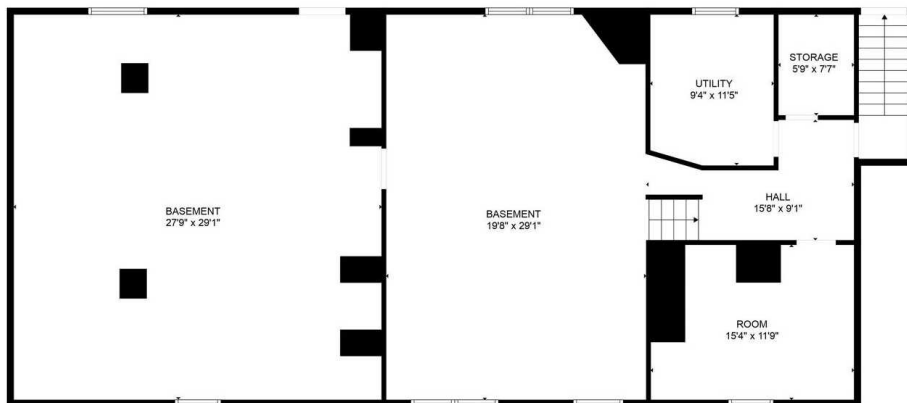
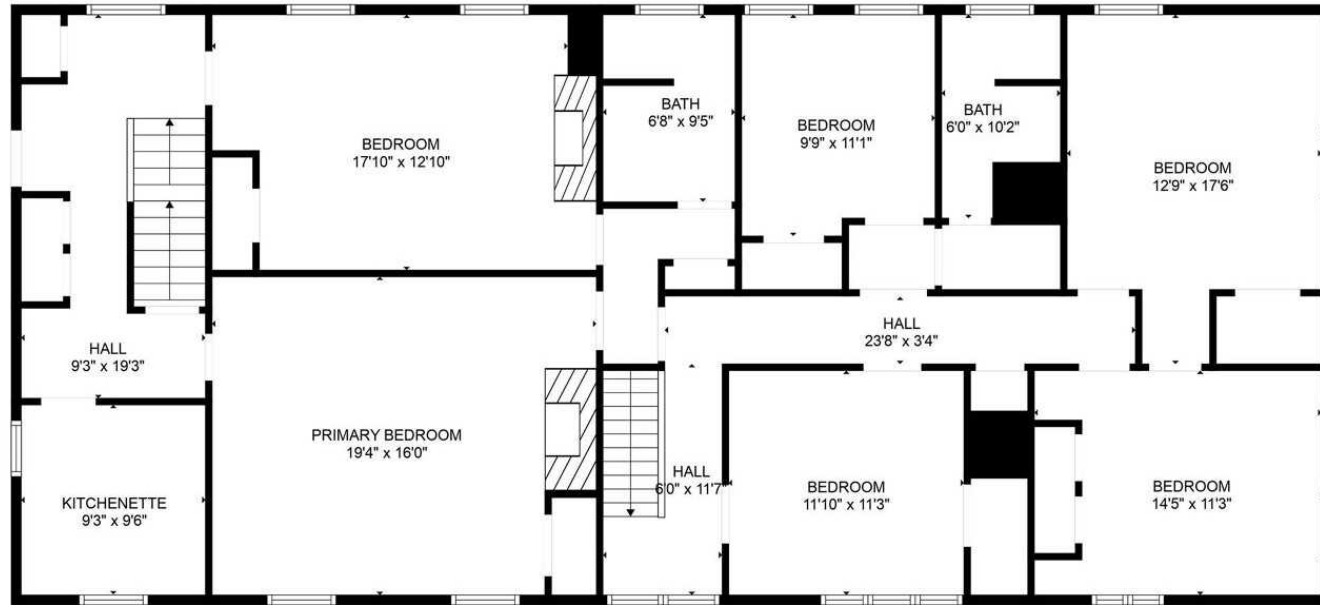
PROPERTY PHOTOS

1 ANGOLA ROAD

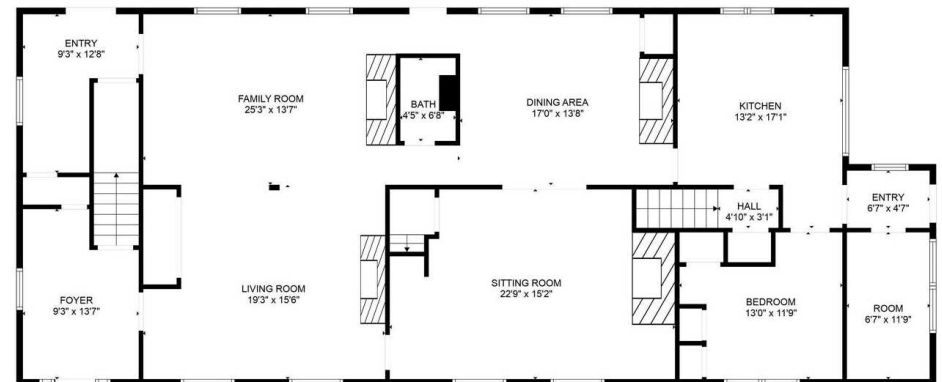


PROPERTY LAYOUT

1 ANGOLA ROAD



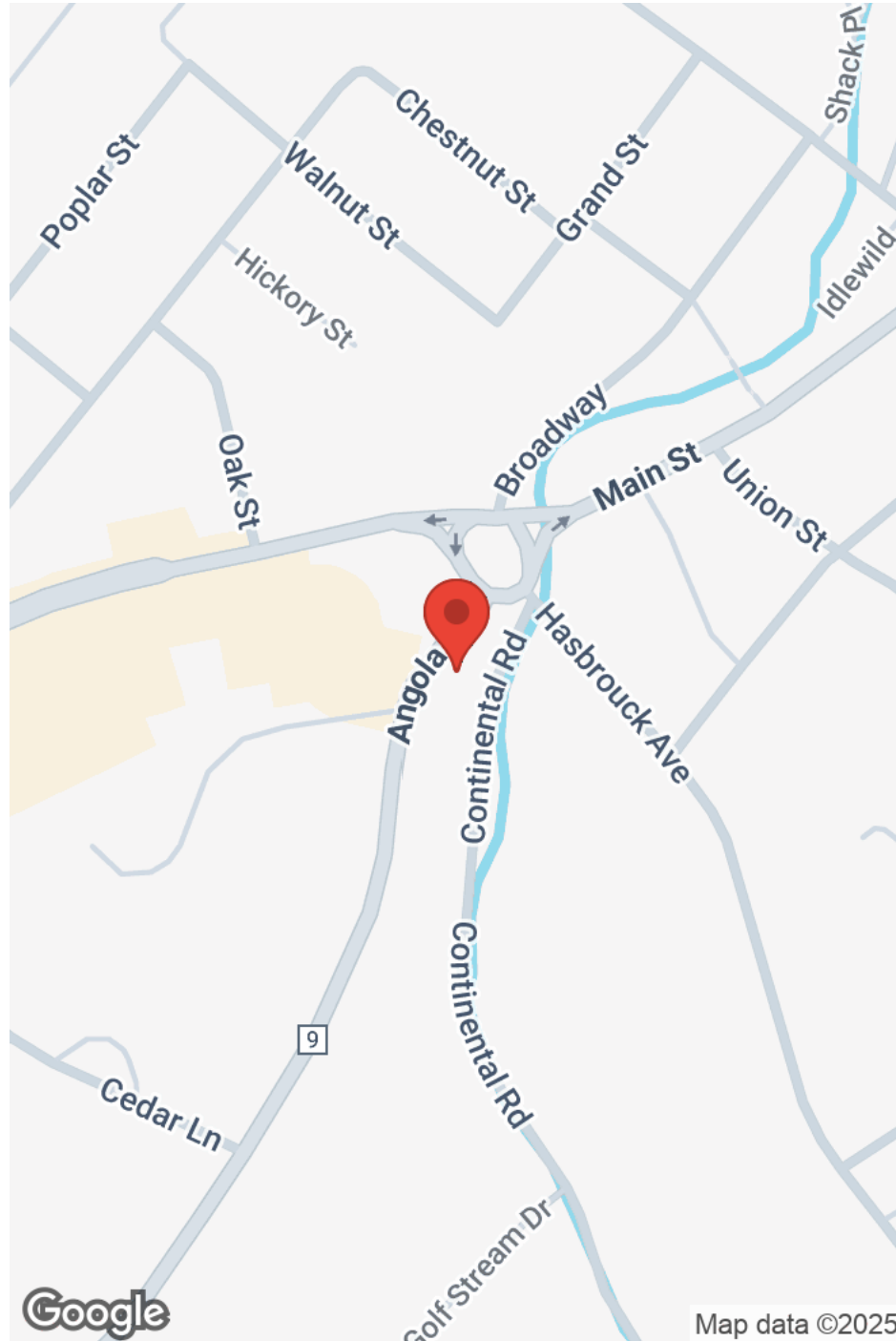
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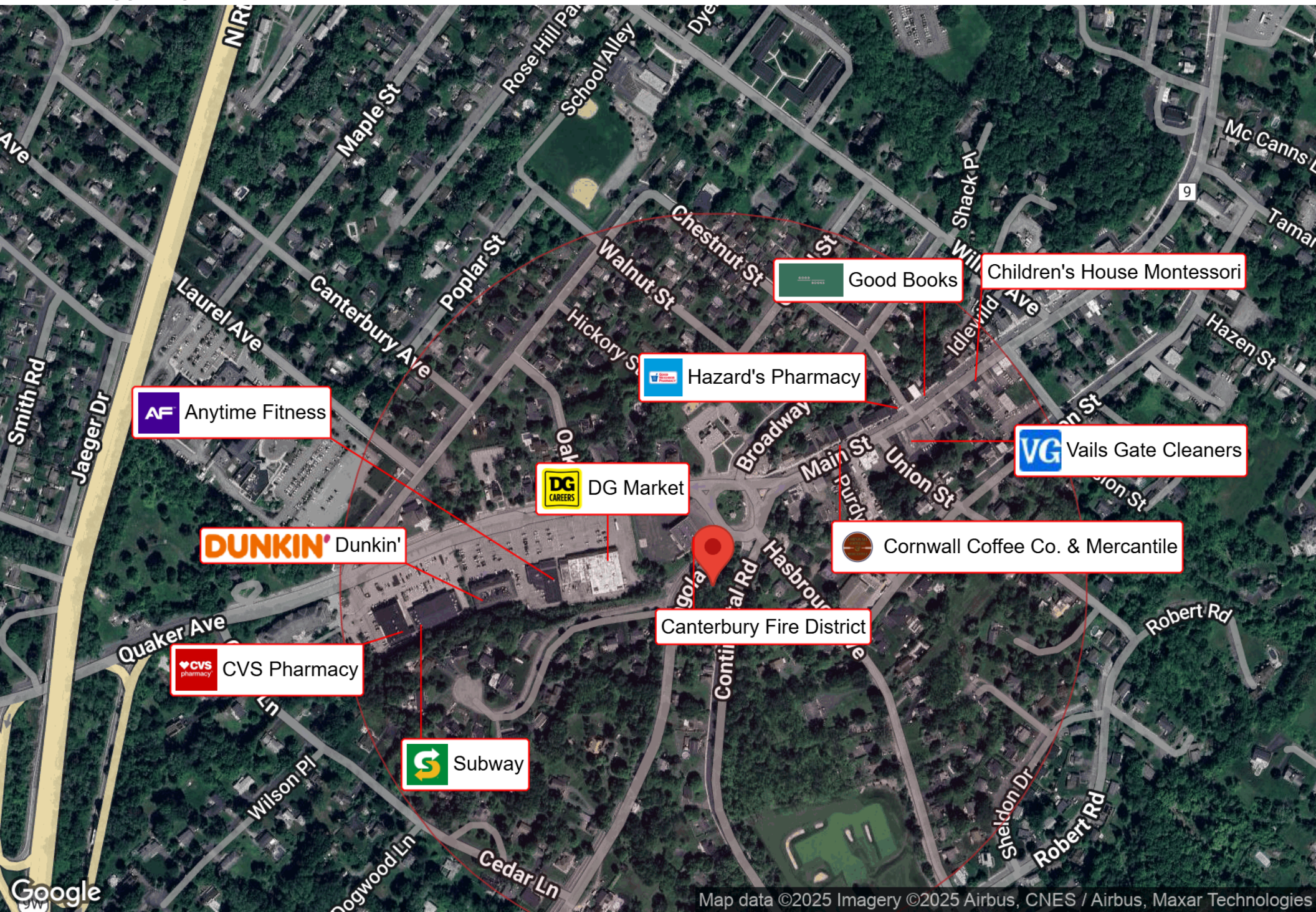
LOCATION MAPS

1 ANGOLA ROAD



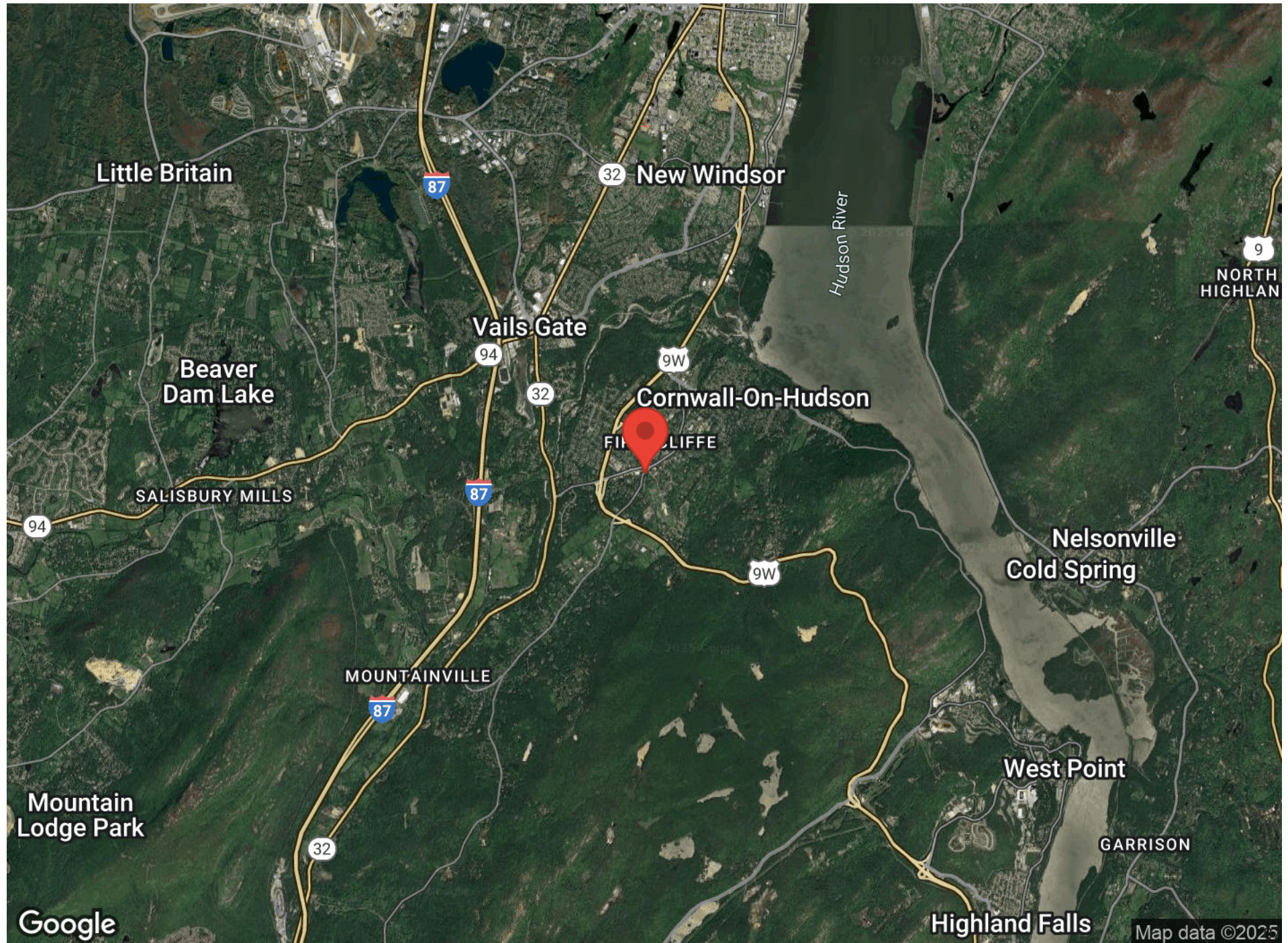
BUSINESS MAP

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REGIONAL MAP

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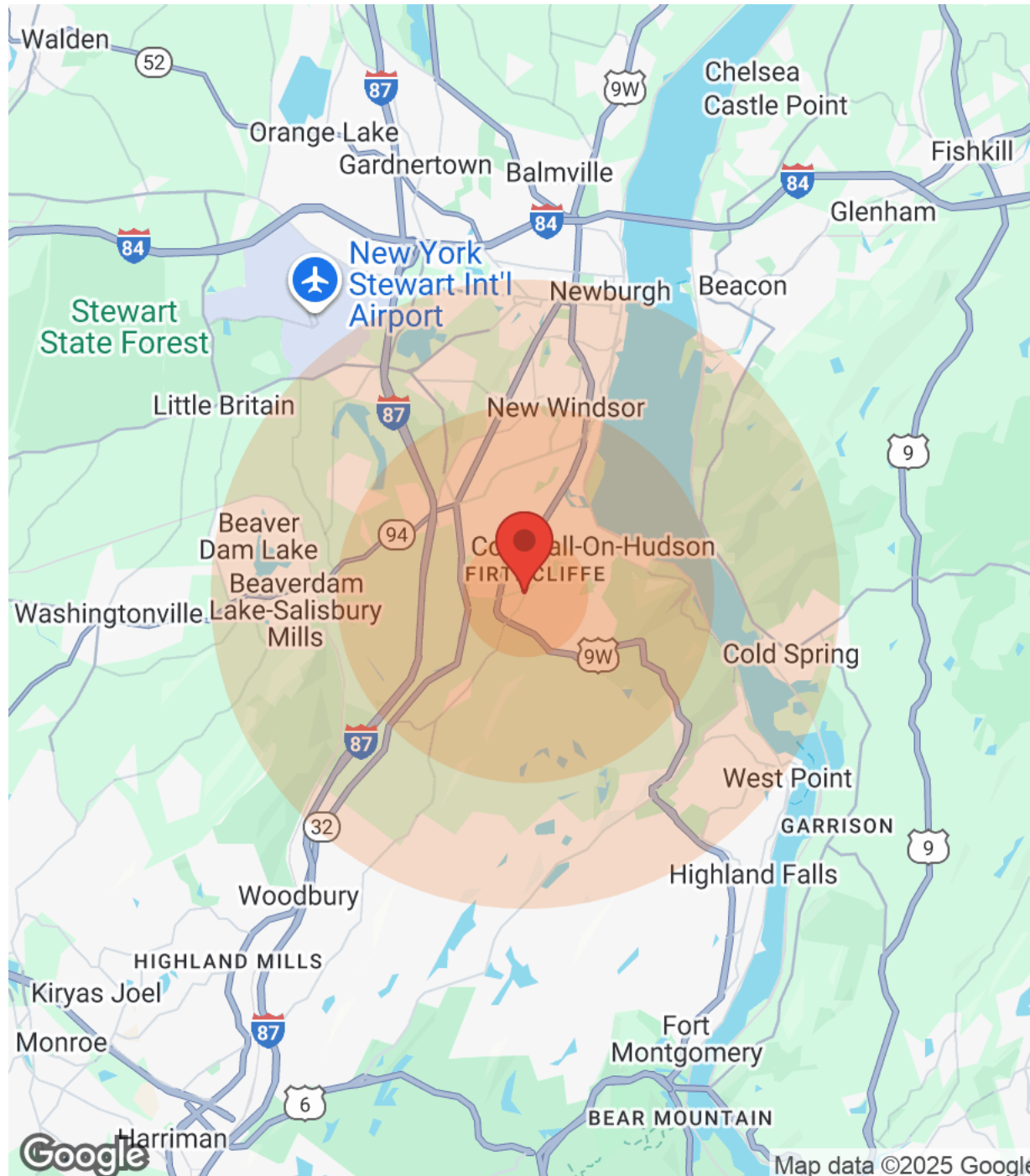
AERIAL MAP

1 ANGOLA ROAD



DEMOGRAPHICS

1 ANGOLA ROAD



Population	1 Mile	3 Miles	5 Miles
Male	2,479	8,919	33,183
Female	2,669	9,465	32,289
Total Population	5,148	18,384	65,472

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,036	3,569	14,067
Ages 15-24	758	2,479	9,466
Ages 25-54	1,850	6,579	26,536
Ages 55-64	683	2,475	7,358
Ages 65+	821	3,282	8,045

Race	1 Mile	3 Miles	5 Miles
White	4,905	15,743	45,328
Black	51	1,102	8,299
Am In/AK Nat	N/A	4	275
Hawaiian	N/A	N/A	8
Hispanic	430	2,570	19,291
Multi-Racial	348	2,452	20,770

Income	1 Mile	3 Miles	5 Miles
Median	\$89,269	\$77,038	\$63,755
< \$15,000	59	417	2,212
\$15,000-\$24,999	65	622	1,897
\$25,000-\$34,999	113	538	2,135
\$35,000-\$49,999	208	1,012	2,511
\$50,000-\$74,999	352	1,316	3,881
\$75,000-\$99,999	457	1,054	3,080
\$100,000-\$149,999	462	1,221	3,454
\$150,000-\$199,999	194	654	1,443
> \$200,000	75	375	772

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,334	8,267	23,810
Occupied	2,140	7,682	21,602
Owner Occupied	1,455	5,153	12,882
Renter Occupied	685	2,529	8,720
Vacant	194	585	2,208

DISCLAIMER

1 ANGOLA ROAD



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