



NOW LEASING

5321 U.S. ROUTE 44, AMENIA, NY 12501



NEW YORK STATE / CONNECTICUT BORDER - 5 MINUTES AWAY

ADDRESS: 5321 US Route 44
Amenia, NY 12501

LOCATION: NYS / CT Border - 5 Minutes Away

BUILDING SIZE: Ground Level: 1,700 SF
Upper Level: 650 SF
Total: 2,350 SF

TRAFFIC COUNT: U.S. Route 44 - 7,892 AADT
NYS Route 22 - 4,953 AADT
NYS Route 343 - 5,359 AADT

LEASE RATE: \$3,950.00 Per Month, NNN



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a Retail / Commercial Building For Lease on 5321 U.S. Route 44, Amenia, NY 12501. Amenia is a town located in Dutchess County, New York, United States. It's situated in the scenic Hudson Valley region, known for its picturesque landscapes, historic sites, and charming small towns. Amenia offers a blend of rural beauty and proximity to urban amenities, making it a popular destination for both residents and visitors alike.

State Route 343 is a state highway that runs through both New York & Connecticut. In New York, it traverses eastern Dutchess, starting in the Amenia & passing through the village of Millerton before crossing into Connecticut. Once in Connecticut, it continues as Connecticut Route 343, running through the towns of Sharon and Cornwall before ending at US Route 7 in Cornwall.



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
tom@crproperties.com



ELEVATIONS & TOPOGRAPHIC MAP

FULL TOPOGRAPHIC MAP AVAILABLE UPON REQUEST

2,350 SF: 1,700 SF GROUND LEVEL, 650 SF UPPER LEVEL

steilish INTERIOR DESIGN
 116 NICHOLS AVENUE, RED ROCK, NY 12576
 845.388.8480 | stefan@steilish.com | www.steilish.com

STEFANOPOULOS BROS.
 8321 RT. 44
 AMENIA, NY, 12501

TITLE: ELEVATIONS	DATE: 10/31/2023	SCALE: AS NOTED	DRAWN: 2023.07
			JOB NO.: 2023.07

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LEGEND

- NO PHYSICAL BOUNDARY
- CHANGING BOUNDARY
- DEEP TEST
- PERCOLATION TEST

NOTES

UNLAWFUL ALIENATION OR ADDITION TO A SERVICE MARK...
 SURVEYED FROM RECORD DESCRIPTION AND AS IN PRESCRIPTION...
 SUBJECT TO THE FINANCIALS OF AN ACCURATE ABSTRACT OF TITLE...
 TOPOGRAPHIC SURVEY METHOD TAKEN FROM ACTUAL GROUND...
 MEASUREMENTS 2 FEET CONFORM TO PLAN ASSUMED.



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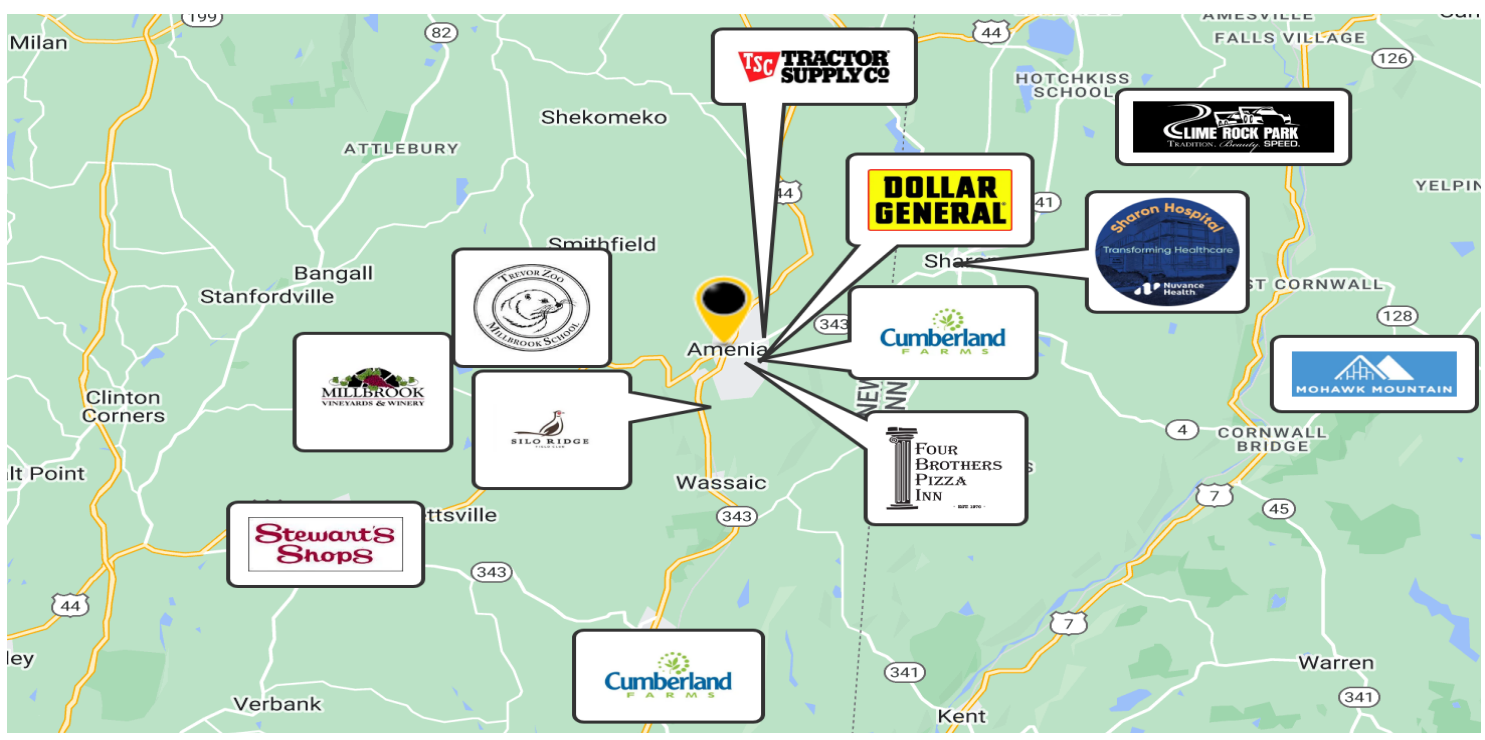
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DEMAND GENERATORS & AREA RETAILERS NEAR SILO RIDGE, MILLBROOK VINEYARD, LIME ROCK PARK

INTERSECTION OF U.S. ROUTE 44, STATE ROUTE 343, NY-22



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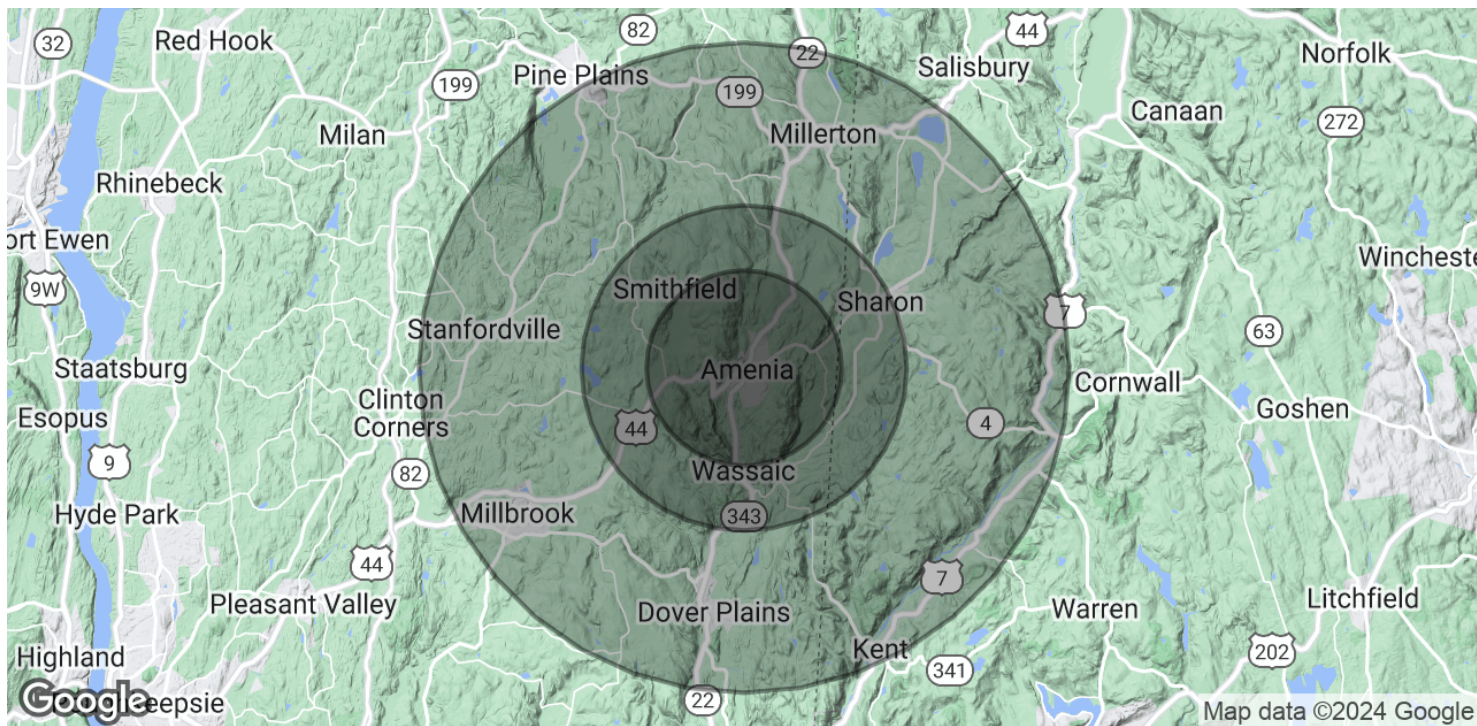
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

EASTERN DUTCHESS NEAR CONNECTICUT BORDER



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	2,252	5,357	23,147
Average Age	46	47	46
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	964	2,267	9,737
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$113,083	\$122,823	\$125,047
Average House Value	\$546,637	\$594,746	\$586,503

Demographics data derived from AlphaMap



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