



INVESTMENT - OFFICE BUILDING

2345 NY-52, HOPEWELL JUNCTION, NY 12533



CLASS A OFFICE NEAR IPARK84 - [HTTPS://IPARK84.COM/](https://ipark84.com/)

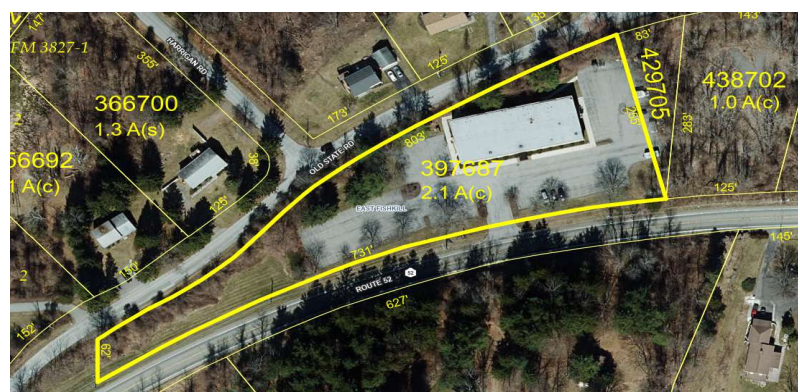
ADDRESS: 2345 NY-52
Hopewell Junction, NY 12533

LOCATION: **Taconic State Parkway, Exit 38**
(3 Minutes / 1.8 Miles)
Interstate 84, Exit 52
(4 Minutes / 3 Miles)
US Route 9
(9 Minutes / 5 Miles)

BUILDING SIZE: 18,000 SF

ACRES: 2.12 Acres

ASKING PRICE: \$2,950,000
Income & Expense Report Available



LOCATION OVERVIEW

CR Properties Group is pleased to offer an Office Investment Property For Sale on 2345 NYS Route 52, Hopewell Junction, NY 12533. Hopewell Junction is part of the town of East Fishkill, which is in Dutchess County, in the Hudson Valley region of New York. It is approximately 60 miles north of New York City. Hopewell Junction is known for its scenic beauty, family friendly environment, and easy access to both the natural attractions of the Hudson Valley and the job opportunities and cultural amenities of the New York City metropolitan area.



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



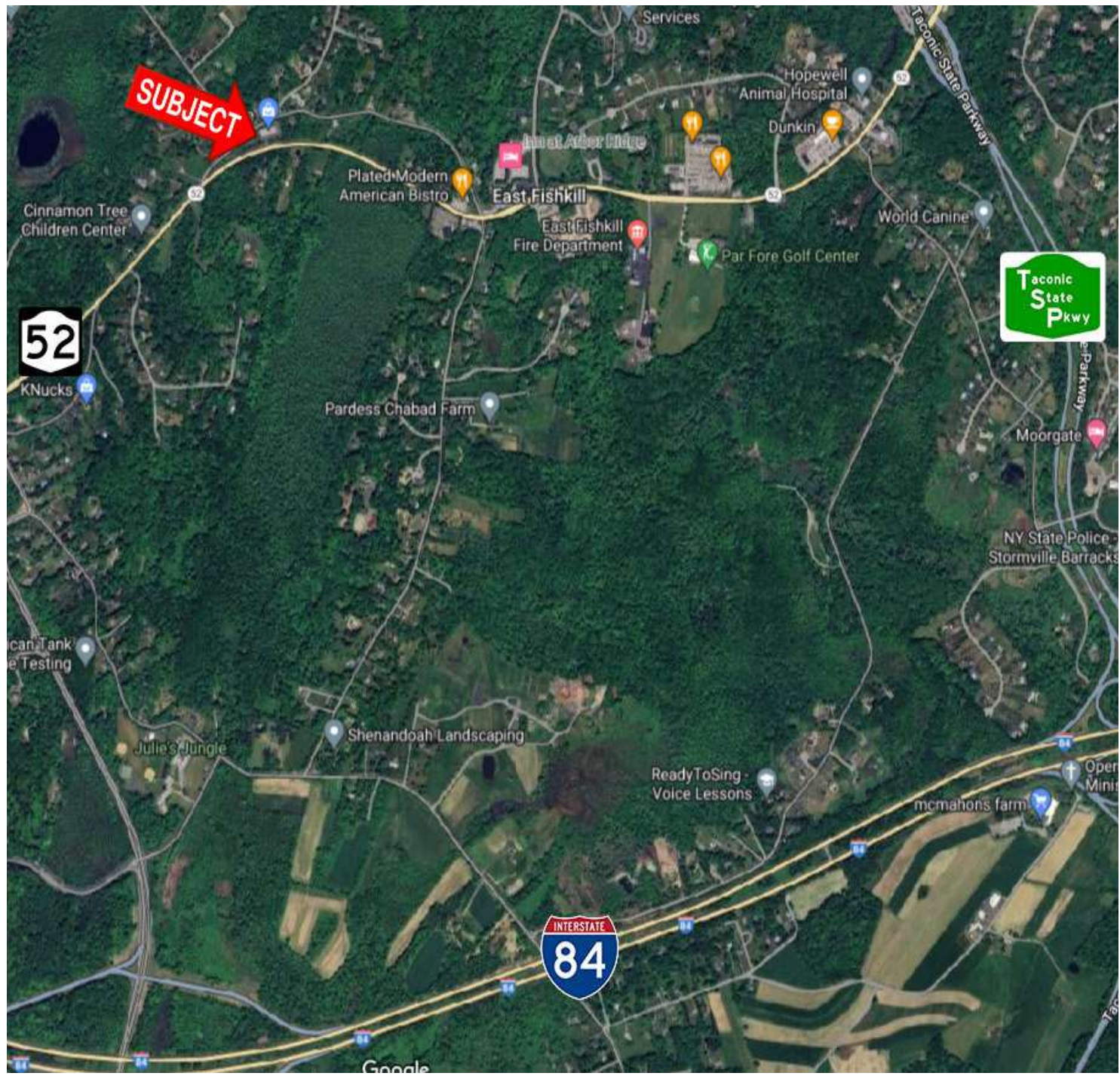
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For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



TACONIC STATE PARKWAY - (3 MINUTES) INTERSTATE 84 - (4 MINUTES AWAY)

JOHN JAY HIGH SCHOOL - 1,844 STUDENTS - 3 MINUTES AWAY



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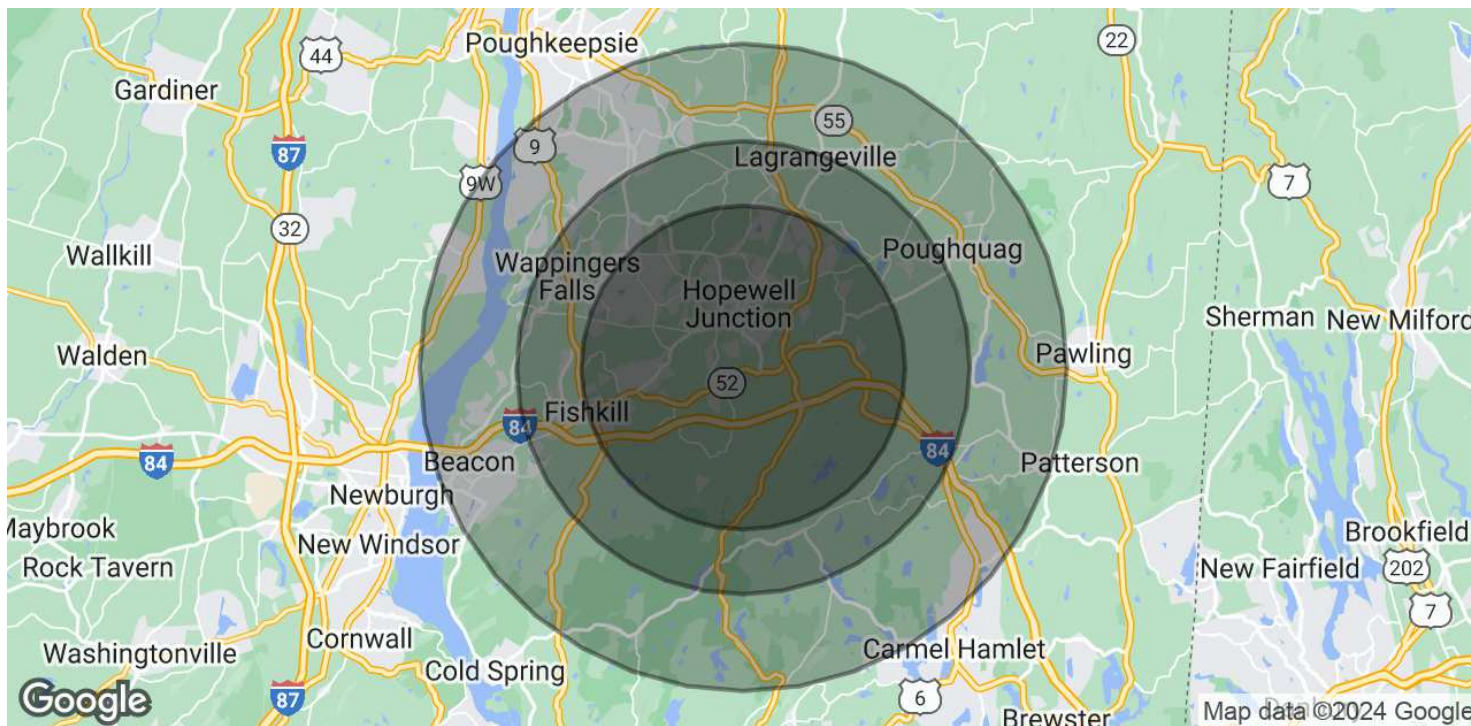
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	49,131	82,254	189,824
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	17,367	30,358	70,557
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$173,621	\$161,621	\$146,310
Average House Value	\$494,255	\$473,789	\$453,743

Demographics data derived from AlphaMap



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