



COMMERCIAL BUILDING FOR SALE

754 JACKSON CORNERS ROAD, RED HOOK, NY 12571



WHOLESALE LOCATION; FREEZER, OVERHEAD DOORS - REFRIGERATION

OFFERING SUMMARY

ADDRESS: 754 Jackson Corners Road
Red Hook, NY 12571

LOCATION:

Kingston-Rhinecliff Bridge - (14 Minutes / 8.7 Miles)
Village of Red Hook - (8 Minutes / 5 Miles)
U.S. Route 9 - (8 Minutes / 5.0 Miles)
Taconic State Parkway - (15 Minutes / 9.8 Miles)
Bard College - (13 Minutes / 7.3 Miles)
Red Hook Central School District – (10 Minutes / 6.6 Miles)
1,596 Students | 388 Employees

BUILDING SIZE 4,566 SF
LOT SIZE: 0.68 Acres
TRAFFIC COUNT: 6,150 AADT
ASKING PRICE: \$375,000



LOCATION OVERVIEW

754 Jackson Corners Road offers a strong location for Wholesale / Refrigerated / Cooler Space serving the Red Hook area, with access to a local customer base as well as regional traffic. The property is positioned within reach of Red Hook Central School District, with approximately 1,576 students, while Bard College provides an additional student, faculty, staff and visitor demand generator. Location also benefits from connectivity to NY Route 199, the Kingston-Rhinecliff Bridge and the Taconic State Parkway, providing access to Columbia, Dutchess and Ulster County markets.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
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ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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WAREHOUSE DISTRIBUTION, FREEZER SPACE

754 JACKSON CORNERS ROAD, RED HOOK, NY 12571

MAKER / ARTIST SPACE - FREEZER 24'X36' - 14' OVERHEAD DOORS



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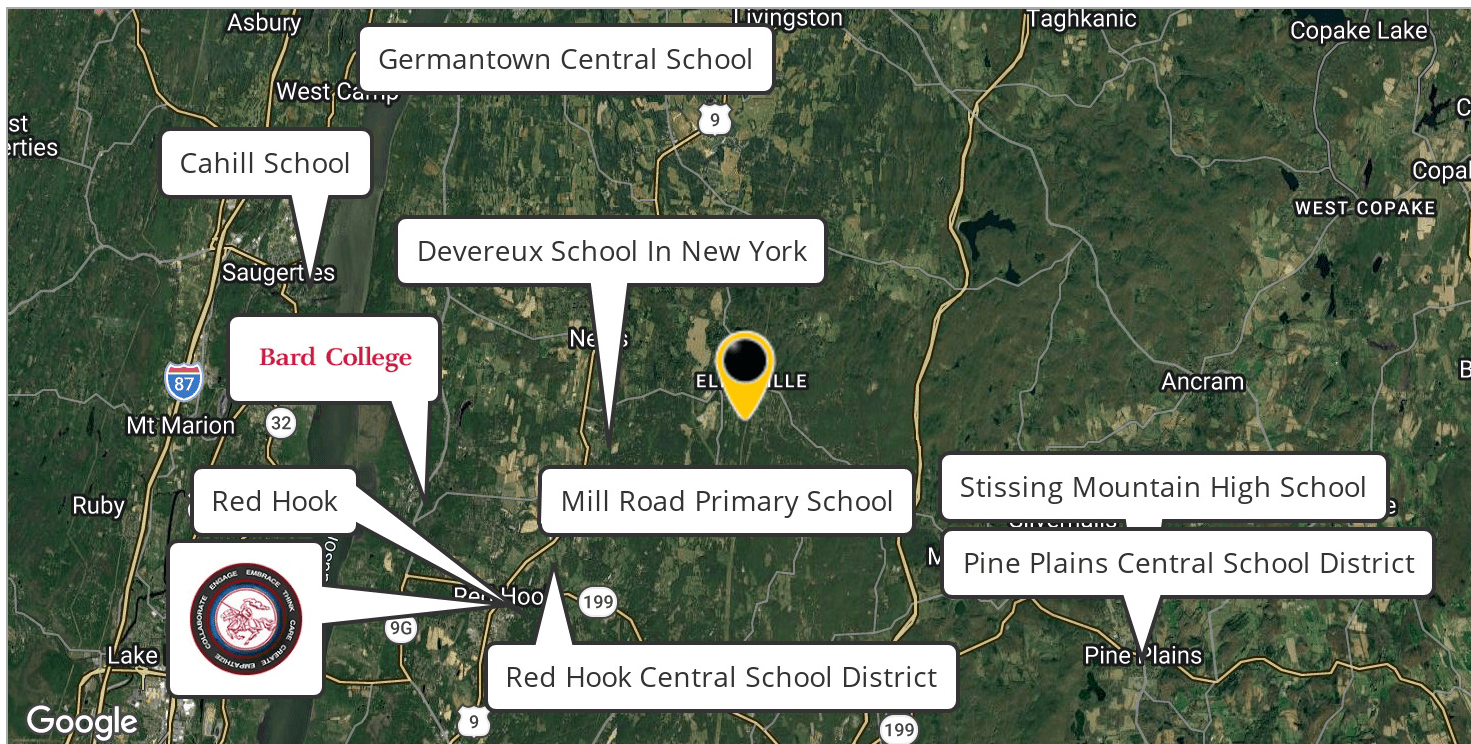
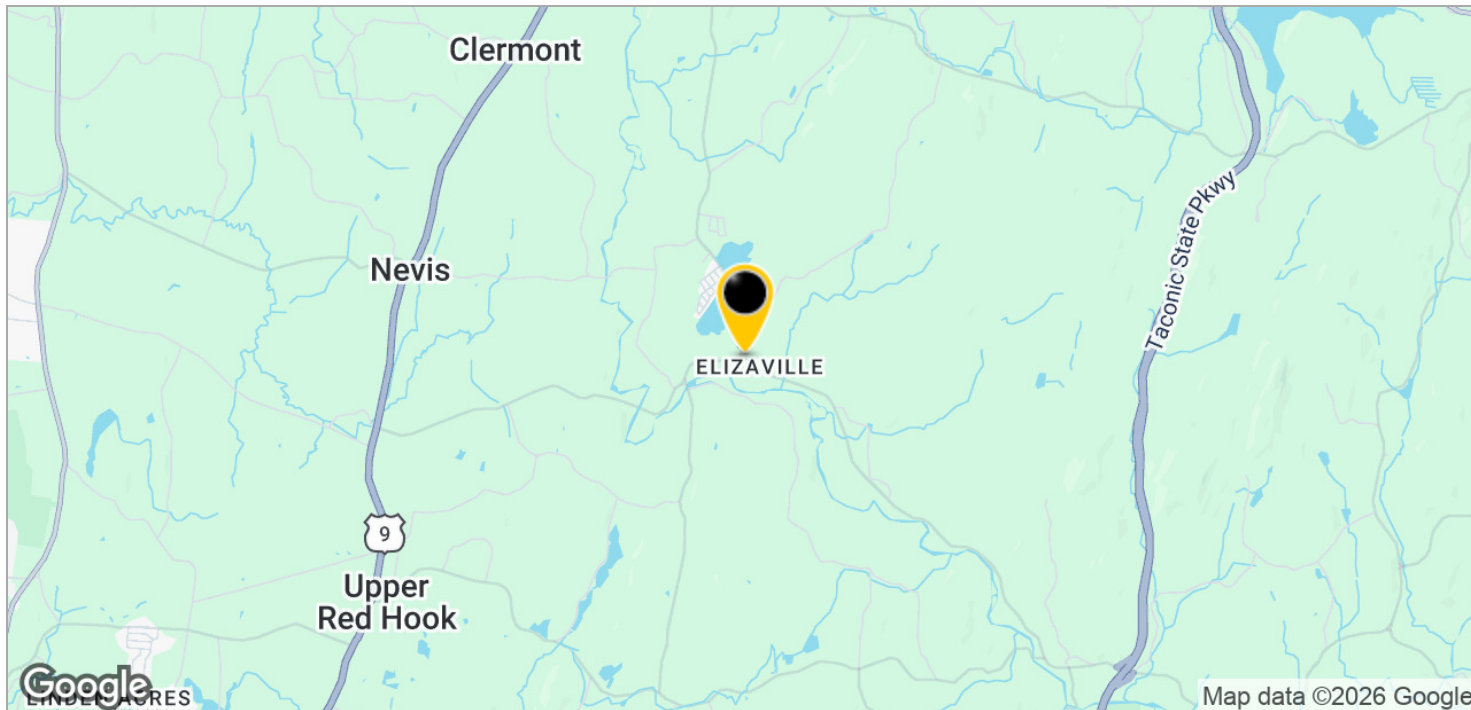
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U.S. ROUTE 9 - (8 MINUTES / 5 MILES) TACONIC STATE PARKWAY - (15 MINUTES / 9.8 MILES)

NEAR VILLAGE OF RED HOOK, BARD COLLEGE & MORE



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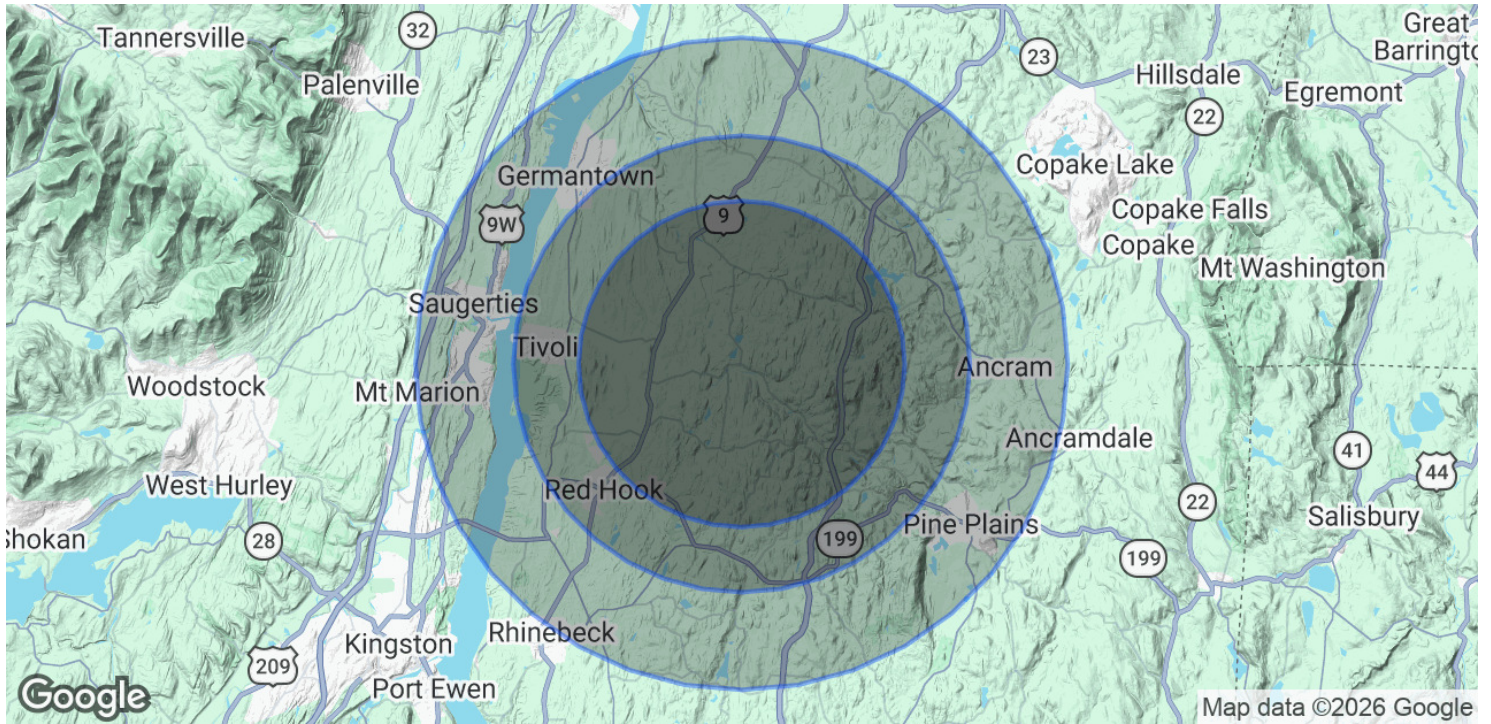
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	8,045	18,601	42,913
Average Age	46.6	46.0	47.0
Average Age (Male)	46.2	46.1	44.8
Average Age (Female)	47.0	45.7	47.7

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	3,146	7,445	18,065
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$138,700	\$132,158	\$118,012
Average House Value	\$407,072	\$389,653	\$376,766

2023 American Community Survey (ACS)



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