

## Executive Summary



### OFFERING SUMMARY

COUNTY	Orange
BUILDING SIZE	1,450 SF
LOT SIZE	1.09 Acres
ZONING	HC
SALE PRICE	\$1,300,000
TAXES	\$39,000
AVAILABILITY	Immediate

### PROPERTY OVERVIEW

Available for sale is a 1,450 sq. ft. fast food restaurant with drive-thru.

### LOCATION OVERVIEW

This property is located on an outparcel to an Walmart Super Center along the Route 300 corridor in Orange County, NY.

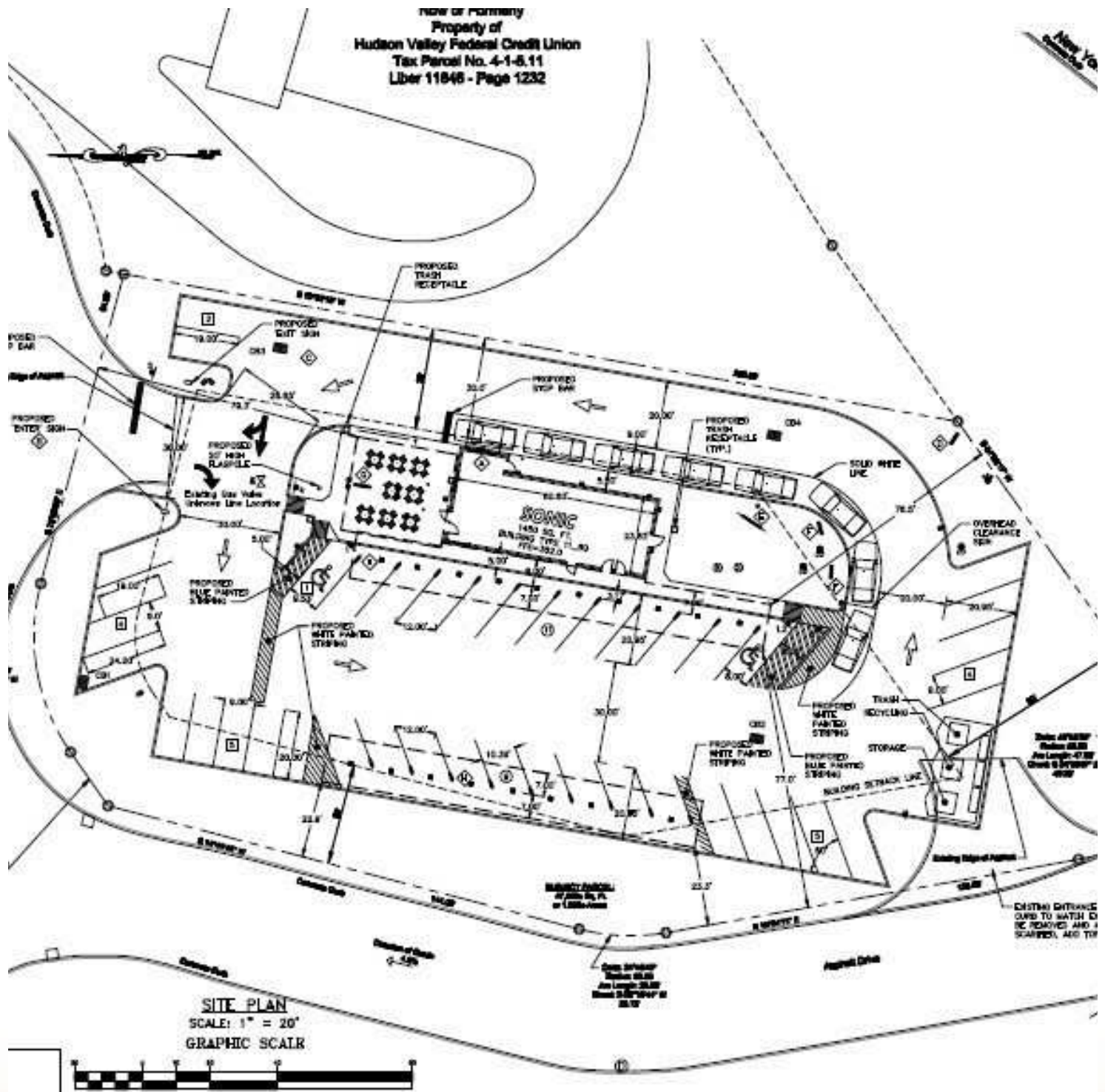
Traffic Count: 24,000 vehicles per day on Route 300

Demographics - The Household Income is over \$100k per year within 1, 3 & 5 Mile Radius.

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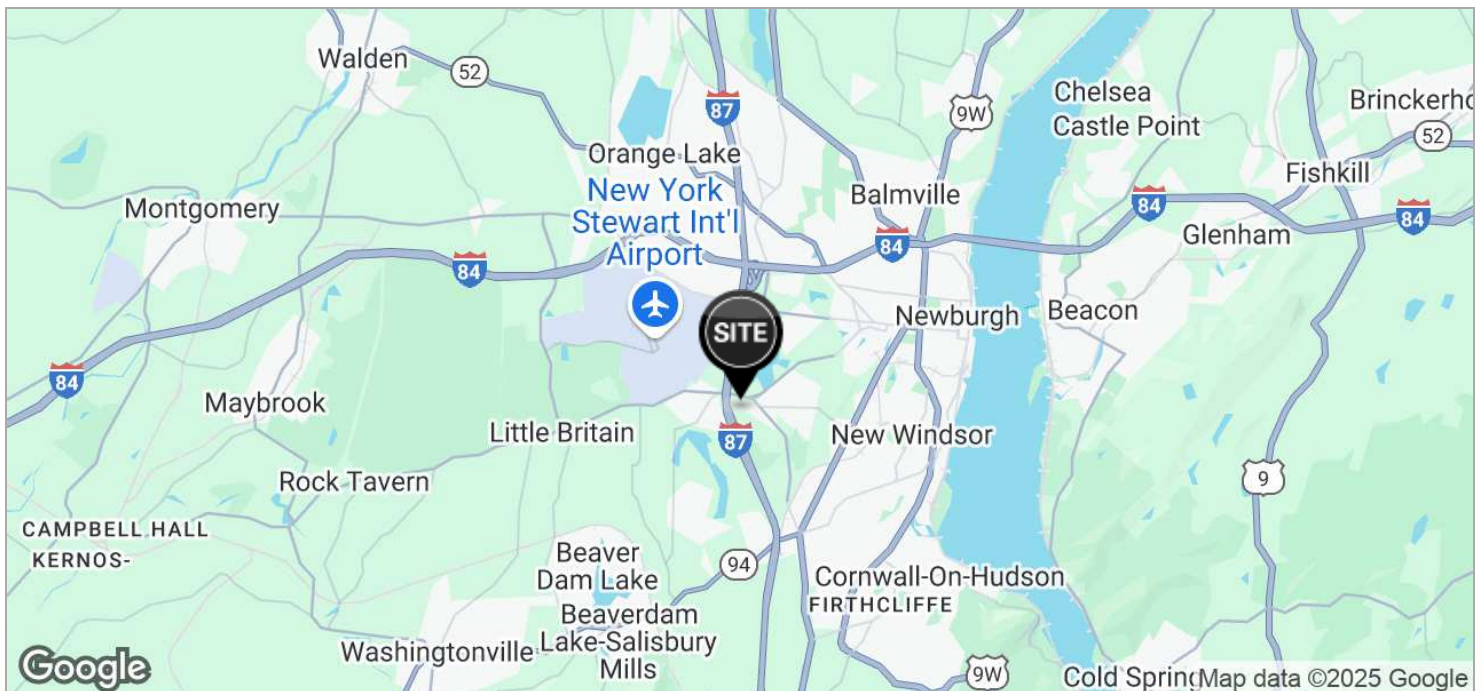
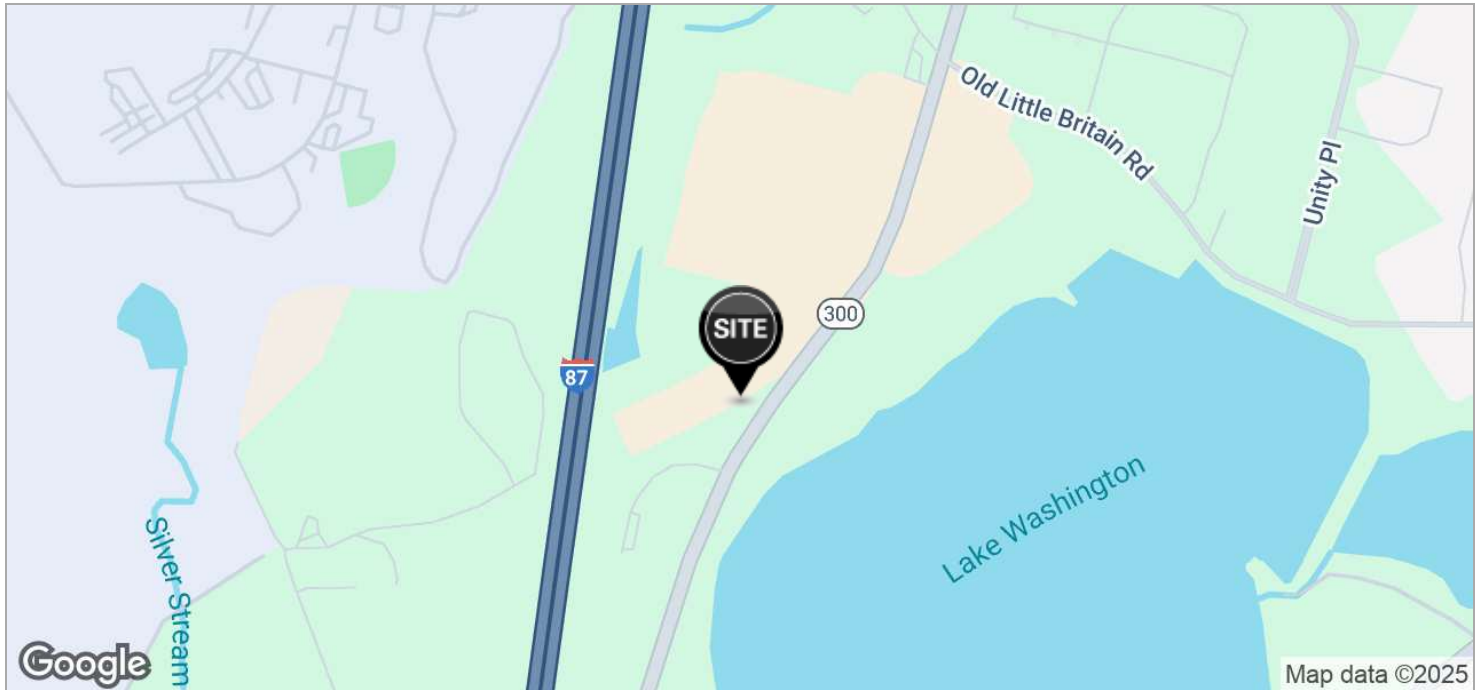
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## Site Plan

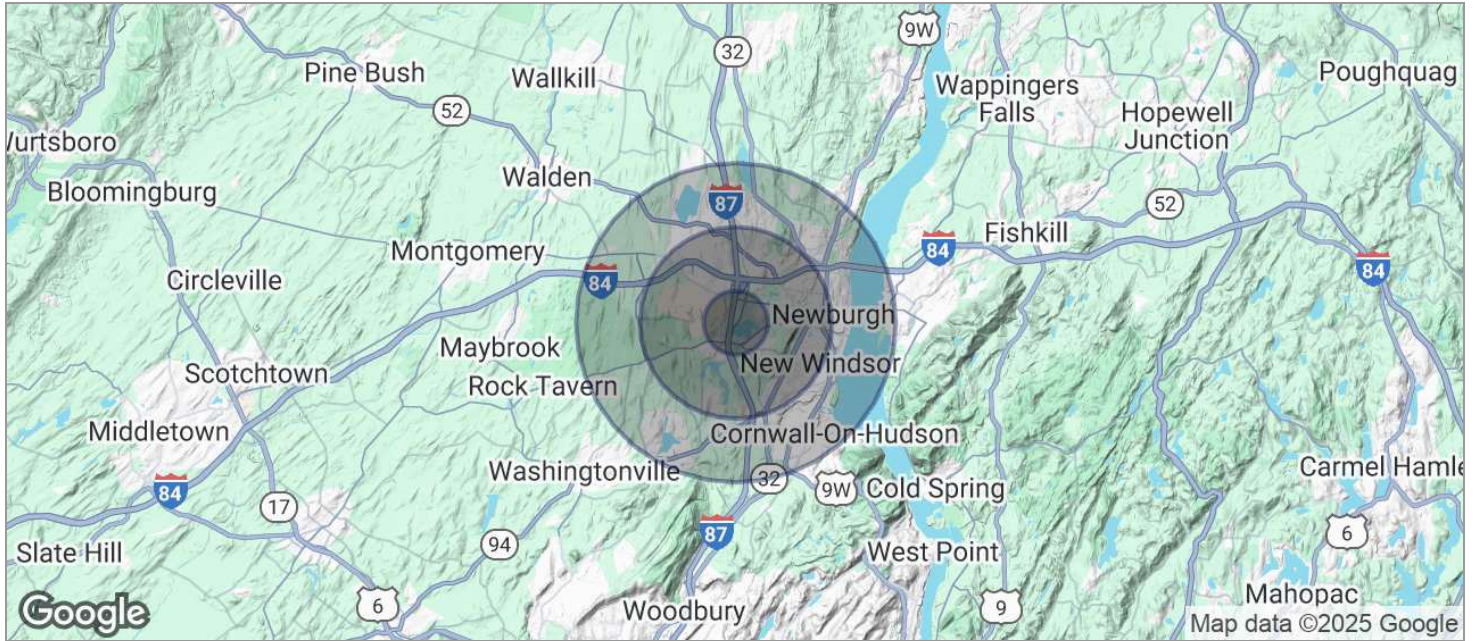




## Location Maps



## Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,409	43,711	92,393
MEDIAN AGE	42	39	40
MEDIAN AGE (MALE)	41	38	39
MEDIAN AGE (FEMALE)	44	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	557	15,913	33,960
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$114,718	\$109,818	\$113,550
AVERAGE HOUSE VALUE	\$358,075	\$324,722	\$359,307

\* Demographic data derived from 2020 ACS - US Census