

COMMERCIAL FOR LEASE



CASUAL DINING RESTAURANT - HIGHWAY ADJACENT

23 CRYSTAL RUN CROSSING, MIDDLETOWN, NY 12589



FOR LEASE

KW COMMERCIAL - FIRST IN NEW YORK

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

SILVIO PEREZ III

Commercial Director / NYS RE Salesperson
O: (206) 445-4798
silvioperezrealestate@gmail.com

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23 CRYSTAL RUN CROSSING

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EXECUTIVE SUMMARY

23 CRYSTAL RUN CROSSING



OFFERING SUMMARY

AVAILABLE SF:	+ - 6,960
LEASE RATE:	\$43.10 /sf/yr
LEASE TERM:	Long-Term
BUILDING CLASS:	A
YEAR BUILT:	2002
PARKING SPACES:	151
PARKING RATIO:	21.69 spaces / 1000 sf
LOT SIZE:	+ - 1.933 Acres
NNN:	Yes
SIGNAGE:	Pylon
SPRINKLERS:	Yes
TENANTS/UNITS:	Single Tenant Building
TRAFFIC COUNT: NY-17	70,736 AADT
TRAFFIC COUNT: I-84	49,695 AADT
ZONING:	Office & Research: O/R
INTERSTATE ACCESS:	Yes / NY-17 & I-84

PROPERTY OVERVIEW

Franchise ready restaurant location with visibility from the highway is ready for a new concept. Situated at the intersection of I-84 & NY-17, this 6,960 sf building is in the center of many demand generators. Three hotels surround the property allowing customers an easy walk, Garnet Health Medical Center (Hospital), The Crystal Run Galleria, the site borders the highway and the exit drops traffic directly onto Crystal Run Crossing which provides easy access on and off the site. Other businesses that draw traffic to the area are; Outback Steakhouse, Chilli's Grill, D'Lux Diner, A brand new Starbucks, Dunkin Donuts, not to mention being in the middle of Middletown's Medical corridor close to many professional office tenants.

PROPERTY HIGHLIGHTS

- Traffic Count: NY-17 70,736 AADT
- Traffic Count: I-84 - 49,695 AADT
- Visible from NY-17 (I-86)
- Intersection of I-84 & NY-17
- Tall Pylon for signage
- Adjacent to three hotels
- Near other high performing casual restaurants
- Centrally Located within the Medical Corridor

PROPERTY PHOTOS

23 CRYSTAL RUN CROSSING



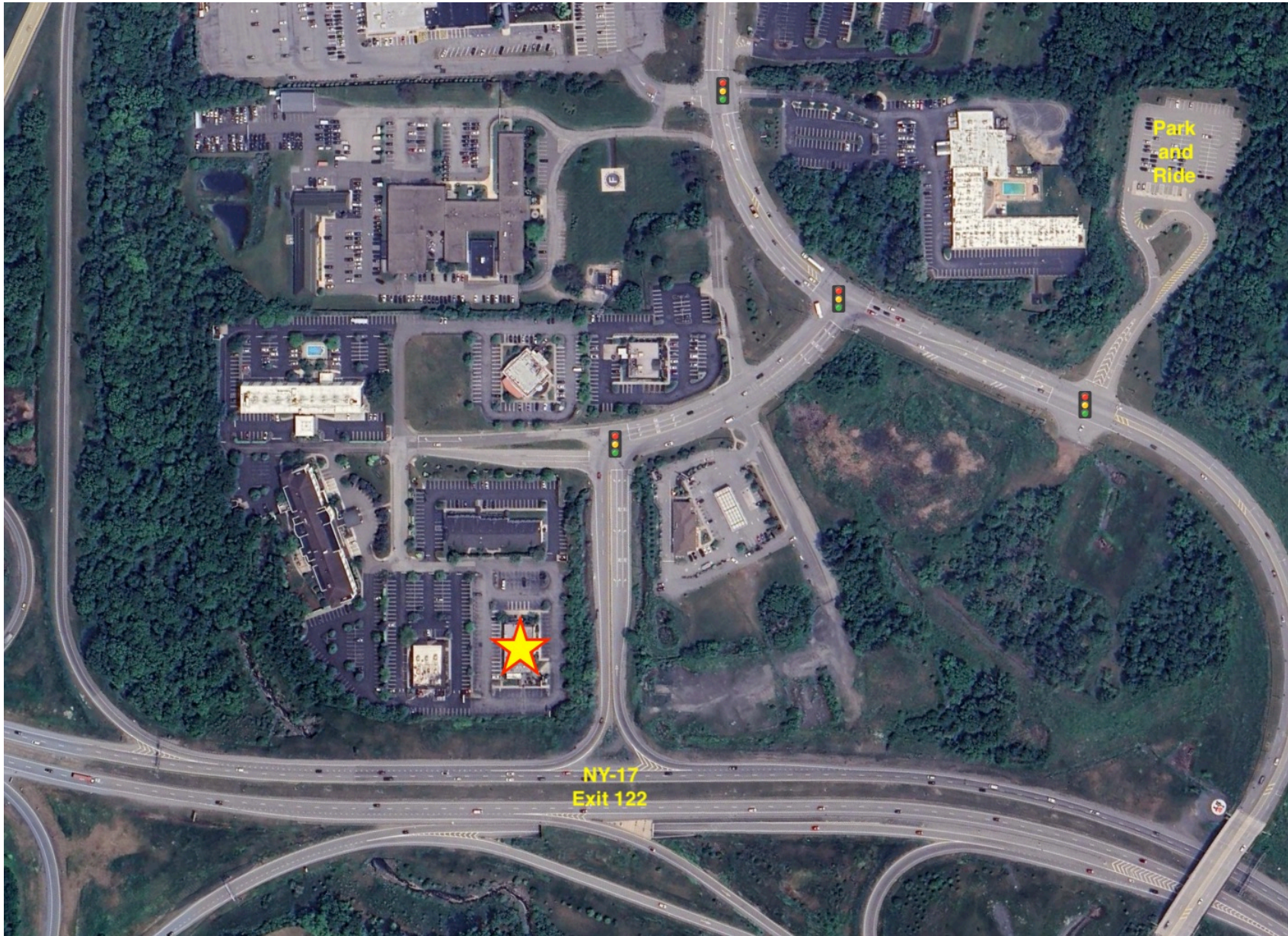
PROPERTY PHOTOS

23 CRYSTAL RUN CROSSING



SIGNALIZED INTERSECTIONS

23 CRYSTAL RUN CROSSING



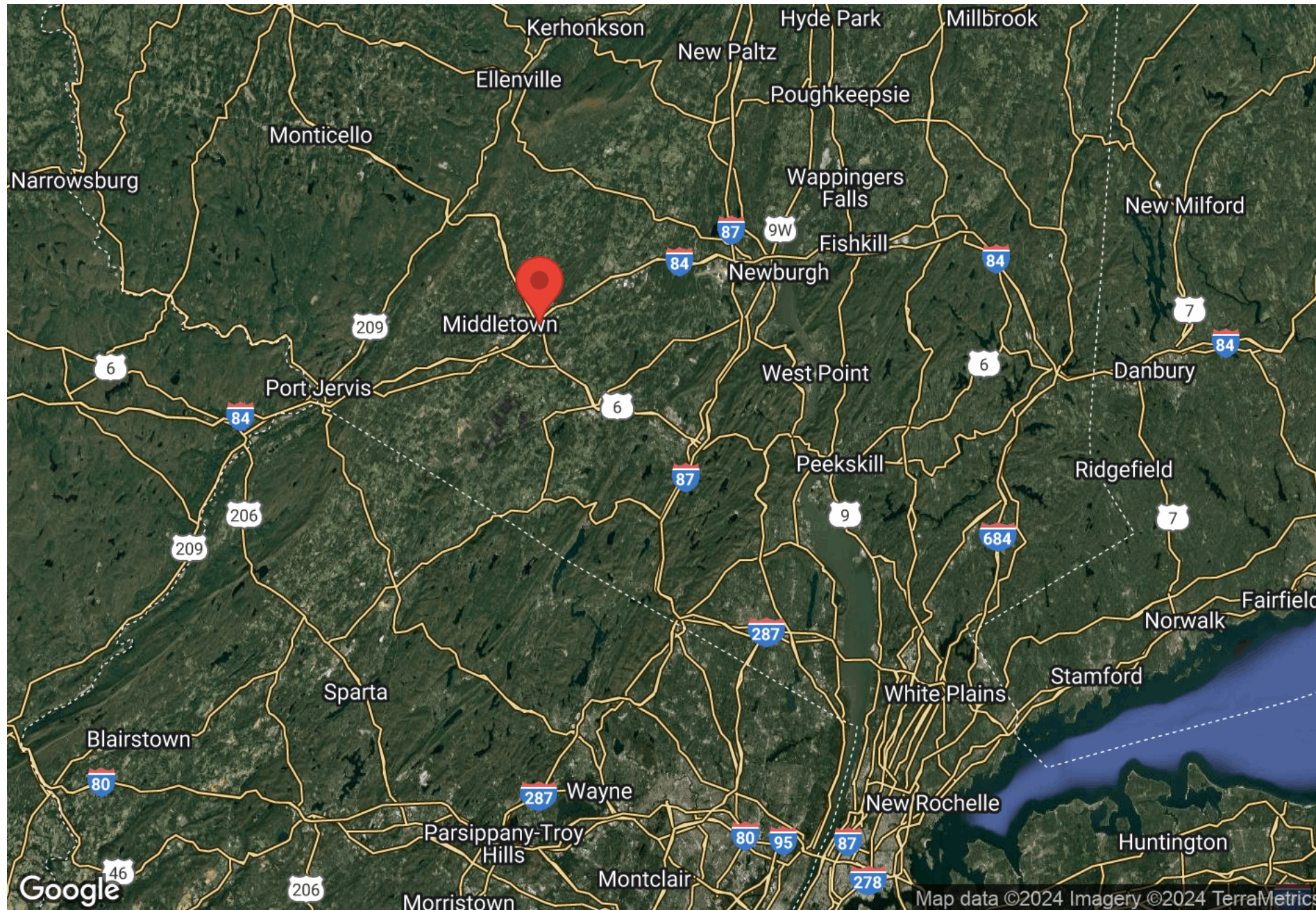
BUSINESS MAP

23 CRYSTAL RUN CROSSING



REGIONAL MAP

23 CRYSTAL RUN CROSSING



DEMOGRAPHICS 1

23 CRYSTAL RUN CROSSING

Properties | 23 Crystal Run Xing

23 Crystal Run Xing

[Home](#)
[Map](#)
[Population](#)
[Housing](#)
[Daytime Employment](#)
[Consumer Spending](#)
[Trends](#)

Currency: USD (\$) Radius: 2 mile, 5 mile, 10 mile

Population			
	2 mile	5 mile	10 mile
2020 Population	11,163	70,060	132,841
2024 Population	11,680	71,063	133,070
2029 Population Projection	11,968	72,403	135,315
Annual Growth 2020-2024	1.2%	0.4%	0%
Annual Growth 2024-2029	0.5%	0.4%	0.3%
Median Age	41.7	39.7	40.7
Bachelor's Degree or Higher	26%	25%	27%
U.S. Armed Forces	44	96	325

Population By Race			
	2 mile	5 mile	10 mile
White	4,839	29,786	73,552
Black	2,774	15,468	20,819
American Indian/Alaskan Native	98	667	923
Asian	544	2,783	4,430
Hawaiian & Pacific Islander	0	0	0
Two or More Races	3,425	22,358	33,346
Hispanic Origin	3,813	25,395	37,139

Housing

Households			
	2 mile	5 mile	10 mile
2020 Households	4,296	25,518	46,938
2024 Households	4,508	26,049	47,183
2029 Household Projection	4,624	26,587	48,040
Annual Growth 2020-2024	1.8%	0.9%	0.6%
Annual Growth 2024-2029	0.5%	0.4%	0.4%
Owner Occupied Households	2,497	14,194	30,997
Renter Occupied Households	2,127	12,393	17,043
Avg Household Size	2.5	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$143.2M	\$823.4M	\$1.6B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$101,709	\$100,276	\$111,438
Median Household Income	\$85,284	\$79,606	\$92,194
< \$25,000	679	4,365	6,456
\$25,000 - 50,000	569	4,014	6,312
\$50,000 - 75,000	680	4,009	6,886
\$75,000 - 100,000	790	3,457	5,725

DEMOGRAPHICS 2

23 CRYSTAL RUN CROSSING

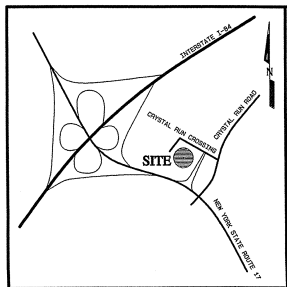
Properties | 23 Crystal Run Xing

Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	18,139	2,095	9	43,986	5,049	9	60,583	7,147	8
Trade Transportation & Utilit...	4,582	284	16	8,310	678	12	11,497	1,087	11
Information	65	13	5	424	48	9	703	76	9
Financial Activities	930	167	6	2,172	489	4	3,225	760	4
Professional & Business Ser...	1,213	137	9	4,866	544	9	6,547	880	7
Education & Health Services	6,110	1,190	5	14,723	2,152	7	19,369	2,512	8
Leisure & Hospitality	2,420	148	16	4,703	393	12	7,268	613	12
Other Services	1,624	124	13	3,783	555	7	5,219	907	6
Public Administration	1,195	32	37	5,005	190	26	6,755	312	22
Goods-Producing Industries	866	70	12	2,522	324	8	5,196	763	7
Natural Resources & Mining	7	3	2	46	17	3	395	75	5
Construction	370	46	8	1,178	217	5	2,642	520	5
Manufacturing	489	21	23	1,298	90	14	2,159	168	13
Total	19,005	2,165	9	46,508	5,373	9	65,779	7,910	8

SITE PLAN

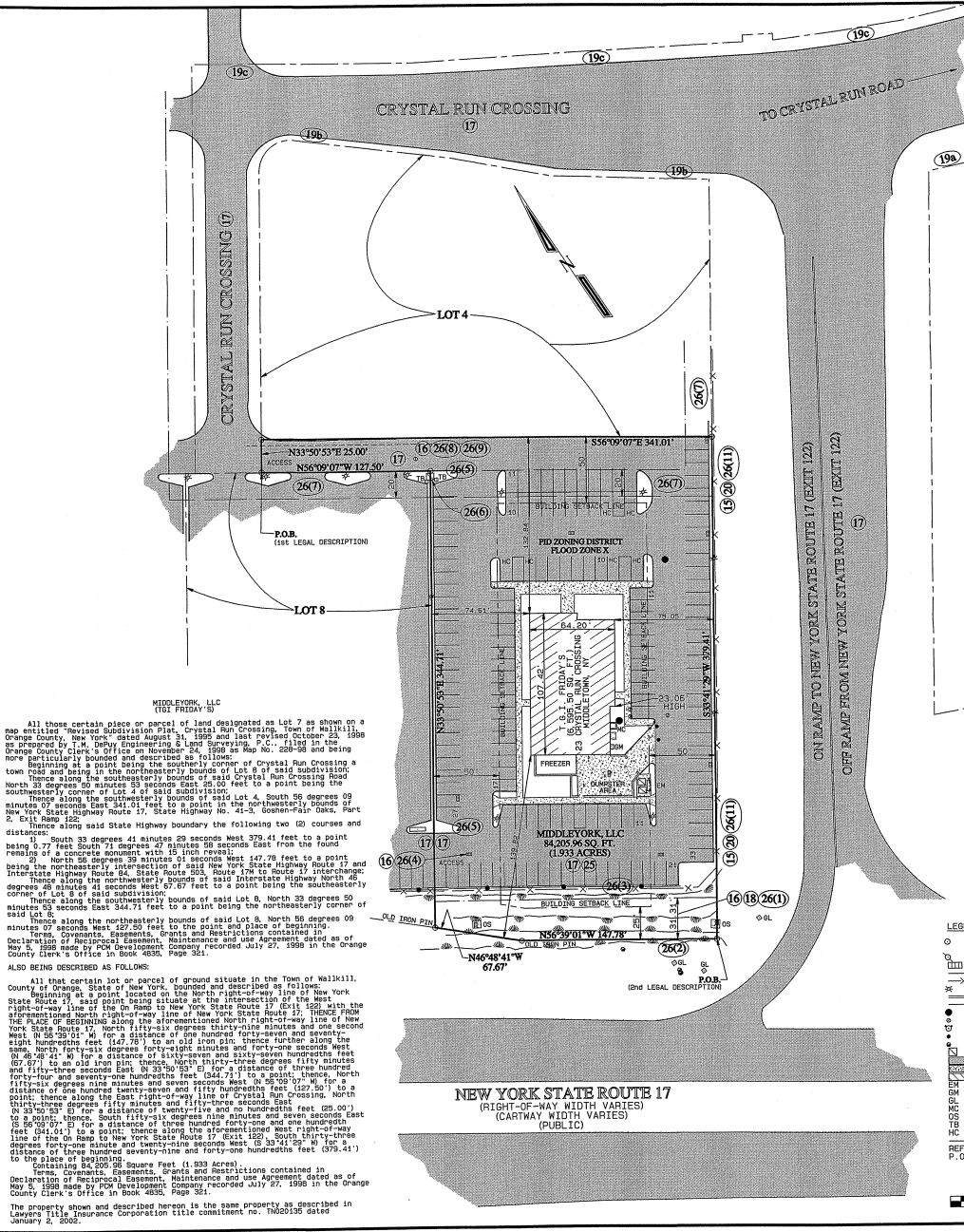
23 CRYSTAL RUN CROSSING



LOCATION PLAN

- DATA:**
- ZONED:** PID (PLANNED INTERCHANGE DEVELOPMENT) DISTRICT
- Minimum lot size 80,000 square feet
 Minimum lot width 200 feet
 Minimum front yard setback 20 feet
 Minimum side yard setback 20 feet
 Minimum rear yard setback 25 feet or equal to height of building, whichever is greater
 Maximum building height none
 Maximum building coverage lot floor area divided by lot area
- SOURCE OF DATA:**
 TOWN OF WALLKILL
 220 HIGHTOWN BLVD
 MIDDLETOWN, NY 10941
 (845) 692-7626
- NOTES:**
- SURVEY MERIDIAN FROM PREVIOUS SURVEYS.
 - BEARINGS DERIVED FROM PREVIOUS SURVEYS.
 - NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACED AREA.
 - THE SITE HAS ACCESS TO CRYSTAL RUN CROSSING, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREIN.
 - THERE ARE 241 STRIPED PARKING SPACES ON THE SITE, INCLUDING 5 HANDICAPPED SPACES. TOWN REQUIRES 1 SPACE PER 200 SQUARE FEET OF PAVED AREA PLUS 1 SPACE PER 200 SQUARE FEET OF OTHER AREA. THEREFORE, (4,618/200) = 23.09 (200) = 4.62 SPACES REQUIRED.
 - ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
 - ZONING INFORMATION DERIVED FROM THE TOWN OF WALLKILL ZONING ORDINANCE DATED APRIL 20, 2001. CURRENT ZONING ALLIANCE FOR CURRENT USE.
 - THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
 - GROSS BUILDING AREA = 6,595.50 SQUARE FEET
 - BUILDING HEIGHT = 1 STORY (23.06' HIGH)
 - TOTAL LOT AREA = 84,205.96 SQUARE FEET (1.933 ACRES)
 - BUILDING COVERAGE ON LOT = 6%
 - THERE ARE NO ENCROACHMENTS EITHER ONTO OR OFF OF THIS SITE.

- TOWN OF WALLKILL, N.Y. COUNTY, NEW YORK
 EXCEPTIONS
- APPLICABLE EXCEPTIONS SHOWN ON LAWYERS' TITLE INSURANCE CORPORATION COMMITMENT NO. TM20135 - SCHEDULE "D" - DATED JANUARY 2, 2002
- Book 3684, Page 288
 Terms, Covenants, Easements, Grants and Restrictions contained in Declaration of Reciprocal Easement, Maintenance and Use Agreement, Platted and Blanked in nature.
 - Instrument No. 228-28
 Easements for drainage, storm sewer, storm sewer discharge and water as shown on Subcontract Revised Subdivision Plat, Crystal Run Crossing prepared by Thomas M. DeFuy, P.E., Plotted.
 - Book 4655, Page 281
 Terms, Covenants, Easements, Grants and Restrictions contained in Declaration of Reciprocal Easement, Maintenance and Use Agreement, Platted and Blanked in nature.
 - Book 4927, Page 129
 Permanent Easement for a drainage ditch created by that certain Notice of Appropriation dated December 2, 1998 by the New York State Department of Transportation against Rock Development Company, Inc. (Being Lot No. 214, Parcel 239 on Map referenced as "New York State Department of Transportation, Southern Part of State of New York, 41-3", Plotted).
 - Book 4927, Page 201
 Grantor: "People of the State of New York
 Right to Restrict and Control Access to Portions of the Insured Premises, Platted - 199, 100 and 10c refer to segments described in recorded documents.
 - Book 3684, Page 288
 Terms, Conditions and Restrictions, if any, contained within that certain Declaration of Reciprocal Easement, Maintenance and Use Agreement, Platted and Blanked in nature.
 - Map No. 228-93
 Map Notes
 - Map No. 228-93
 Sub-Map No. DeFuy, Engineering and Land Surveying, P.C., dated November 22, 2000 and revised December 21, 2000 entitled "Survey Map of Lot 7 of Map No. 2000 of Crystal Run Crossing to be conveyed to TGI Friday's, Inc." shows vacant land and no variations or encroachments except: (1) an easement for drainage in favor of the New York State Department of Transportation runs across the southerly portion of premises; (2) New York State without access restriction shown crossing the southerly portion of lots plotted; (3) the southerly portion of premises in an east to west direction plotted; (4) the southerly portion of premises in an east to west direction plotted; (5) the southerly portion of premises in an east to west direction plotted; (6) the southerly portion of premises in an east to west direction plotted; (7) the southerly portion of premises in an east to west direction plotted; (8) the southerly portion of premises in an east to west direction plotted; (9) the southerly portion of premises in an east to west direction plotted; (10) the southerly portion of premises in an east to west direction plotted; (11) no right of access shown along the easterly bounds; plotted. No other variations or encroachments.



SPECIAL FLOOD HAZARD AREA CERTIFICATION

THIS FLOOD PLAIN AREA HAS BEEN DERIVED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD HAZARD BOUNDARY MAP FOR THE TOWN OF WALLKILL, NEW YORK, LARAS OUTSIDE OF 200 YEAR FLOOD PLAIN AS DETERMINED FROM THE HUD-FIA FLOOD HAZARD BOUNDARY MAP FOR THE TOWN OF WALLKILL.

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE IN A FLOOD HAZARD AREA & LARAS OUTSIDE OF 200 YEAR FLOOD PLAIN AS DETERMINED FROM THE HUD-FIA FLOOD HAZARD BOUNDARY MAP FOR THE TOWN OF WALLKILL.

I STILL FURTHER CERTIFY THAT I HAVE THE PROFESSIONAL ABILITY AND EXPERIENCE TO ASSURE SUCH DETERMINATION.

Marilyn J. Jenkins
 MERLYN J. JENKINS & ASSOCIATES, INC.
 REGISTRATION NO. 7794-E

SURVEYOR'S CERTIFICATION

To: HUDSON RIVER BANK & TRUST COMPANY, LANDAMERICA FINANCIAL GROUP, INC., LAWYERS' TITLE INSURANCE CORPORATION, COMMONWEALTH LAND TITLE INSURANCE COMPANY, MIDDLEYORK, LLC, HERTEN, BURSTEIN, SHERIDAN, DEVASCO, BOTTINELLI & LITTI, L.L.C., AND TGI FRIDAY'S, INC.:

This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Lawyers' Title Insurance Corporation title commitment No. TM20135 dated January 2, 2002 (the "Title Commitment"), is based on a field survey made on February 5, 2002 by me or directed under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Specifications for ALTA/ACSM Land Title Surveys, items 1.2, 3.4, 8.7, 10.1, 11.8 and 13 through 16 and ACSM, and in effect on the date of this certification, and adequate surveying personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements within Control Land Boundaries for ALTA/ACSM Land Title Surveys," was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for GE Capital Finance Services Corporation, a Delaware corporation" dated August 3, 2001, and (3) to the best of my professional knowledge, information and belief:

- This Survey Map correctly represents the facts found at the time of the survey;
- There are no discrepancies between the boundary lines of the Property as shown in this Survey Map and as described in the legal description presented in the Title Commitment;
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot;
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of records; and
- Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gaps between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.

MERLYN J. JENKINS & ASSOCIATES, INC.
 By: *Marilyn J. Jenkins*
 Registration No.: 7794-E
 Within the State of: New York

The property described and shown hereon is the same property described in Lawyers' Title Insurance Corporation title commitment no. TM20135 dated January 2, 2002.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

HAYES & MATTHEWS, INC.
 NATIONAL DIVISION - L.L.T.A. SURVEYS
 17220 Newhope Street-Suites 108/109
 Plaza Del Lago Bldg
 Fountain Valley, CA 92708
 714-979-7181
 FAX 714-641-2840

MARK	DATE	REVISION	BY
4	4/8/02	Revisions to Certified to parties.	OMP/MJ
3	3/2/02	Issued per new title commitment.	OMP/MJ
2	2/22/02	Revised per review of copies.	MJL/MJ
1	2/21/02	Revised per client review.	OMP/MJ

Merlyn J. Jenkins & Associates, Inc.
 ENGINEERS & SURVEYORS
 412 West Market Street, Pottsville, PA 17901
 Telephone: (570) 822-7708

MIDDLEYORK, LLC

23 Crystal Run Crossing
 Middletown, NY
 (Section 78 Block 01 Lot 80.7)
 (Lot 7, Crystal Run Crossing)
 (TGI Friday's)

SCALE: 1" = 40'
 DATE: 2/13/02
 DWN. BY: MJJ
 CHKD. BY: WUE

CHKD./AP'V'D:
 APPROVED:
 UNIT NO.

GRAPHIC SCALE 1"=40'
 0 40 80 120

J.N.: 23181

