

**NEWBURGH, NY - LAND**

9 ROCK CUT ROAD, NEWBURGH, NY 12250



**OFFERING SUMMARY**

Sale Price: Call for Details  
 Available SF: 2 Acres  
 Lease Rate: Call for Details  
 Price / SF: -

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: Land approved for 17,280 SF two story office in Newburgh, NY

**PROPERTY HIGHLIGHTS**

- Available Immediately: 2 Acres
- Approved for 17,280 SF Two Story Office
- Rapid Growth Area – Excellent Location for Office, Medical, Daycare, Assisted Living
- Amazon Coming To Market – Projecting 2,100 New Jobs
- Division Possible: Sales, Ground Lease Or Build To Suit
- 1/2 Mile From Interstate 84 and near Stewart Airport

FOR MORE INFORMATION CONTACT:

**SCOTT MILICH**

201.703.9700 x139  
 smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

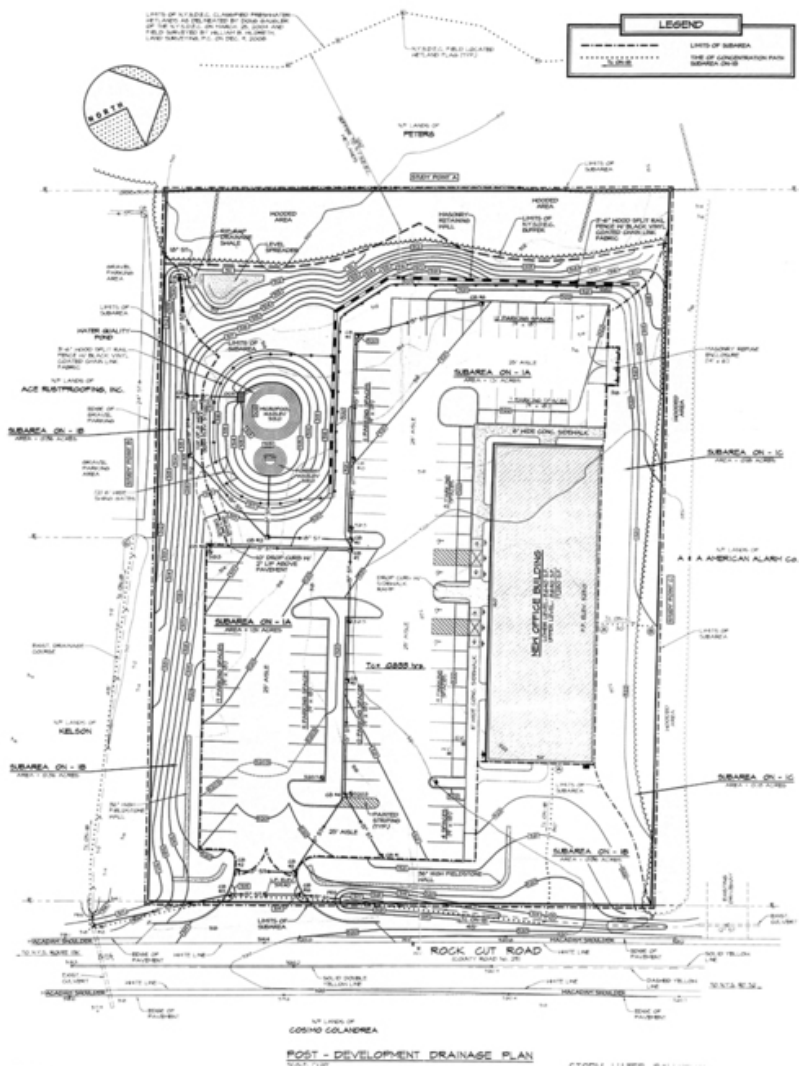
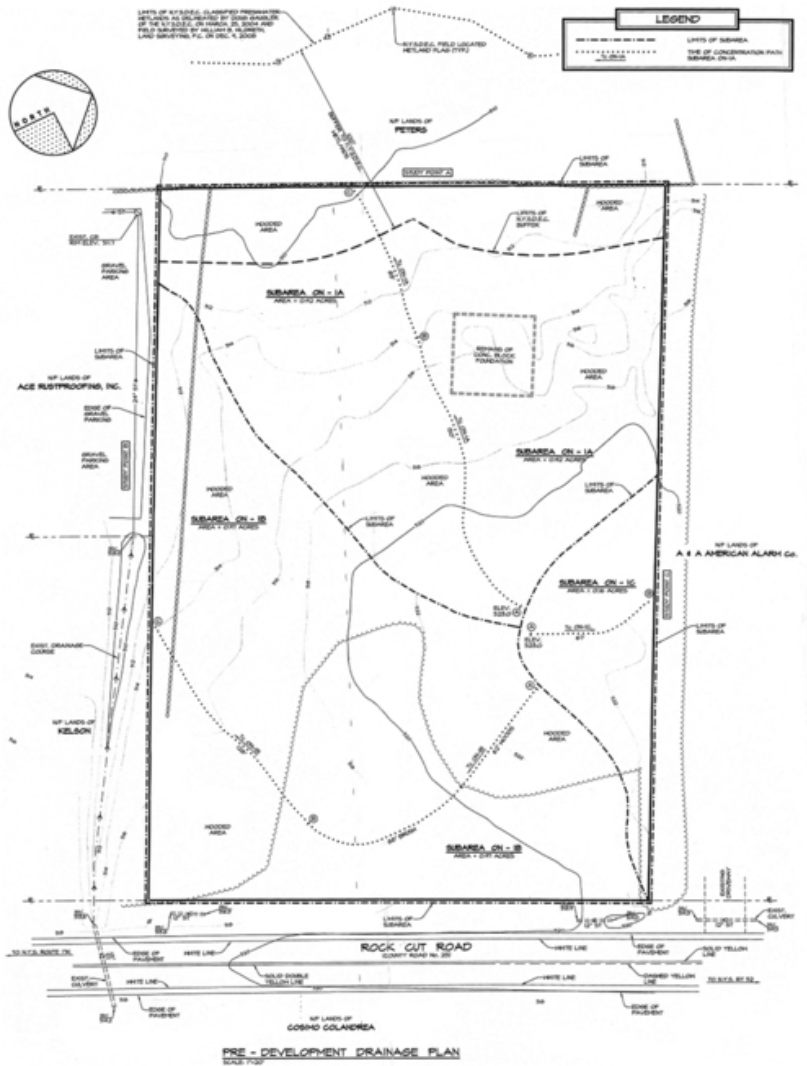
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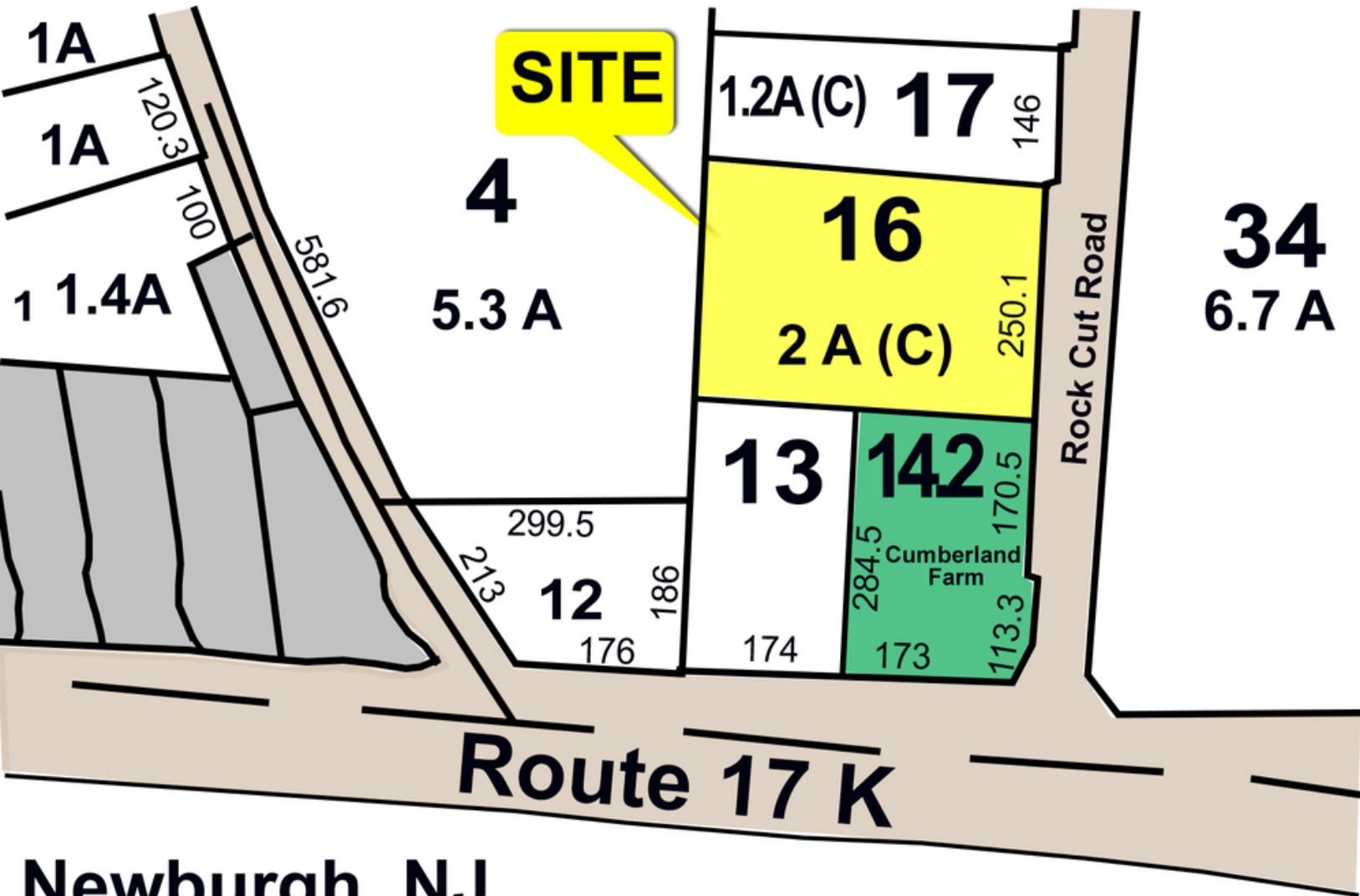
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**Newburgh, NJ**  
**9 Rock Cut Road • SITE MAP**

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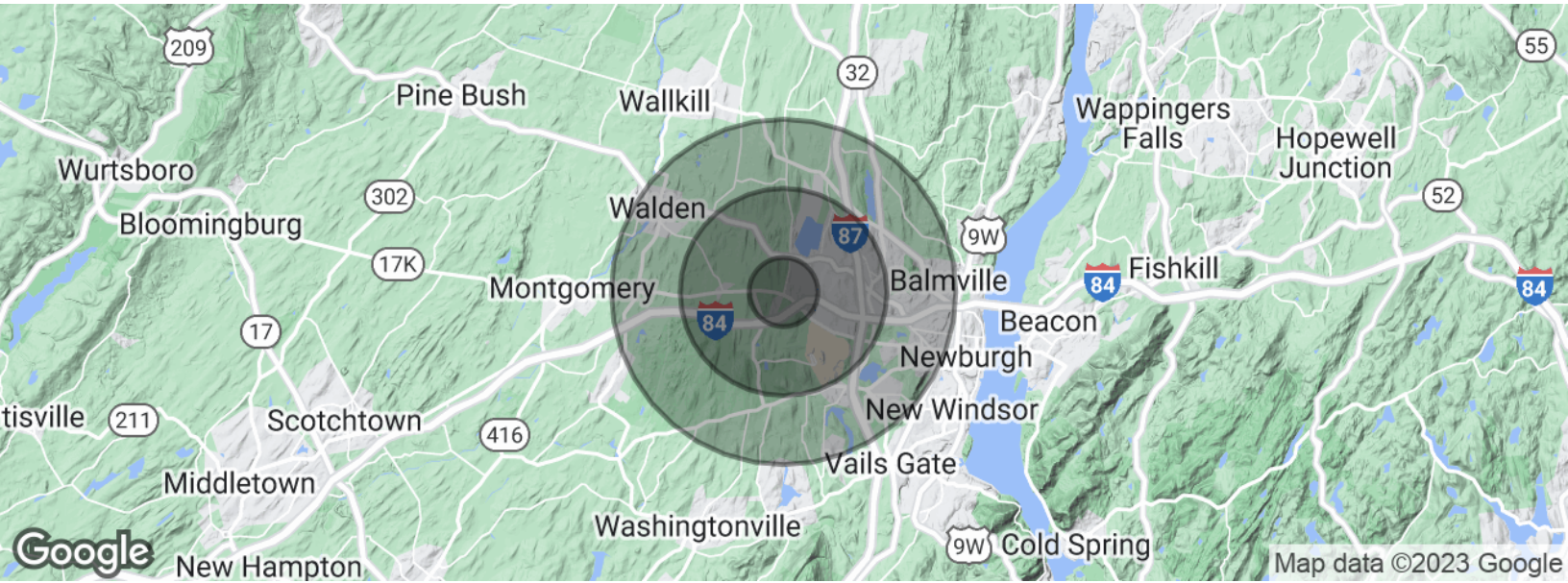
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	2,834	15,502	41,057
Median age	43.2	41.4	39.8
Median age (Male)	42.9	41.0	38.8
Median age (Female)	43.6	41.6	40.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,013	5,343	14,349
# of persons per HH	2.8	2.9	2.9
Average HH income	\$95,937	\$93,832	\$86,639
Average house value	\$383,169	\$376,278	\$334,947

\* Demographic data derived from 2020 ACS - US Census

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