



SPACE AVAILABLE - JOIN CLUB FIT

584 N STATE ROAD, BRIARCLIFF MANOR, NY 10510



500 SF - RETAIL, OFFICE SPACE AVAILABLE WITHIN CLUB FIT

OFFERING SUMMARY

ADDRESS:	584 N. State Road Briarcliff Manor, NY 10510
LOCATION:	Taconic State Parkway (2 Minutes / 1 Mile) Saw Mill River Parkway (8 Minutes / 5.4 Miles) U.S. Route 9 (9 Minutes / 3.2 Miles) Interstate 87, Exit 8 (14 Minutes / 11 Miles) Interstate 287 (14 Minutes / 11 Miles) Governor Mario M. Cuomo Bridge (16 Minutes / 13 Miles)
SPACE SIZE:	500 SF
FOOT TRAFFIC:	3,000 ± patrons a day
LEASE RATE:	\$2,500 Per Month



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer retail, office space for lease within Club Fit on 584 N. State Road, Briarcliff Manor, NY 10510. This space is located within close proximity to the Taconic State Parkway, Saw Mill River Parkway, U.S. Route 9, Interstate 87, Interstate 287, and Governor Mario M. Cuomo Bridge. This space is 500 SF within Club Fit and is \$2,500 Per Month.



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:

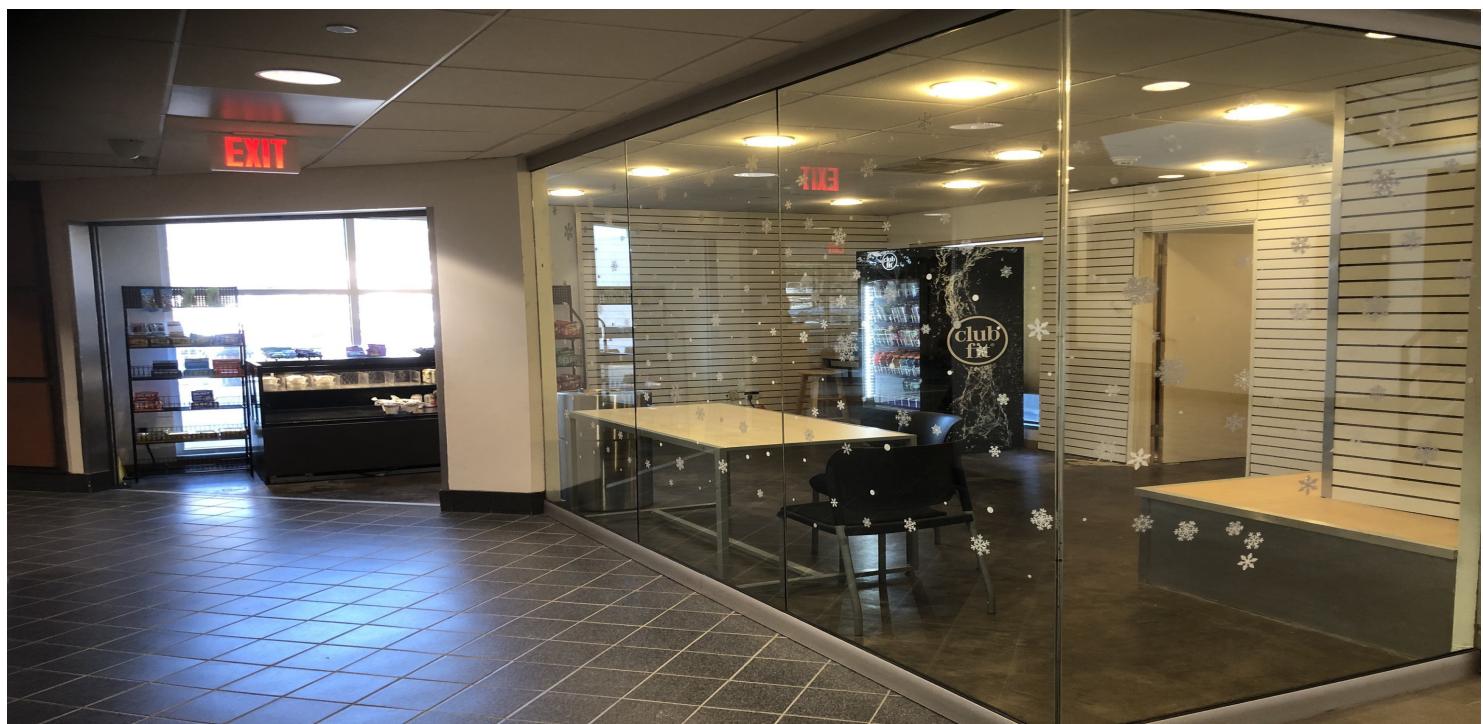
Mark Cuatt
845.485.3100 x23
mark@crproperties.com



RETAIL, OFFICE SPACE AVAILABLE

584 N STATE ROAD, BRIARCLIFF MANOR, NY 10510

STORE FRONT; BOUTIQUE CLOTHING, NUTRITION, SUPPLEMENTS



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NEARBY AREA RETAILERS & DEMAND GENERATORS BRAIRCLIFF MANOR, TARRYTOWN, WHITE PLAINS

2 MINUTES FROM THE TACONIC STATE PARKWAY



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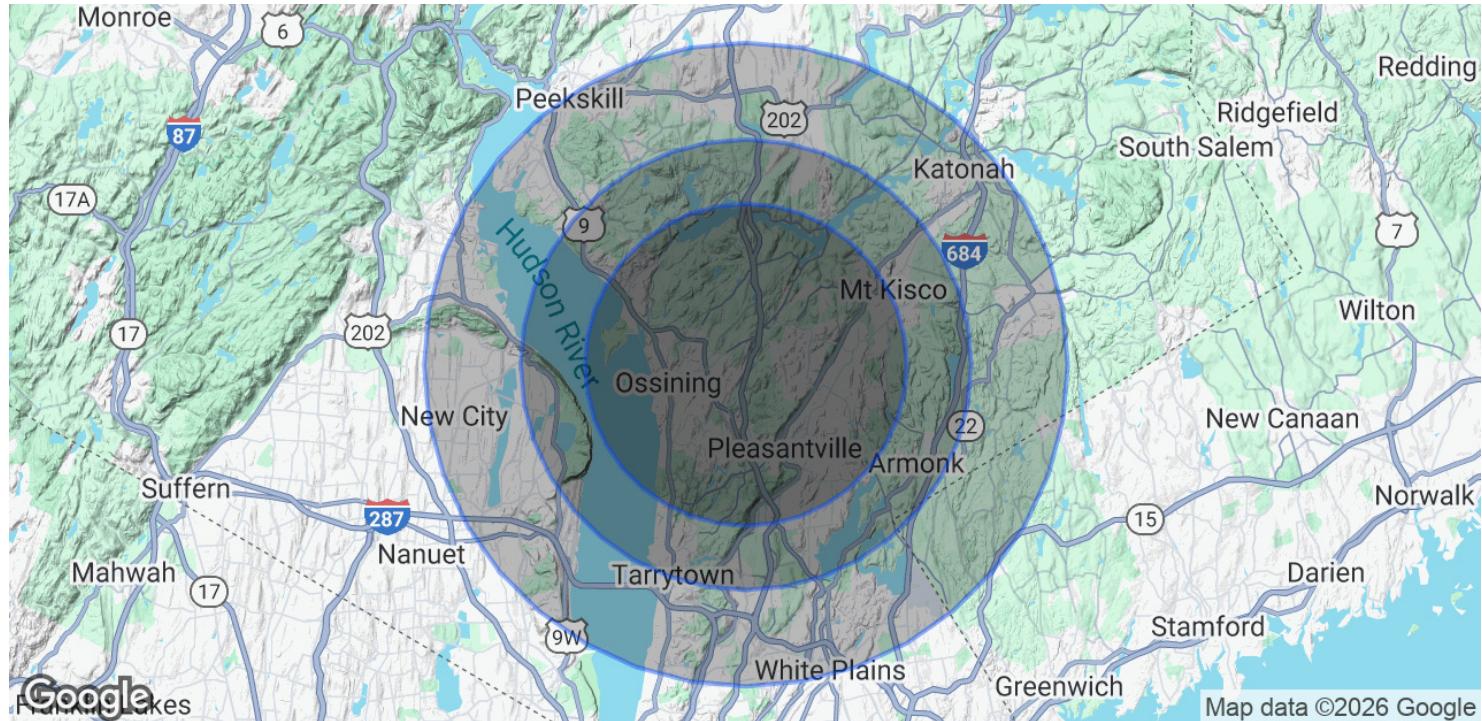




DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER HUDSON VALLEY REGION & WESTERN CONNECTICUT



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	95,869	156,468	303,723
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	32,374	54,472	107,238
# of Persons per HH	3	2.9	2.8
Average HH Income	\$225,012	\$212,180	\$194,565
Average House Value	\$813,200	\$811,772	\$755,879

Demographics data derived from AlphaMap



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