



21 OLD MAIN STREET

FISHKILL, NY 12524

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Building Size:	19,360 SF
Available SF:	500 - 1,311 SF
Cap Rate:	6.55%
NOI:	\$150,565
Year Built:	1988
Renovated:	2023

PROPERTY OVERVIEW

Now leasing - Two Office suites available in a professionally managed Fishkill, NY office building. The property is conveniently located directly adjacent to All Sport Health and Fitness. Two entrances, elevator building, plenty of onsite parking. Both suites are built-out and freshly painted. Newly renovated common bathroom on both the first and second floor of the building. Located just off Route 9 and Route 52. Less than a mile to I-84 and Westage Business Center.

PROPERTY HIGHLIGHTS

- Walking Distance to great Local Restaurants
- Close to Interstate 84, Newburgh / Beacon Bridge, and MTA
- Central Heat and Air Conditioning
- 4 Newly Renovated Bathrooms
- 72 Parking Spaces

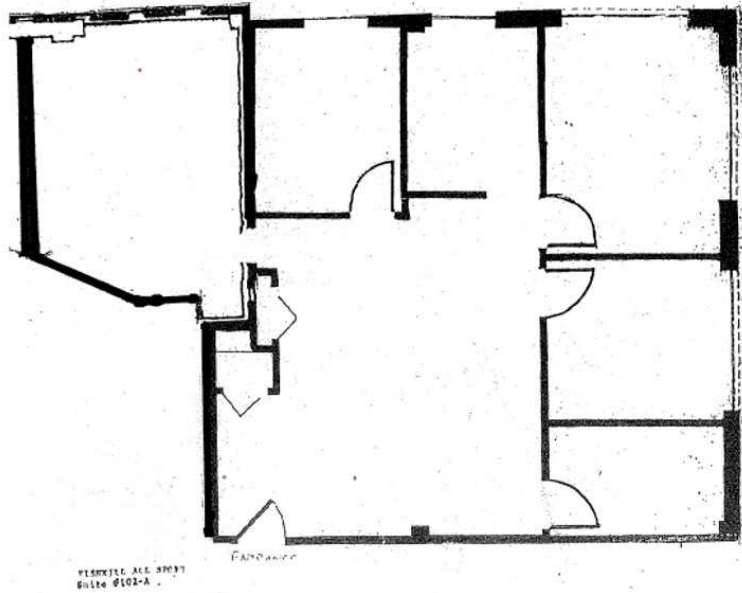
BRIAN MOSSEY
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SUITE 102

FISHKILL, NY 12524

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	500 - 1,311 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
21 Old Main Street	Available	1,311 SF	Modified Gross	\$23.00 SF/yr	-
21 Old Main Street	-	1,777 SF	Modified Gross	\$23.00 SF/yr	-
21 Old Main Street	Available	500 SF	Modified Gross	\$23.00 SF/yr	-



SUITE 105C

FISHKILL, NY 12524

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	500 - 1,311 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

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ADDITIONAL PHOTOS

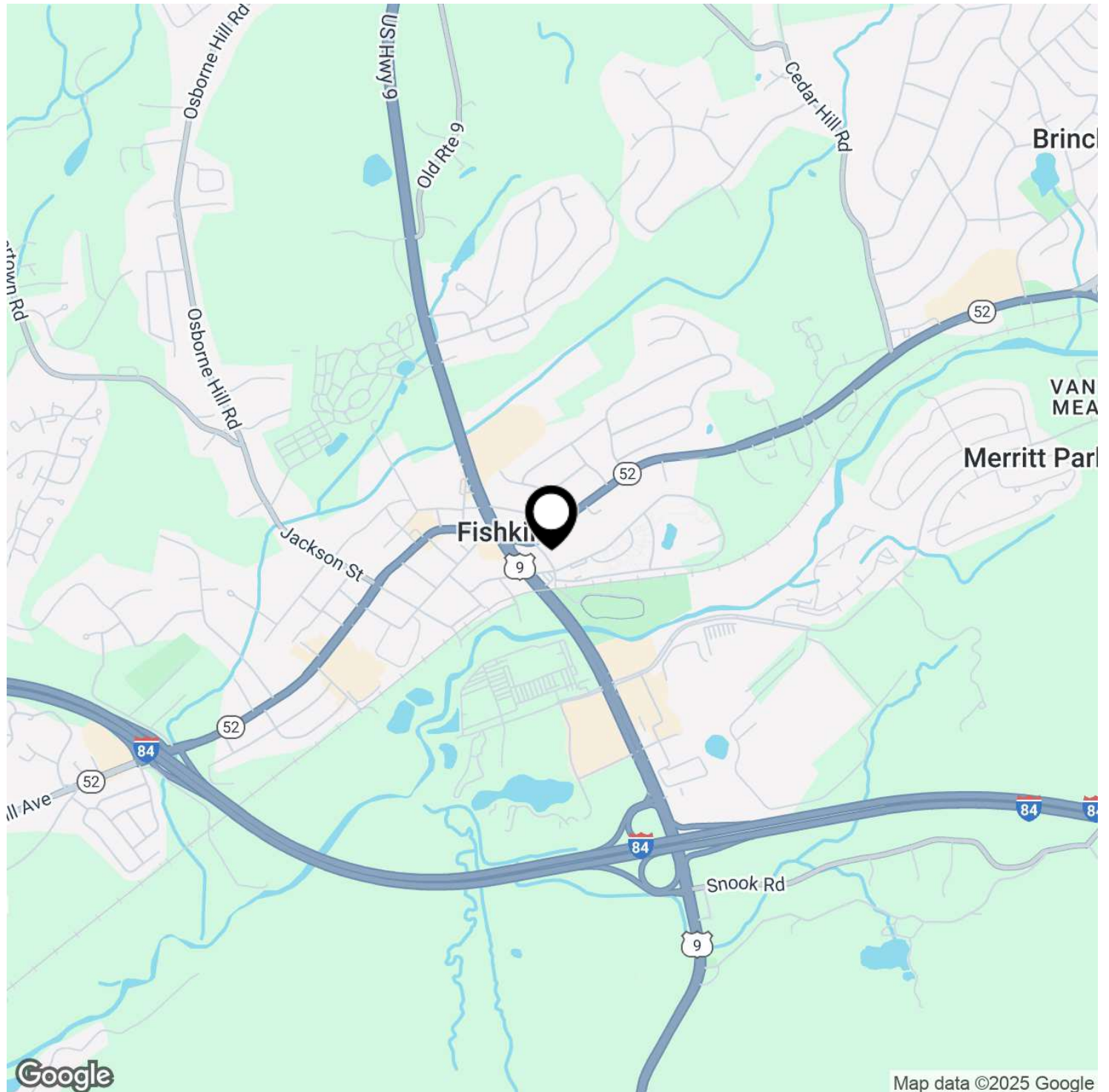


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LOCATION MAP

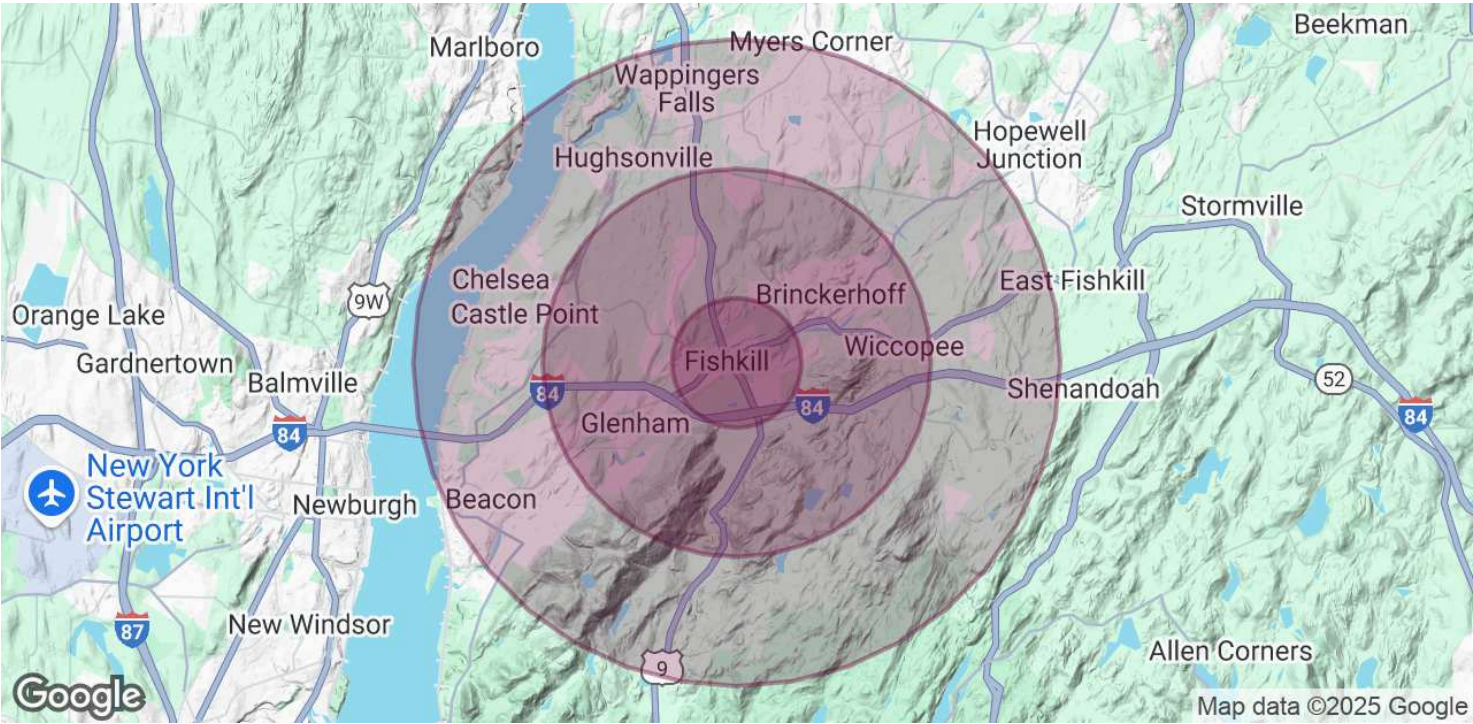


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,894	24,686	70,720
Average Age	46	45	44
Average Age (Male)	44	43	42
Average Age (Female)	48	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,224	9,656	27,770
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$129,983	\$120,042	\$128,897
Average House Value	\$427,000	\$410,084	\$439,590

Demographics data derived from AlphaMap