



226 MAIN STREET

BEACON, NY 12508

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	975 SF
Available SF:	
Price / SF:	\$922.05
Renovated:	2021
Zoning:	(457) Small Retail

PROPERTY OVERVIEW

Prime opportunity for retail or professional office space in the heart of Beacon NY. Like the city it lives in, this sophisticated space feels both welcoming and hip. Uniquely designed in 2021, this 975 SF, street-level suite occupies a coveted corner location at 226 (R-1) Main Street within an architecturally-designed brick building with residential condominiums above —ensuring high visibility and strong foot traffic.

Zoned (457) Small Retail, the interior showcases polished concrete floors, high ceilings with exposed pipes, reclaimed hand-hewn beams, brick accent wall and contemporary details exuding an urban, modern atmosphere in a professional setting. The blend of construction materials is striking with the varying textures of woods, brick and metals creating a distinct aesthetic.

Flooded with natural light from the abundance of windows wrapping the exterior walls, the open-plan concept affords fluidity to accommodate a multitude of flex space options. At its center, a floor-to-ceiling glass-enclosed conference room serves as the focal point. A reception area, dedicated kitchen, modern and spacious bathroom and ample storage complete this perfect environment, ideal for any venture seeking to establish or elevate its presence in this nationally recognized, highly sought-after community.

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ADDITIONAL PHOTOS



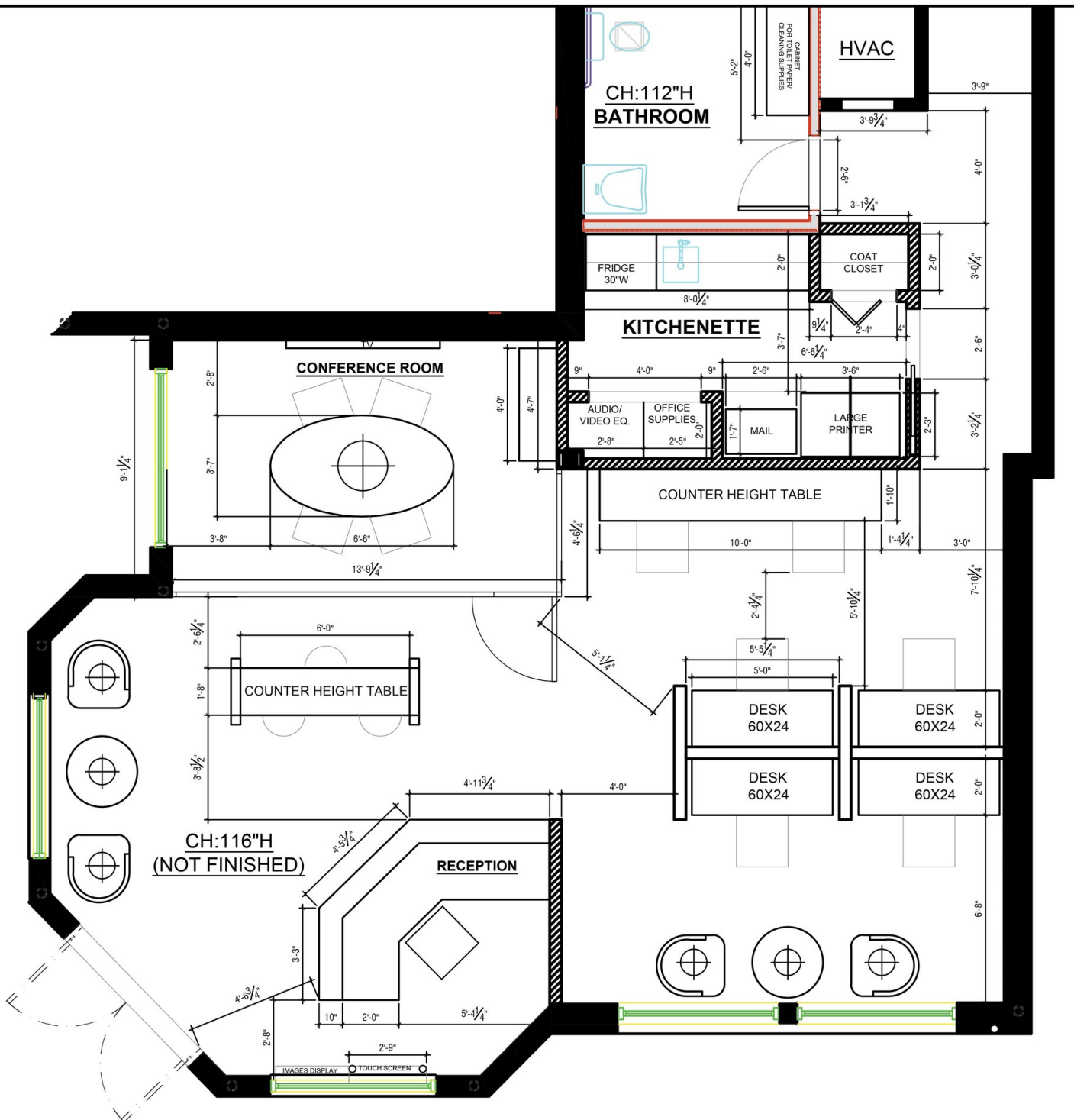
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FLOOR PLAN



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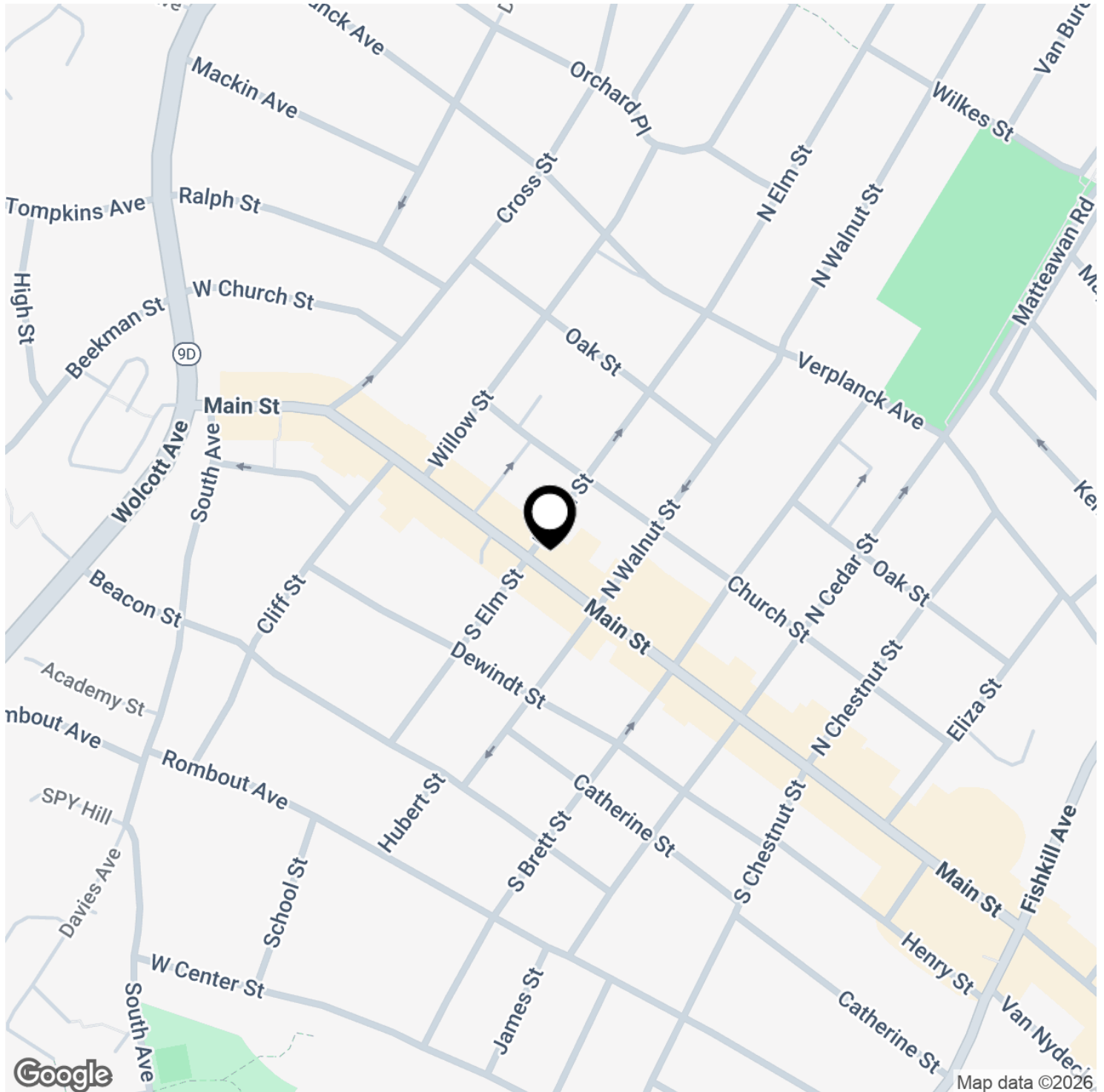
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LOCATION MAP



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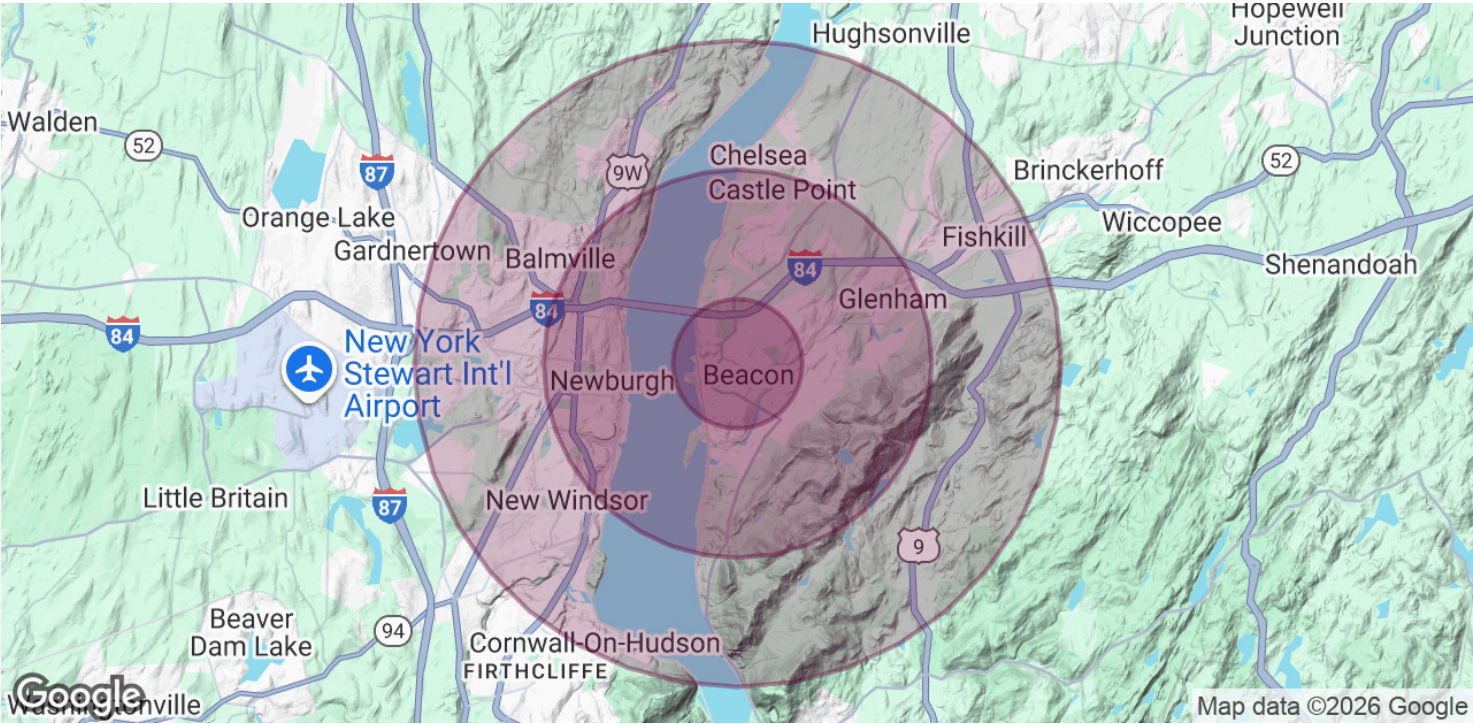
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,237	51,247	93,489
Average Age	43	39	41
Average Age (Male)	42	39	40
Average Age (Female)	43	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,875	18,502	35,397
# of Persons per HH	2.3	2.8	2.6
Average HH Income	\$124,072	\$100,451	\$107,826
Average House Value	\$478,901	\$360,654	\$376,074

Demographics data derived from AlphaMap