



NOW LEASING - RETAIL

252-256 MAIN STREET, NEW PALTZ, NY 12561



JOIN DUNKIN' - RETAIL STOREFRONTS

ADDRESS: 252-256 Main Street
New Paltz, NY 12561

LOCATION: Interstate 87 - 1 Minute
NYS Route 32 - 4 Minutes

LOT SIZE: 1.0 Acres

BUILDING PLANS: 1 Dunkin' Store - 3,035 SF
Front space: **2,500 SF** with an exclusive-use outdoor front patio (~300 SF, subject to site plan approval)
Rear space: **2,600 SF** — available as one unit or two units of ~1,300 SF each
Total SF: 8,135 SF

NEARBY: SUNY New Paltz
7,489 Students & 350 Faculty
<http://www.newpaltz.edu/ShopRite>, Tops Friendly Markets, McGillicuddy's, P&G's, Apizza, iPho, Lola's

TRAFFIC COUNT: Main Street - 17,203 AADT

ASKING PRICE: Front (2,500 SF): **\$47.50/SF NNN**
Rear (per unit if split): **\$37.50-\$40.00/SF NNN**



LOCATION OVERVIEW:

New Paltz, NY, is a vibrant college town known for its blend of history, culture, and natural beauty, making it an excellent destination for tourism and marketing opportunities. Home to SUNY New Paltz, a highly regarded public university, the town attracts thousands of students, fostering a lively, youthful atmosphere that supports local businesses, arts, and entertainment. The Mohonk Preserve and Minnewaska State Park offer stunning hiking trails, rock climbing, and scenic views, drawing outdoor enthusiasts year-round. Historic Huguenot Street, one of the oldest preserved streets in the U.S., provides a unique cultural and educational experience. With a thriving arts scene, farm-to-table restaurants, and a strong emphasis on sustainability, New Paltz appeals to a diverse audience, from students and families to adventurers and history buffs. Its strategic location between New York City and Albany makes it a convenient getaway for urban dwellers seeking a charming,



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

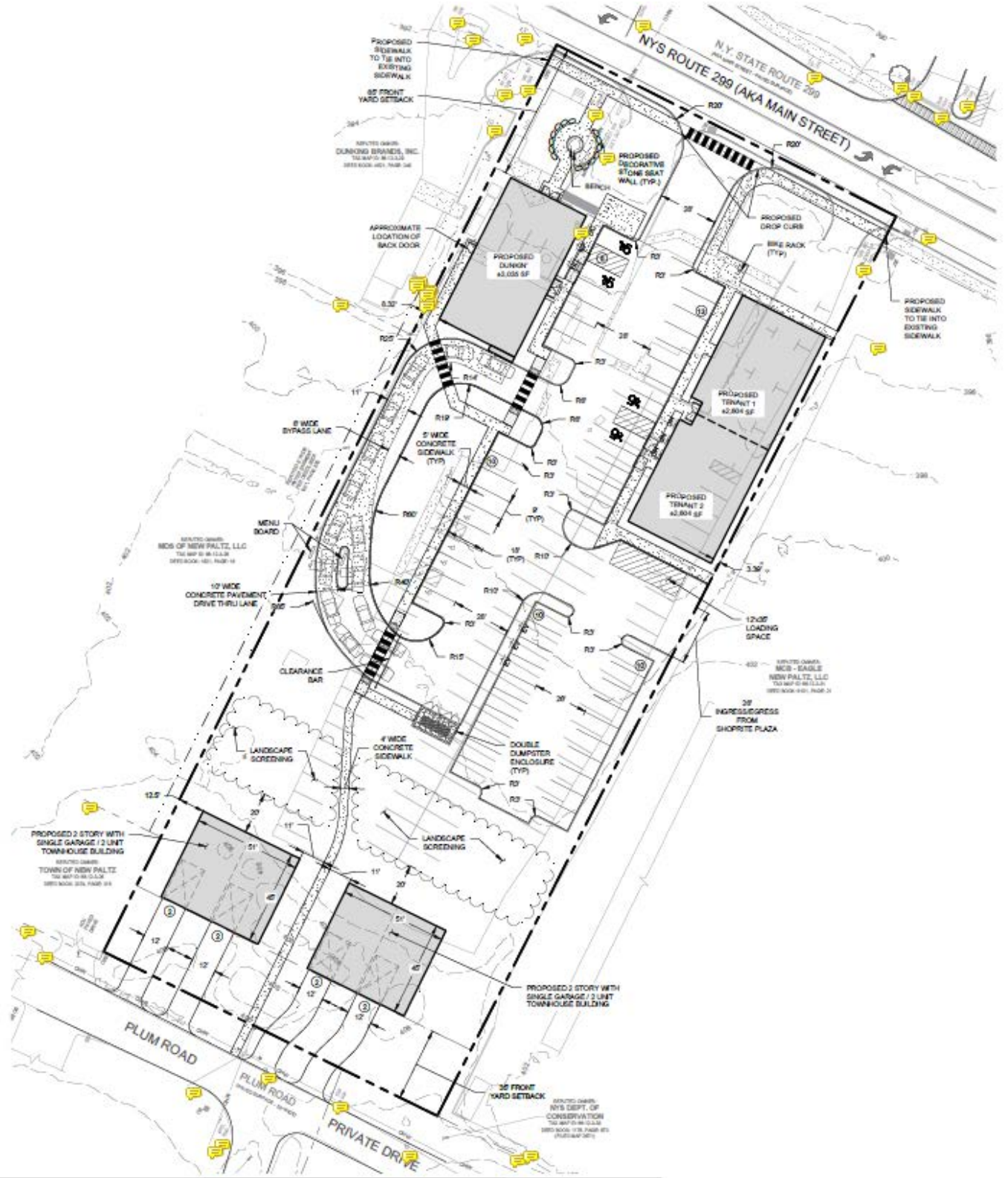
Thomas M. Cervone
845.485.3100
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PROPOSED BUILDINGS

JOIN DUNKIN', 2 RETAIL BUILDINGS

[HTTPS://WWW.ILOVENY.COM/PLACES-TO-GO/HUDSON-VALLEY/SPOTLIGHT-NEW-PALTZ/](https://www.iloveny.com/places-to-go/HUDSON-VALLEY/SPOTLIGHT-NEW-PALTZ/)



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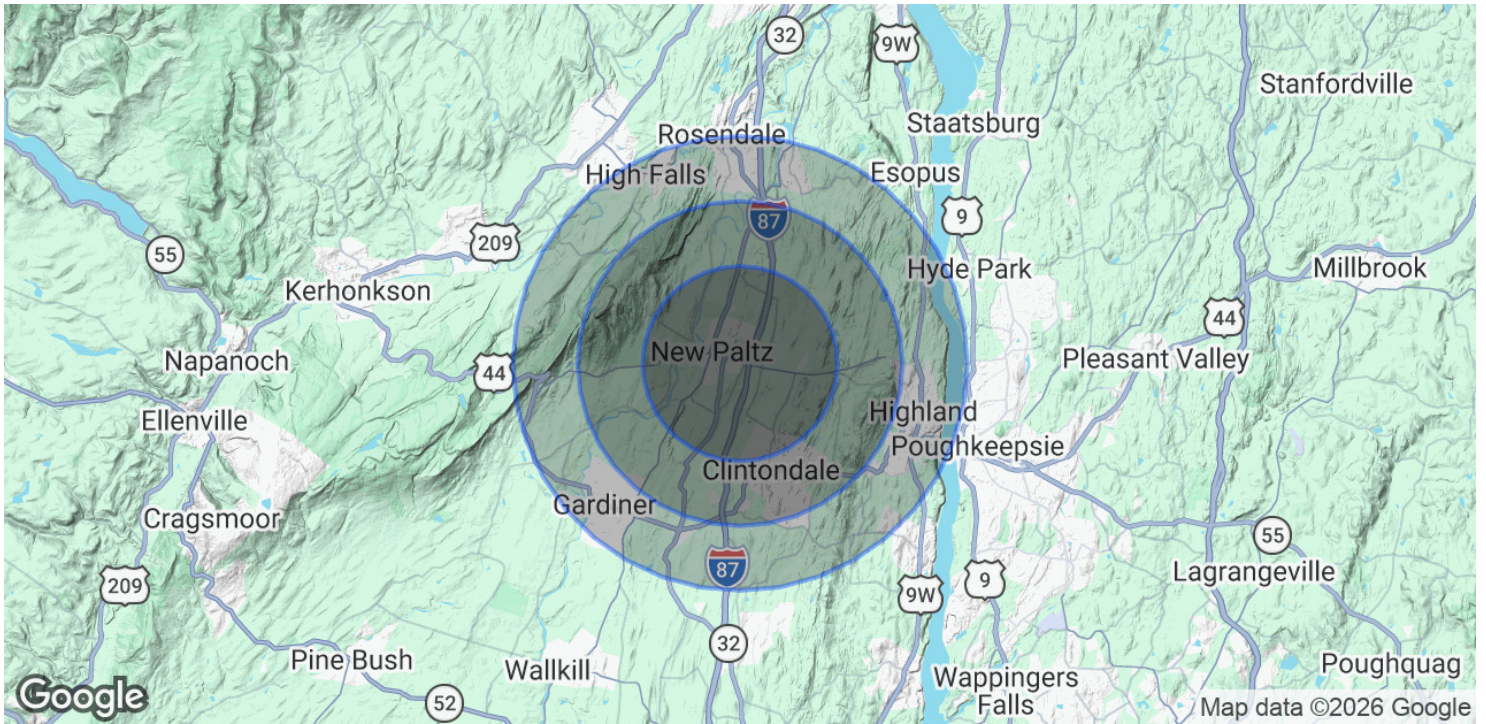
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

ULSTER COUNTY AREA, MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	14,695	24,541	44,507
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	5,020	8,963	16,643
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$113,026	\$118,766	\$120,097
Average House Value	\$489,469	\$462,956	\$439,512

2020 American Community Survey (ACS)



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