



FOR SALE

126 N James Street

PEEKSKILL, NY 10566

**26,000 SF Industrial
Warehouse**



HOULIHAN LAWRENCE
COMMERCIAL



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126 N James Street

PEEKSKILL, NY 10566

25,868
SQFT

\$1,498,000
OFFERED AT

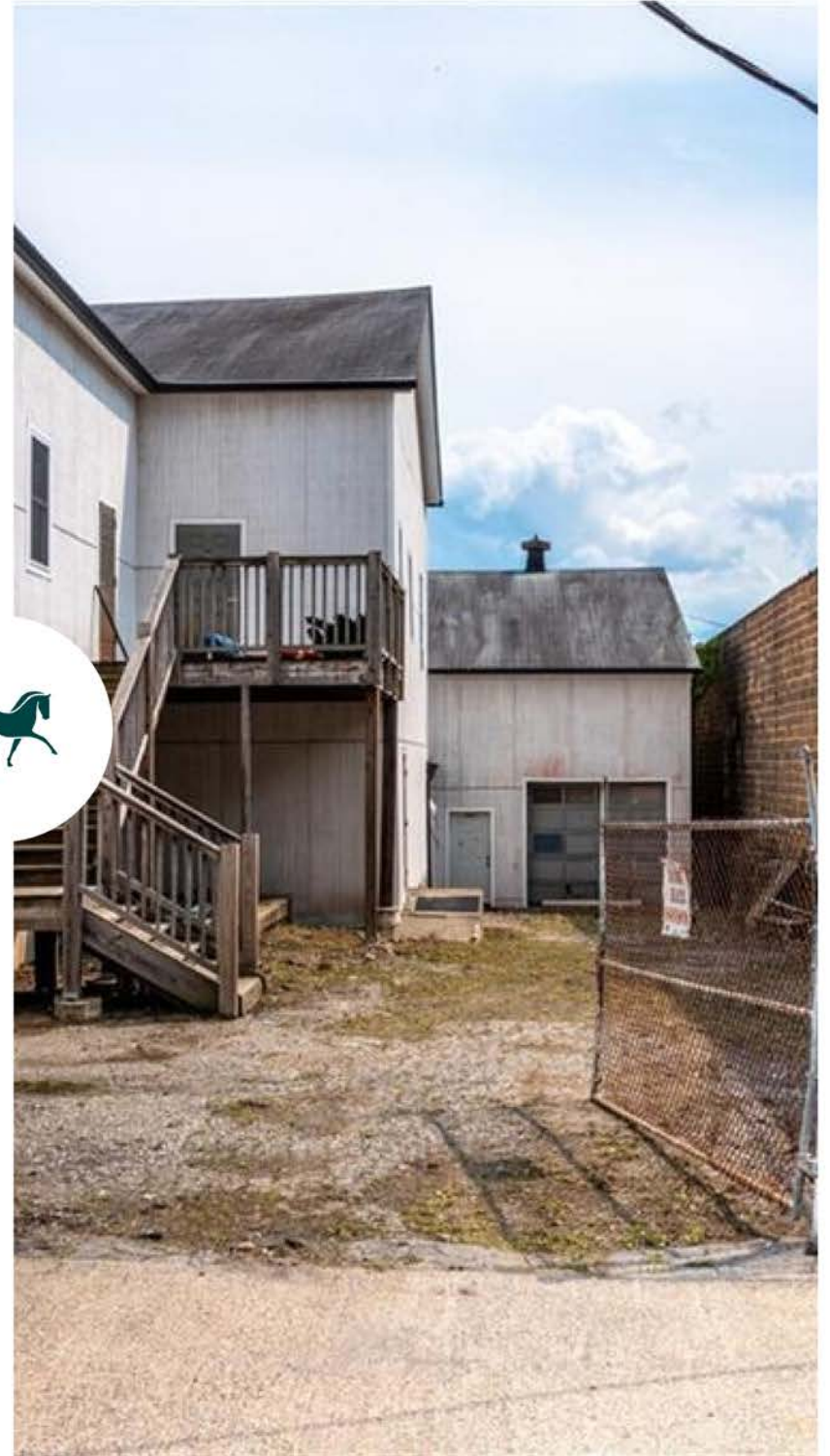
Explore the potential of this prime commercial property perfect for re-development.

Spanning 26,000 square feet on a 17,387 square foot lot, this two-story building, comprising approximately 25,655 SF, presents a unique opportunity in Peekskill's bustling landscape.

Currently vacant and in need of substantial renovation, this property boasts a strategic location near the Peekskill train station, major highways, and public transportation, with high traffic counts averaging 8,000 – 9,300 cars per day.

Zoned C-2 and assessed at \$15,356 in taxes annually, this property offers flexibility for various commercial uses, from warehousing and distribution to potential mixed-use development.

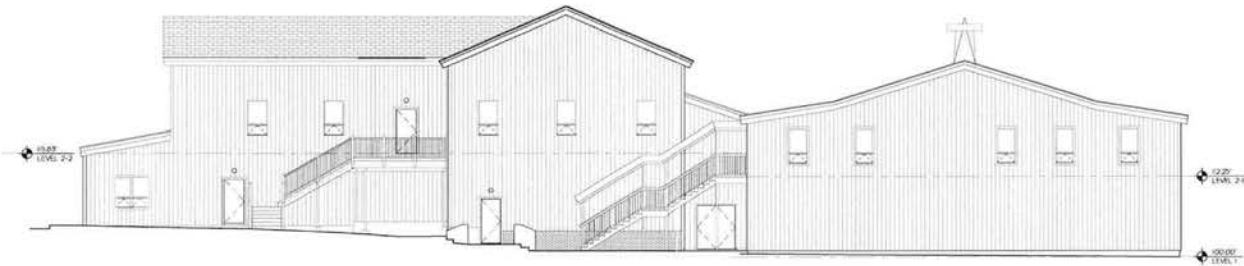
Whether you're an investor seeking a strategic addition to your portfolio, or a developer poised to capitalize on Peekskill's economic growth, this property presents an exceptional opportunity to shape the future of commercial real estate in Peekskill, NY.



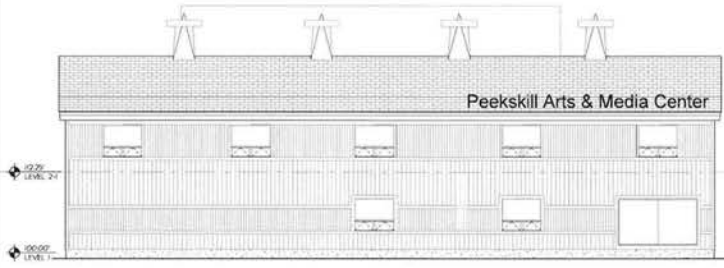




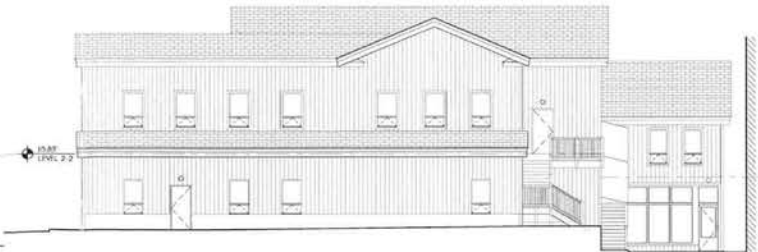
1 PROPOSED SCHEMATIC EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SCHEMATIC WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SCHEMATIC SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SCHEMATIC NORTH ELEVATION
SCALE: 1/8" = 1'-0"

STEPHEN TILLY,
Architect
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No.	Date	Description
Revisions		

06.14.2018 SCHEMATIC DESIGN FINAL
 11.11.2018 REVISION FOR THE SUBMISSION
 Title: Initial Set
 Submissions:

NORTH JAMES, LLC
HIGH REVISION FIRMEST
PEEKSKILL, NY 10968

Project:
PEEKSKILL ARTS
& MEDIA CENTER
125 NORTH JAMES ST,
PEEKSKILL, NY 10968

Date: January 14, 2020
Title: PROPOSED SCHEMATIC
EXTERIOR ELEVATIONS
Scale: AS NOTED
Drawn by: sy, jw

PROPOSED SCHEMATIC
EXTERIOR ELEVATIONS
A-201

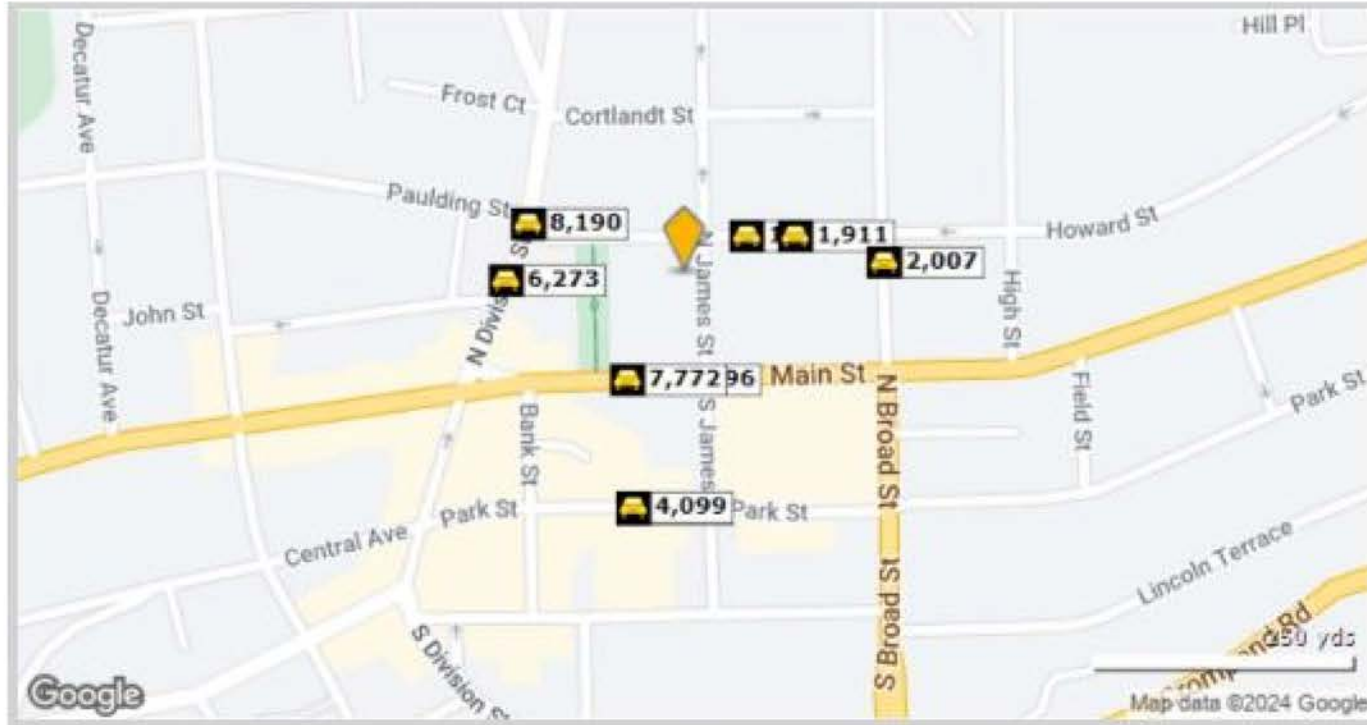
DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	21,550	45,226	78,984
2023 Estimate	20,801	44,155	77,554
2010 Census	18,629	42,228	76,401
Growth 2023 - 2028	3.60%	2.43%	1.84%
Growth 2010 - 2023	11.66%	4.56%	1.51%
Households			
2028 Projection	8,272	16,522	28,694
2023 Estimate	7,980	16,117	28,170
2010 Census	7,142	15,383	27,810
Growth 2023 - 2028	3.66%	2.51%	1.86%
Growth 2010 - 2023	11.73%	4.77%	1.29%
Owner Occupied	3,976 49.82%	10,607 65.81%	19,702 69.94%
Renter Occupied	4,003 50.16%	5,510 34.19%	8,468 30.06%
2023 Households by HH Income			
Income: <\$25,000	1,325 16.60%	1,878 11.65%	2,702 9.59%
Income: \$25,000 - \$50,000	1,673 20.96%	2,569 15.94%	3,997 14.19%
Income: \$50,000 - \$75,000	1,221 15.30%	2,239 13.89%	3,606 12.80%
Income: \$75,000 - \$100,000	740 9.27%	1,617 10.03%	2,990 10.61%
Income: \$100,000 - \$125,000	1,234 15.46%	2,409 14.95%	3,659 12.99%
Income: \$125,000 - \$150,000	385 4.82%	1,152 7.15%	2,377 8.44%
Income: \$150,000 - \$200,000	613 7.68%	1,754 10.88%	3,381 12.00%
Income: \$200,000+	791 9.91%	2,498 15.50%	5,460 19.38%
2023 Avg Household Income	\$95,486	\$118,712	\$131,226
2023 Med Household Income	\$69,746	\$96,211	\$105,404

Source: CoStar

TRAFFIC COUNT

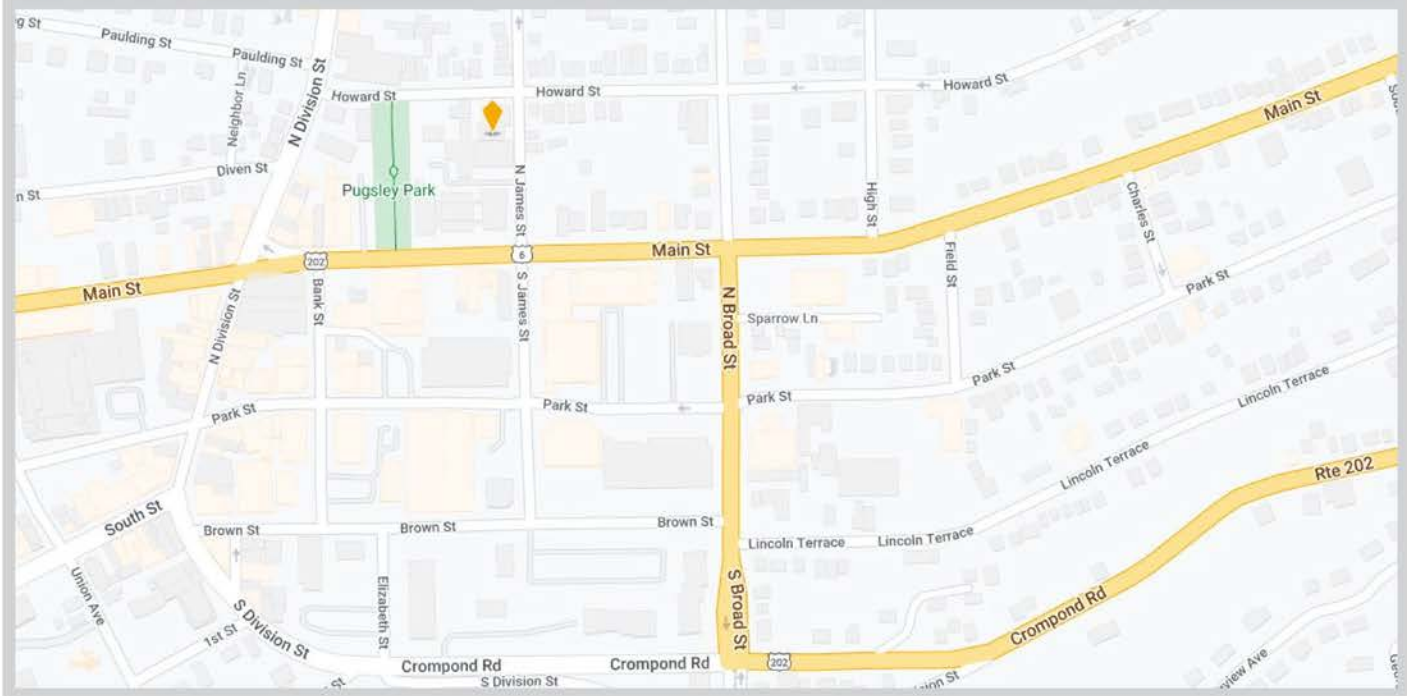
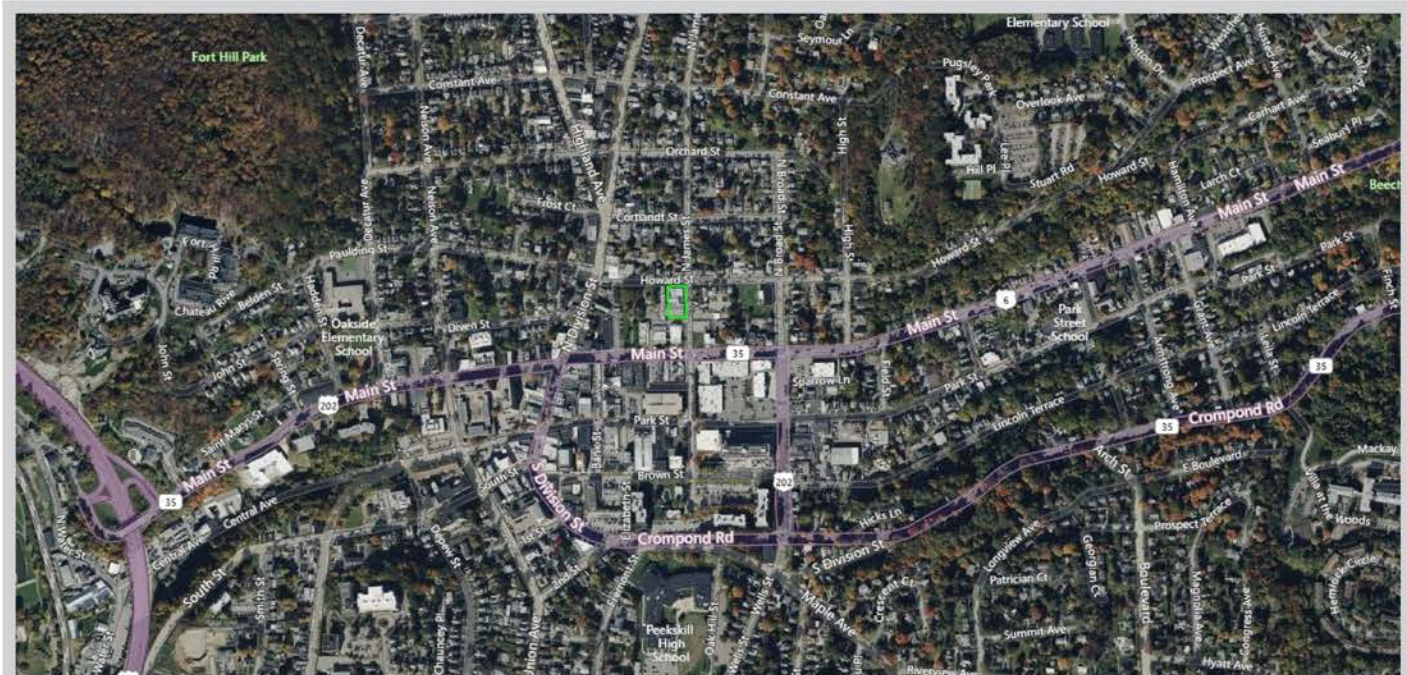


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Howard St	N James St	0.02 W	2022	1,761	MPSI	.04
2	Howard St	N James St	0.02 W	2021	1,848	MPSI	.04
3	Main Street	Field St	0.04 W	2018	9,296	AADT	.06
4	Main St	N James St	0.04 E	2022	7,772	MPSI	.06
5	Howard Street	Westchester Ave	0.10 NE	2018	1,911	AADT	.07
6	North Division Street	Constant Ave	0.03 N	2022	8,190	MPSI	.09
7	N Division St	Diven St	0.01 SW	2022	6,273	MPSI	.10
8	North Broad	Howard St	0.02 N	2022	2,007	MPSI	.11
9	Park St	S James St	0.04 E	2020	4,365	MPSI	.13
10	Park St	S James St	0.04 E	2022	4,099	MPSI	.13

LOCATION INFORMATION



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Discover Peekskill



HOULIHAN LAWRENCE



24,511
POPULATION

40
MILES TO NYC

4.4
SQUARE MILES

CITY OF PEEKSKILL

From the late 1600's when Jan Peeck established a trading post on Annsville Creek, Peekskill relied on the Hudson River for its business needs. During the 19th century it became a manufacturing center.

Peekskill is culturally and economically vibrant, the pedestrian-friendly downtown is buzzing with an array of dining and entertainment establishments. Further, the City is home to a growing arts community with artist lofts, studios, galleries and museums.

The waterfront, with over three miles of continuous parkland, is a regional destination with a variety of active and passive recreation, as well as breathtaking views of the Hudson River.

PARKS & RECREATION

Peekskill's 11 local parks offer every imaginable sport and activity. Depew Park features swimming, tennis, nature trails, a playground and a nature center. Charles Point - China Pier hosts the tall ships during Peekskill Celebration and provides a great spot for a picnic and river watching. Blue Mountain Reservation, the Westchester County-owned 1,600 acre park has 15 miles of marked hiking paths and bridle trails. Riverfront Green offers outdoor concerts, boating and cruises depart offering the opportunity to enjoy the dramatic beauty and rich history of the Hudson Highlands. The Paramount Center for the Arts hosts top quality live entertainment, movies, gallery showings and educational programs.

EDUCATION

In the eager and spirited Peekskill community, education of their youth is of prime importance. The city school system is administered and financed by a concerned and caring independent Board of Education. There are six schools in the Peekskill School District: four elementary, one middle and one high school. A small portion of south Peekskill is in the Hendrick Hudson School District.



CONTACT US FOR MORE INFORMATION

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**LOCAL MARKET LEADERSHIP.
WORLD CLASS CONNECTIONS.**

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