



NOW LEASING - LEXINGTON PARK

1131-1145 NYS ROUTE 55, LAGRANGE, NY 12540



ARLINGTON HIGH SCHOOL - 3,018 STUDENTS / TACONIC STATE PARKWAY

ADDRESS: NYS Route 55
1131-1145 Route 55
LaGrange, NY 12540

LOCATION: Arlington High School
(4 walking minutes / 0.4 miles)
Taconic State Parkway
(2 minutes / 0.7 miles)

ACREAGE: 5.21 ± Acres

TRAFFIC COUNT: 17,443

- CO-TENANTS:**
- State Farm
 - R&R Orthodontics
 - Hudson Valley Spine Care
 - Always in Bloom Flower Shop
 - Peg's Pet Grooming
 - Golden Cleaners
 - Whalen Architecture
 - Clarity Mental Health Counseling
 - Edward Jones Investments, P.C.
 - Homestead Funding
 - Paul Effman Music
 - SEFCU Mortgage Services
 - College Planning
 - Lagrange Dental
 - NY Workspaces

PROPERTY OVERVIEW

CR Properties Group is pleased to offer space for lease in Lexington Park, a Professional Office / Retail Center located on NYS Route 55 contiguous to Arlington High School with 3,018 student attending. The center offers excellent visibility, ample on-site parking, and a wide variety of co-tenancy LaGrange Dental Group, Area retailers include Dunkin Donuts, McDonalds, Planet Fitness, Sprint, Mobil Gas Station and Hannaford Supermarket.

AVAILABLE SPACES

SPACE		SIZE (SF)	LEASE RATE
North Building - Second Level	(B)	136 SF	\$550 per month
North Building - Second Level	(A)	240 SF	\$600 per month
North Building - Second Floor	(C)	108 SF	\$450 per month
North Building - Second Floor	(D)	115 SF	\$450 per month
North Building - Second Floor		1,325 SF	\$22.50 Per SF

Matterport Virtual Tour: <https://my.matterport.com/show/?m=1nkmakAB33F>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

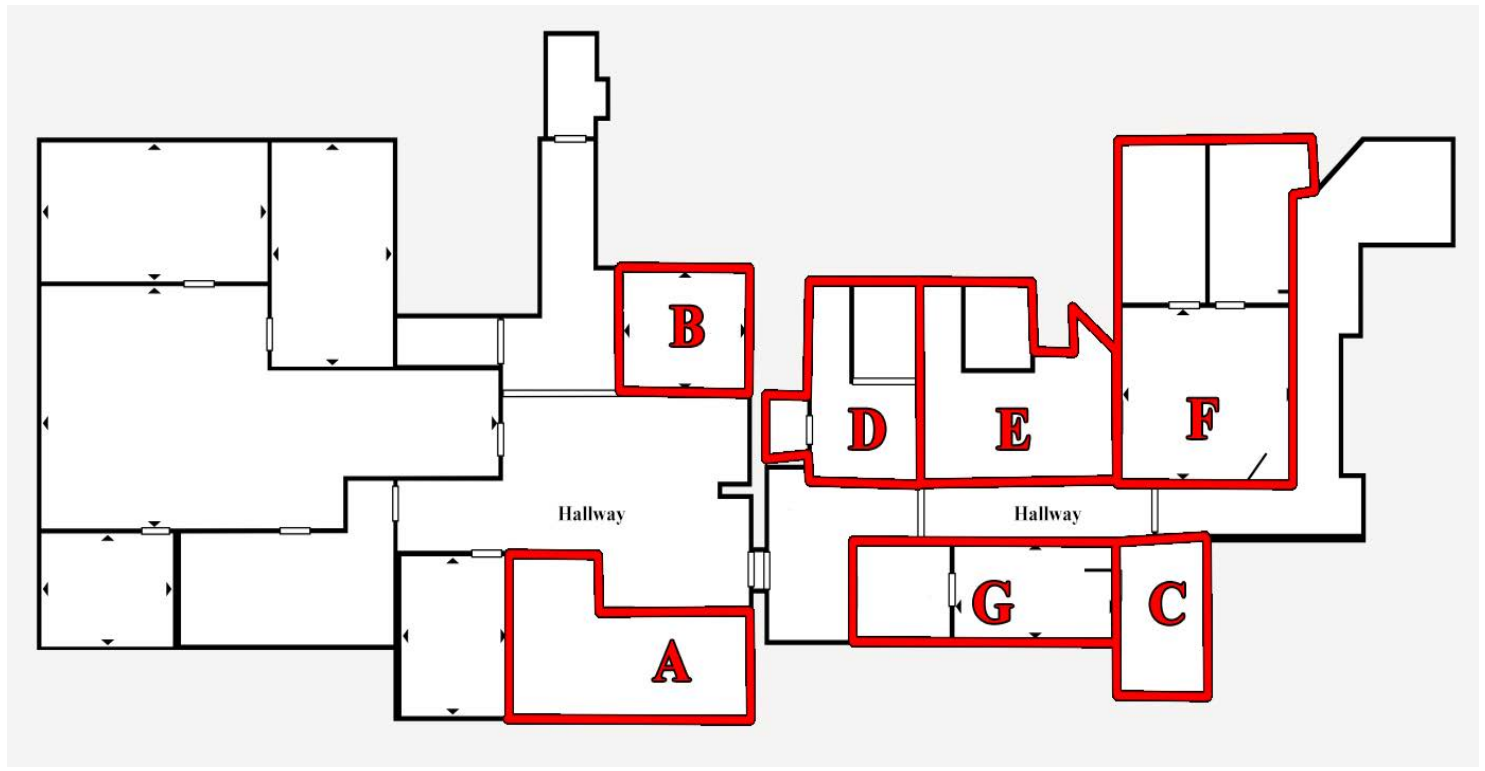
For more information:
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845.485.3100
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PROFESSIONAL OFFICE / RETAIL SPACES

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CONTIGUOUS TO ARLINGTON HIGH SCHOOL, NEAR TACONIC STATE PARKWAY



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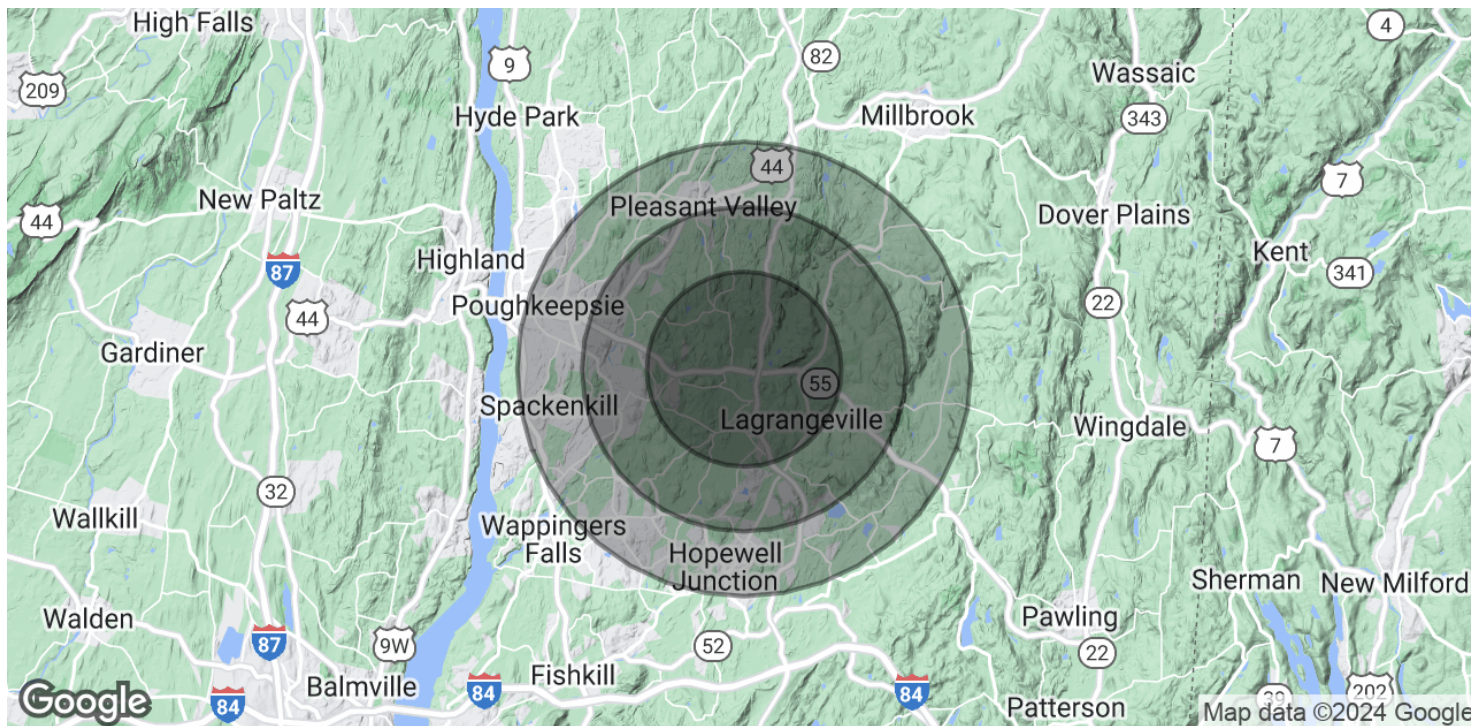
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AREA DEMOGRAPHICS & STATISTICS

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HOUSEHOLD - POPULATION - INCOME VALUES



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	9,802	33,197	84,712
Average Age	40.3	39.3	38.7
Average Age (Male)	40.6	39.2	37.9
Average Age (Female)	40.3	39.5	39.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	3,307	11,017	28,356
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$107,439	\$110,234	\$101,510
Average House Value	\$399,233	\$394,821	\$364,878

* Demographic data derived from 2020 ACS - US Census



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