



NOW LEASING - COMMERCIAL BUILDING

432 TEMPLE HILL ROAD (NY-300), NEW WINDSOR, NY 12553



RETAIL / COMMERCIAL, WHOLESALE INDUSTRIAL, RECREATION, SERVICE PROVIDERS

ADDRESS: NYS Route 300
432 Temple Hill Road
New Windsor, NY 12553

LOCATION: NYS Route 17K
(4 Minutes / 2.5 Miles)
Interstate 87, Exit 17
(7 Minutes / 3.5 Miles)
Interstate 84, Exit 36
(7 Minutes / 3.4 Miles)
Newburgh-Beacon Bridge
(12 Minutes / 6.5 Miles)

BUILDING SIZE: 9,720 SF

SPACE AVAILABLE: 5,000 SF

FRONTAGE: 400ft+ on Temple Hill Road

ZONING: LC, Limited Commercial

ASKING PRICE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease a 5,000 SF Retail / Commercial Building to be built on 432 Temple Hill Road New Windsor, NY 12553. This is located 4 minutes from NYS Route 17K, 7 minutes from Interstate 87, Exit 17, 7 minutes from Interstate 84, Exit 36, and 12 minutes from Newburgh-Beacon Bridge. This building will be suitable Retail / Commercial, Wholesale Industrial, Recreation, Service Providers.



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:

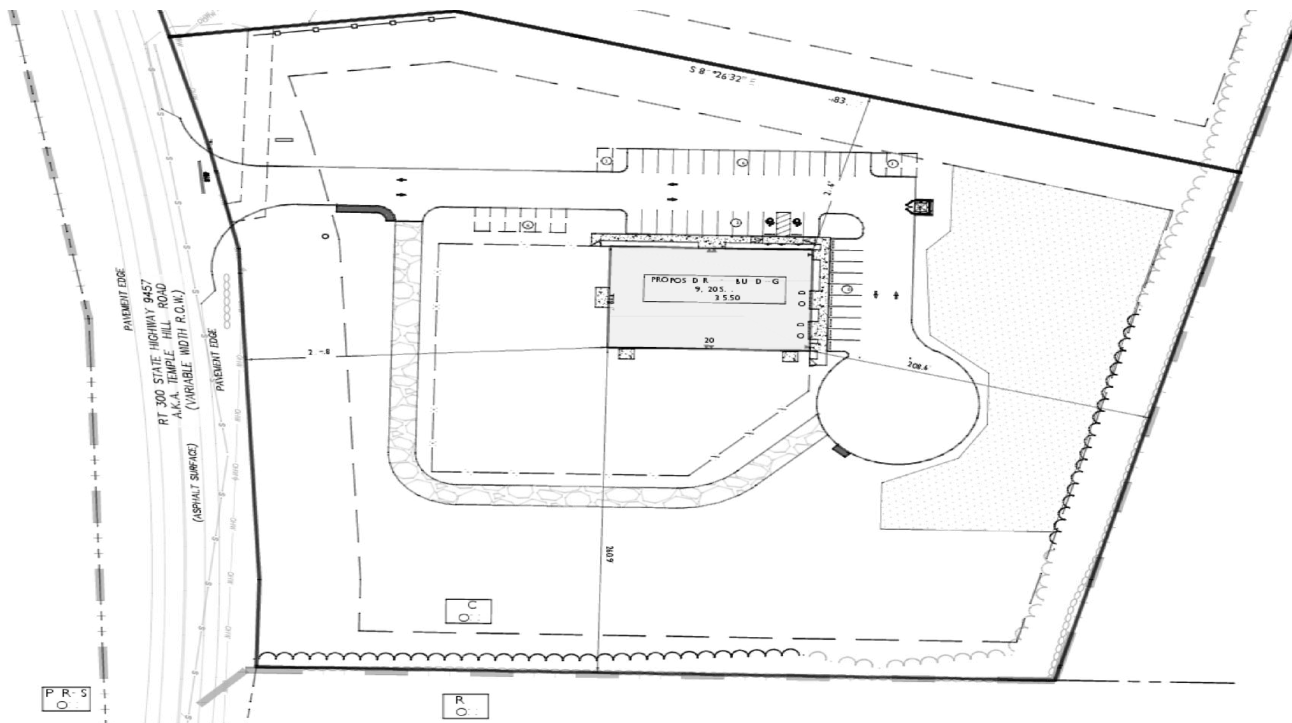
Thomas M. Cervone
845.485.3100
tom@crproperties.com



5,000 SF WITH OUTDOOR STORAGE

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ANCHOR TENANT BEST IN BACKYARDS



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POPULATION	5 MILES	7 MILES	10 MILES
Total Population	83,898	128,283	202,794
Average Age	38.3	39.1	38.9
Average Age (Male)	35.9	37.0	37.0
Average Age (Female)	41.3	41.0	40.1

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	34,528	51,958	80,412
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,403	\$89,876	\$92,576
Average House Value	\$215,505	\$251,259	\$263,181

2020 American Community Survey (ACS)



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