



AVAILABLE SPACE

425 NYS ROUTE 211 E, WALLKILL, NY 12589



MIDDLETOWN, NY - JOIN BUBBAKOO'S BURRITOS

ADDRESS: 425 NYS Route 211 E
Walkill, NY 12589

LOCATION: **NYS 17K** - 4 Minutes
Interstate 84, Exit 19
(4 Minutes / 1.7 Miles)
Interstate 87, Exit 36
(20 Minutes / 19 Miles)

LOT SIZE: 0.51 Acres

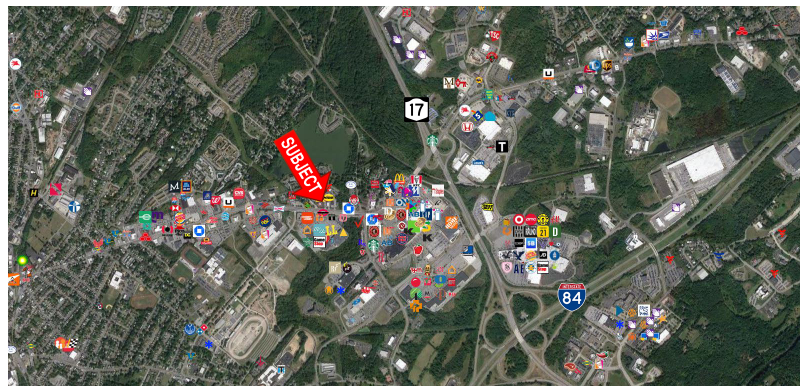
BUILDING SIZE: 4,800 SF
3,000 ± SF

FRONTAGE: 105' Frontage on NYS Route 211

PARKING SPACES: 35 Spaces (2 Handicap)

TRAFFIC COUNT: NYS 211 @ Dunning Rd: 27,793
NYS 211 @ Wickham Ave: 38,204

ASKING PRICE: \$27.50 Per SF



PROPERTY OVERVIEW

Middletown is a city located in Orange County, New York, in the Hudson Valley region. It's a vibrant community with a rich history and a variety of amenities. The city's downtown area is known for its historic architecture and a mix of local businesses, including restaurants, shops, and art galleries. It's a hub for local events and cultural activities. You can find theaters, galleries, and music venues, providing opportunities for enjoying the arts and entertainment. Middletown is accessible by major roadways, including, NYS 17K, Interstate 84, Exit 19 leading to Interstate 87, Exit 36.



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:

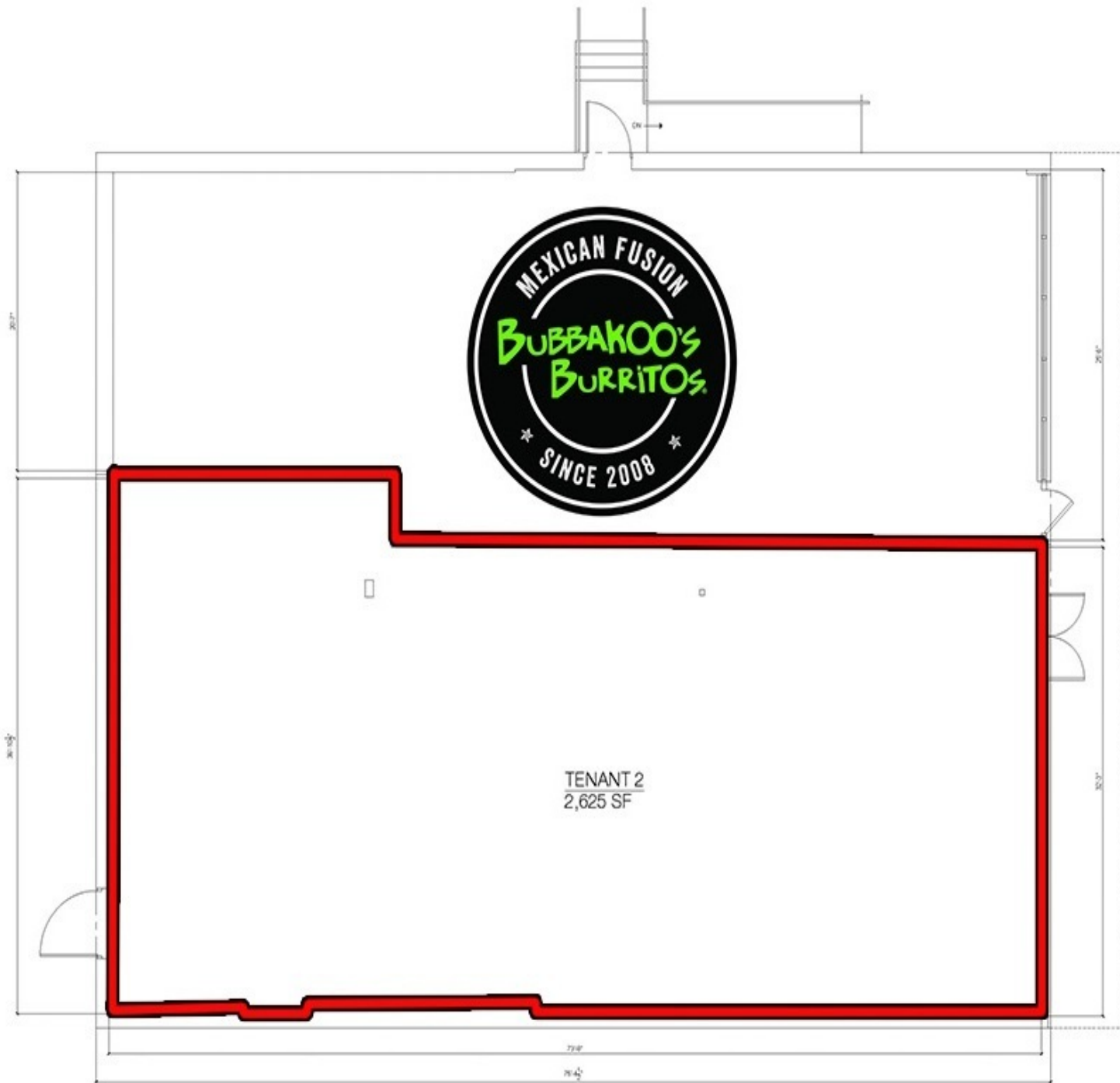
Thomas M. Cervone
845.485.3100
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FLOOR PLAN

425 NYS ROUTE 211 E, WALLKILL, NY 12589

EXISTING BUILDOUT - TWO LOADING DOCKS IN REAR OF BUILDING



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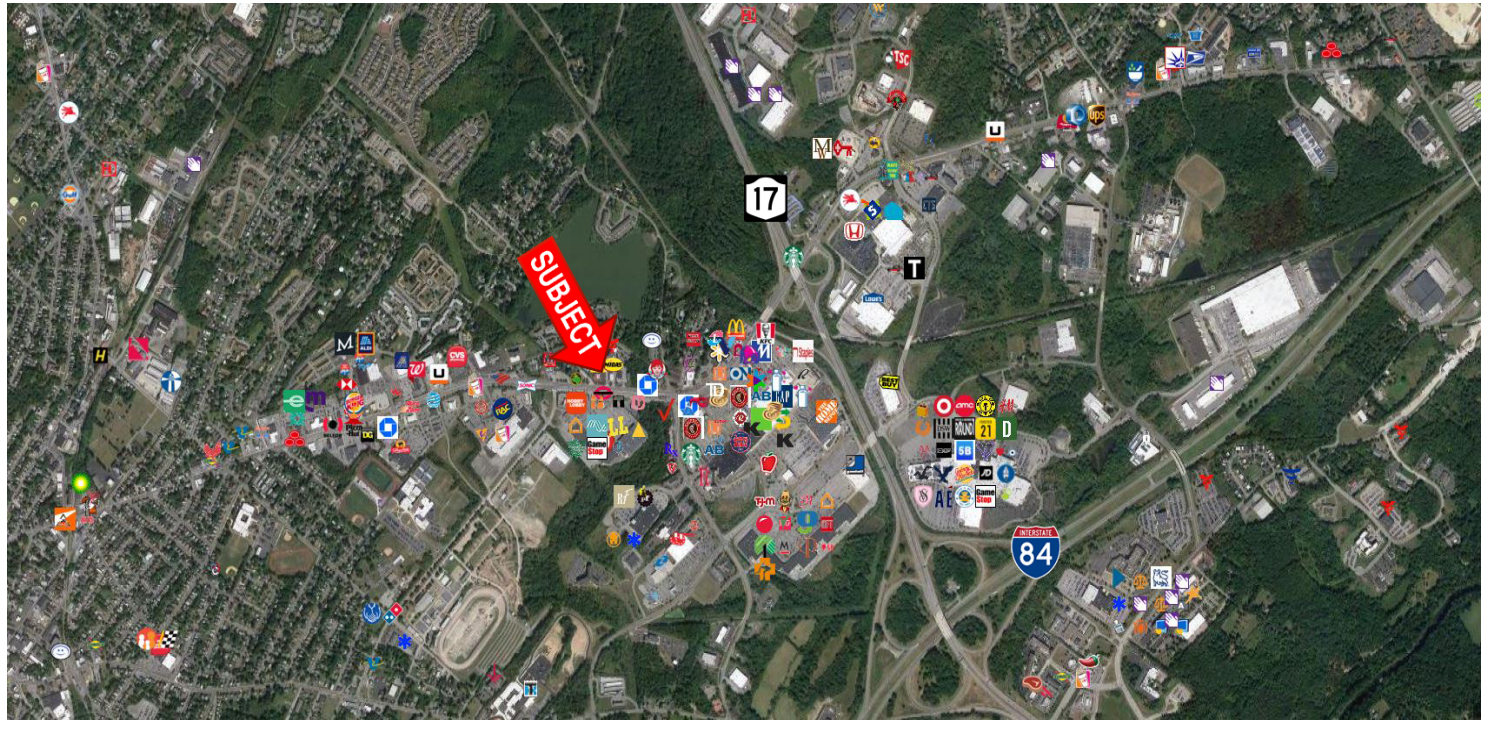
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NEARBY DEMAND GENERATORS & AREA RETAILERS ACROSS WALKILL PLAZA: HOBBY LOBBY, BIG LOTS, ASHLEY'S

GALLERIA AT CRYSTAL RUN, ORANGE REGIONAL MEDICAL CENTER



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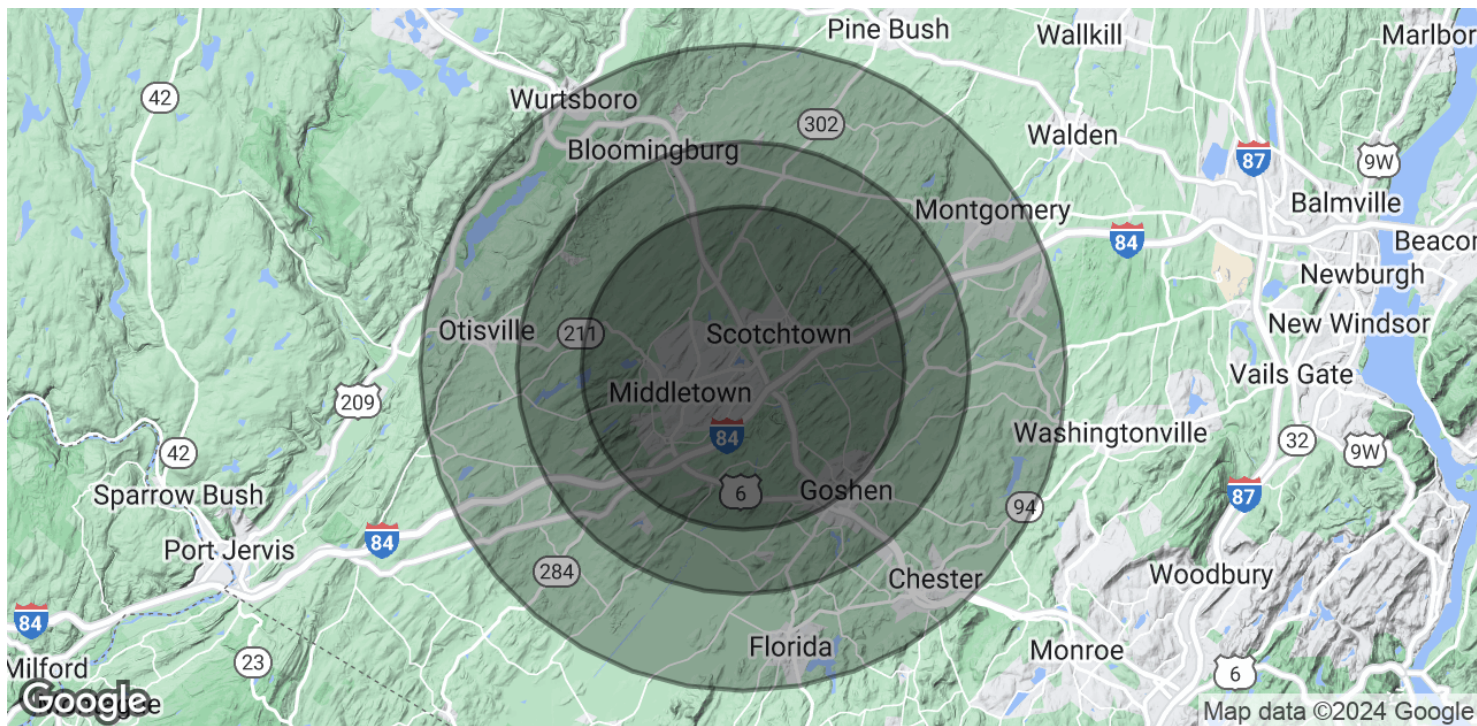
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

ORANGE COUNTY, NEW YORK



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	63,066	79,481	126,402
Average Age	39.0	39.8	40.0
Average Age (Male)	36.5	37.4	38.1
Average Age (Female)	40.6	41.4	40.8

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	25,366	31,809	49,630
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,735	\$86,275	\$90,540
Average House Value	\$221,810	\$240,602	\$252,077

* Demographic data derived from 2020 ACS - US Census



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