

# FISHKILL PROFESSIONAL OFFICE BUILDING

21 OLD MAIN STREET, FISHKILL, NY 12524

## EXECUTIVE SUMMARY



Lease Rate	<b>\$24.00 SF/YR</b>
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### OFFERING SUMMARY

Available SF:	950 SF
Year Built:	1988
Renovated:	2023

### PROPERTY OVERVIEW

Now leasing - Office suites in a professionally managed Fishkill, NY office building. The property is conveniently located directly adjacent to All Sport Health and Fitness. Two entrances, elevator building, plenty of onsite parking. Both suites are built-out and freshly painted. Newly renovated common bathroom on both the first and second floor of the building. Located just off Route 9 and Route 52. Less than a mile to I-84 and Westage Business Center.

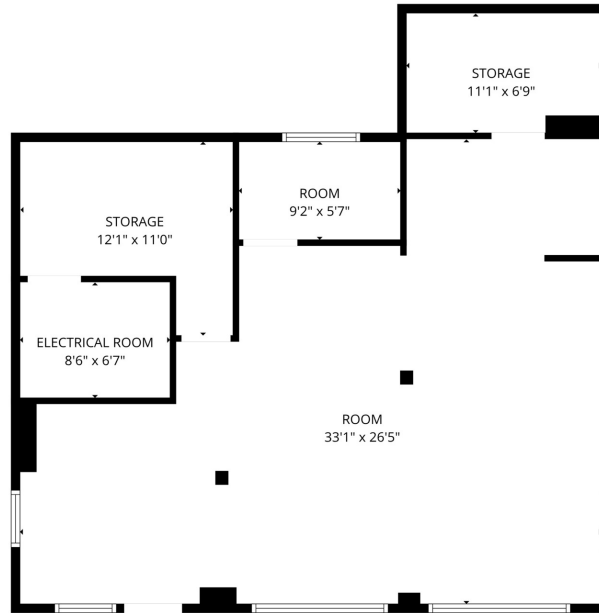
### PROPERTY HIGHLIGHTS

- Walking Distance to great Local Restaurants
- Close to Interstate 84, Newburgh / Beacon Bridge, and MTA
- Central Heat and Air Conditioning
- 4 Newly Renovated Bathrooms
- 72 Parking Spaces

# SUITE 1 (OFFICE / RETAIL)

19 OLD MAIN STREET, FISHKILL, NY 12524

## LEASE SPACES



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	950 SF	Lease Rate:	\$24.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
21 Old Main Street, Suite 205	-	533 SF	Gross	\$24.00 SF/yr	-
21 Old Main Street, Suite 200A	-	247 SF	Gross	\$24.00 SF/yr	-
21 Old Main Street, Suite 105C	-	335 SF	Gross	\$24.00 SF/yr	-
21 Old Main Street, Suite 104	-	450 SF	Gross	\$24.00 SF/yr	-
19 Old Main Street	Available	950 SF	Modified Gross	\$24.00 SF/yr	-

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## ADDITIONAL PHOTOS

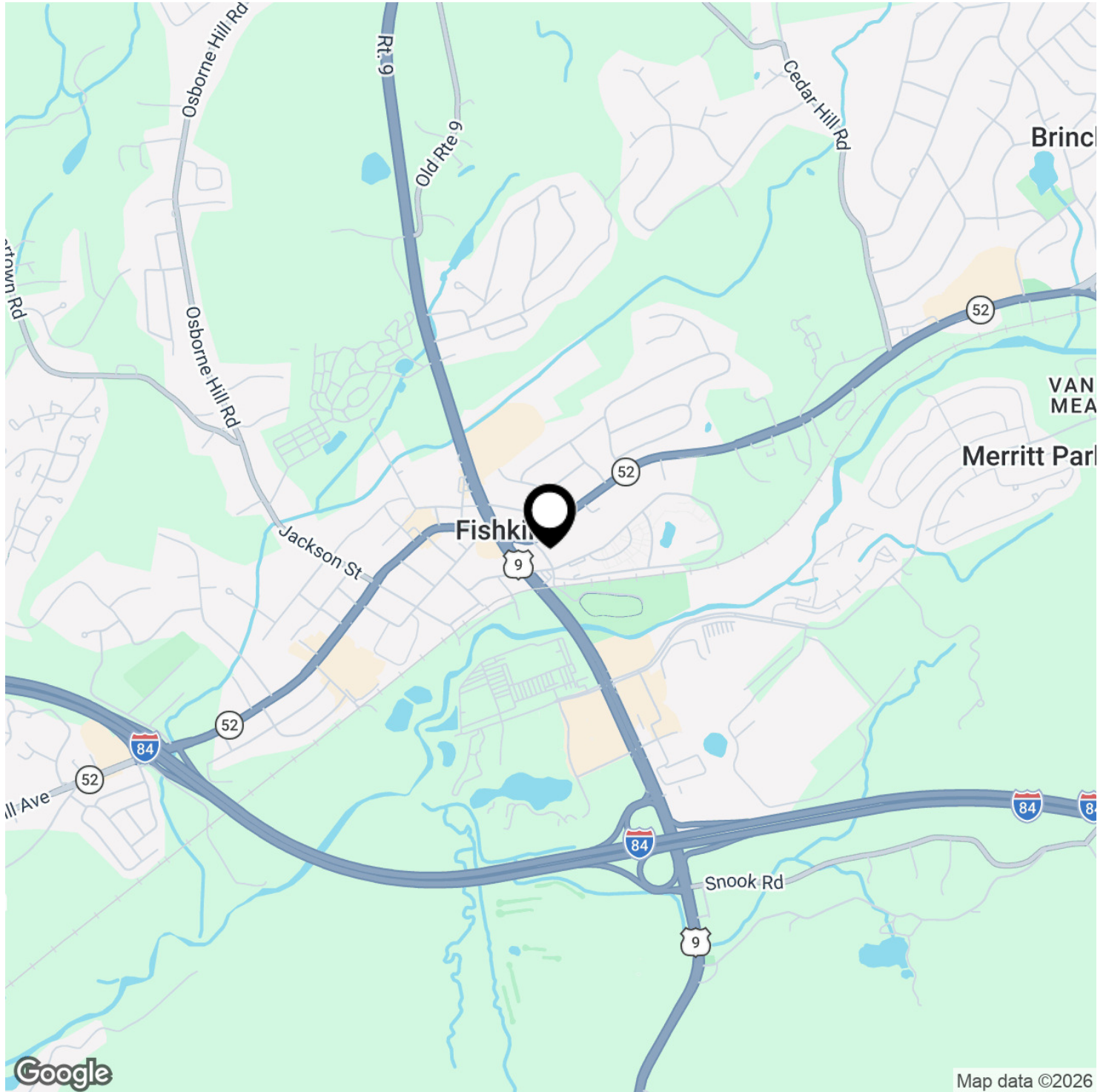


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## LOCATION MAP

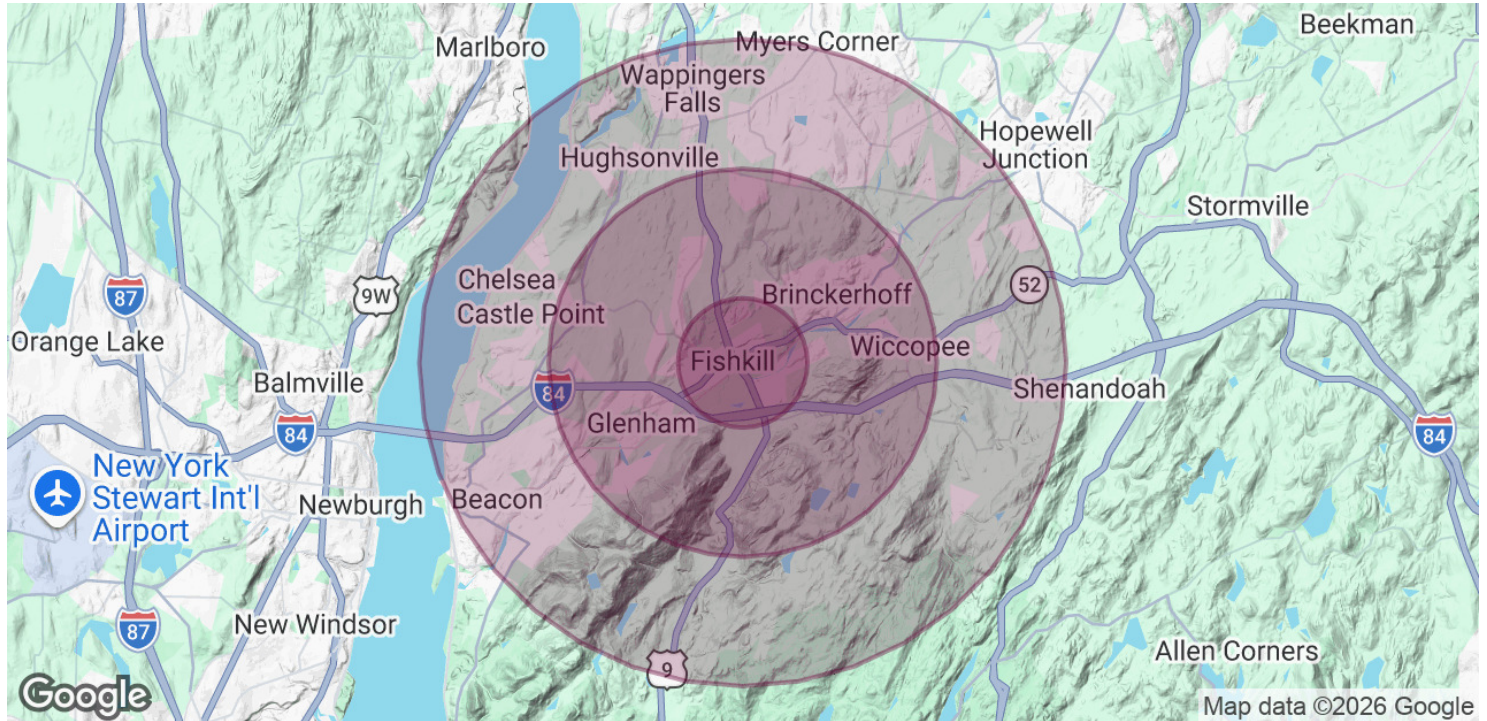


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,894	24,686	70,720
Average Age	46	45	44
Average Age (Male)	44	43	42
Average Age (Female)	48	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,224	9,656	27,770
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$129,983	\$120,042	\$128,897
Average House Value	\$427,000	\$410,084	\$439,590

Demographics data derived from AlphaMap