

# FOR LEASE

- FREE STANDING, FORMER RUBY'S TUESDAY SITE
- 5,488 SF AVAILABLE ON 73,421 SF LOT
- 77 PARKING SPACES



21 WESTAGE DR. FISHKILL, NY 12524



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## HIGHLIGHTS

- Free Standing, former Ruby's Tuesday Site
- 5,488 SF Available on 73,421 SF Lot
- Traffic Count: 36,386 AADT on Route 9 and 56,079 AADT on I-84
- Immediate proximity to exit 46 of highway I-84 and on Route 9.
- 77 parking spaces
- Surrounded in a thriving commercial district, with neighboring national retailers like Walmart, Sam's and Hilton Garden Inn

## OFFERING INFO

BUILDING SIZE:	5,488 SF
LOT SIZE:	73,421 SF
RENT:	Call broker for details
NNN:	Call broker for details

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	3,400	21,348	64,813
HOUSEHOLDS	1,668	8,559	26,000
AVERAGE HH INCOME	\$129,210	\$137,992	\$137,971
DAYTIME POPULATION	4,828	15,529	39,206
BUSINESS ESTABLISHMENTS	455	939	2,267



### AREA RETAILERS:



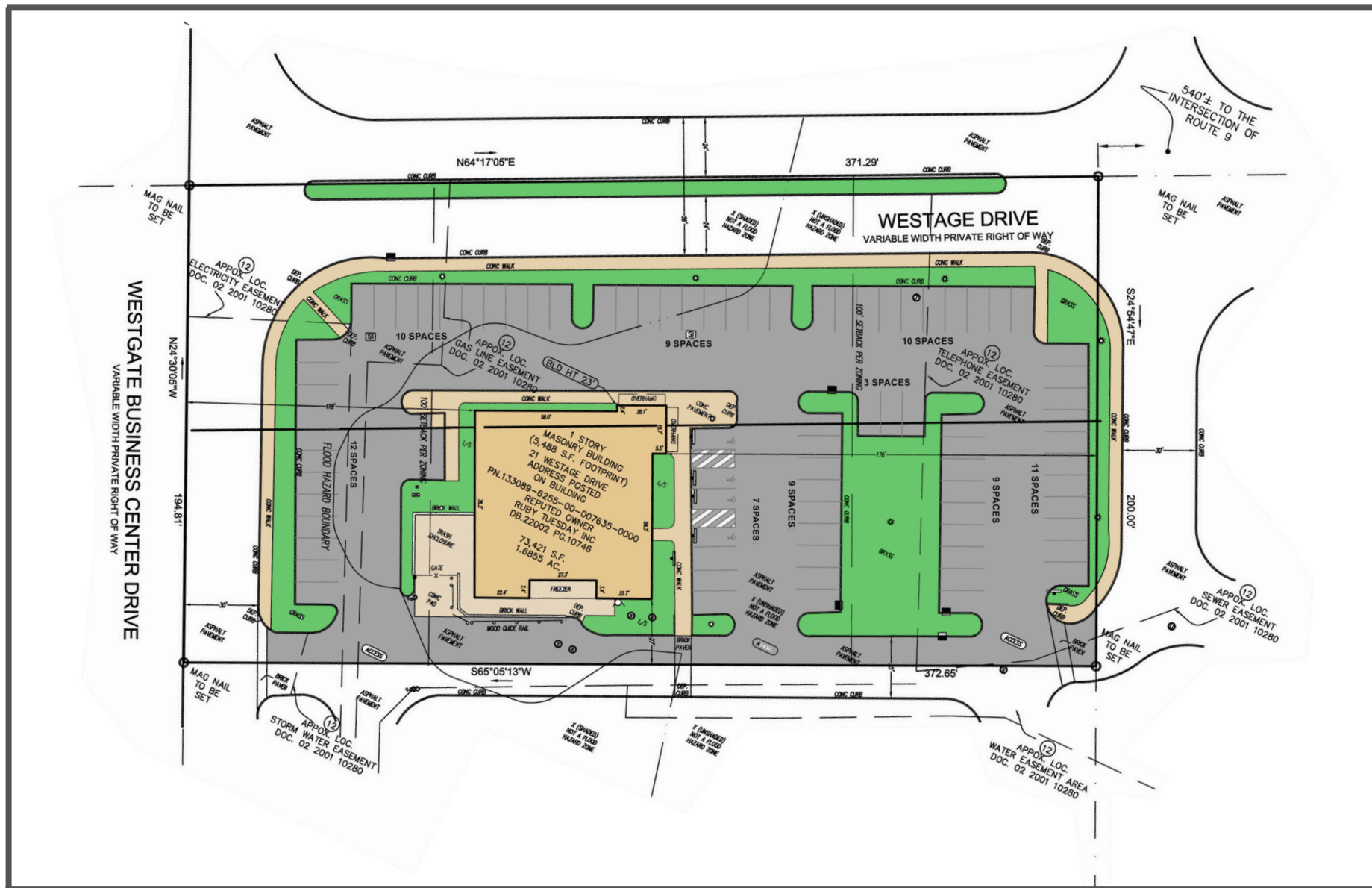
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# MARKET AERIAL

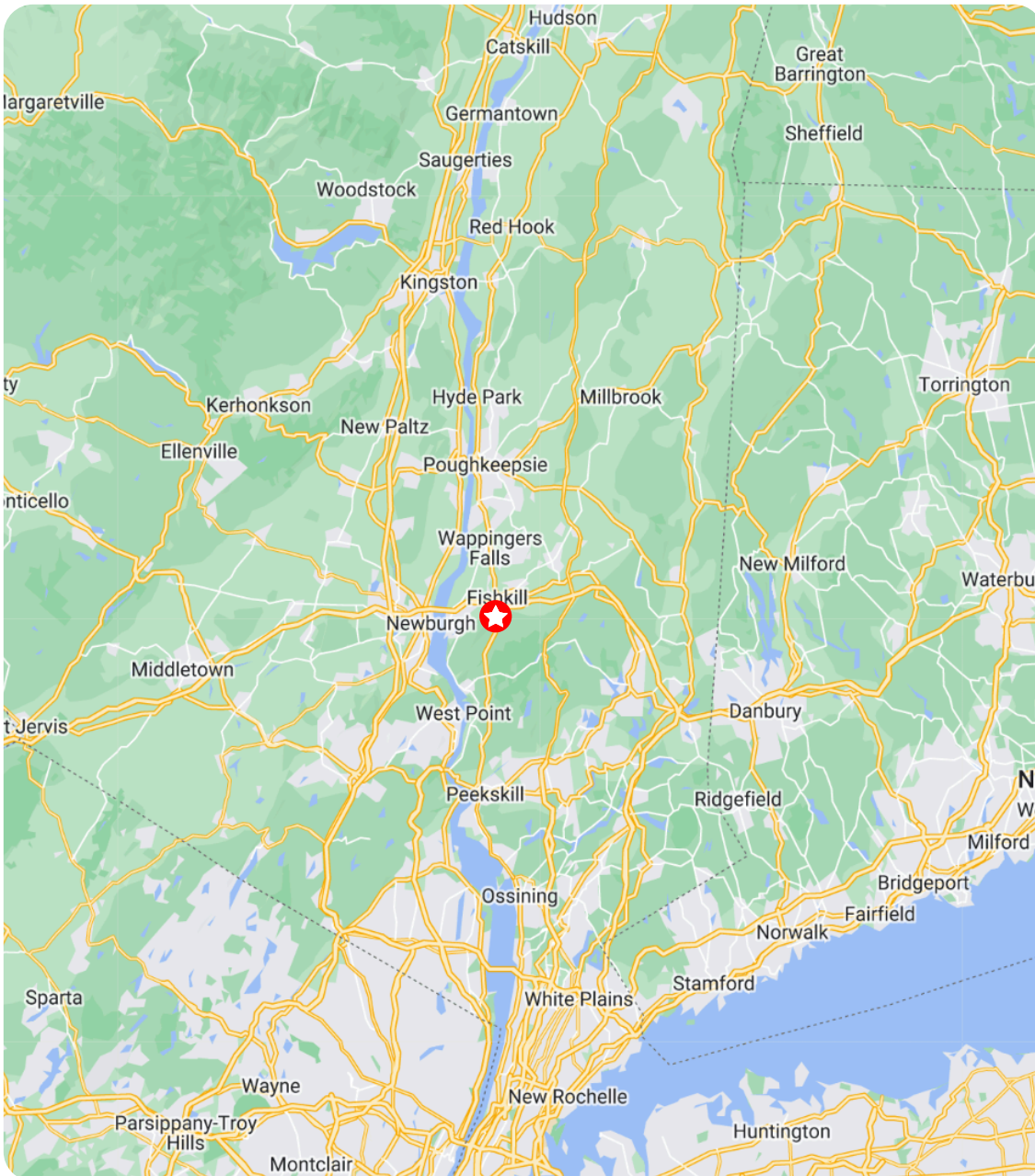


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# SITE PLAN



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For all real estate inquiries please  
contact exclusive brokers:

**Andrew Peckage**

518.859.5005

[apeckage@trgcos.com](mailto:apeckage@trgcos.com)



Trinity Realty Group  
18 Computer Drive East, Ste 201  
Albany, NY 12205  
518.458.7203  
[trgcos.com](http://trgcos.com)

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