

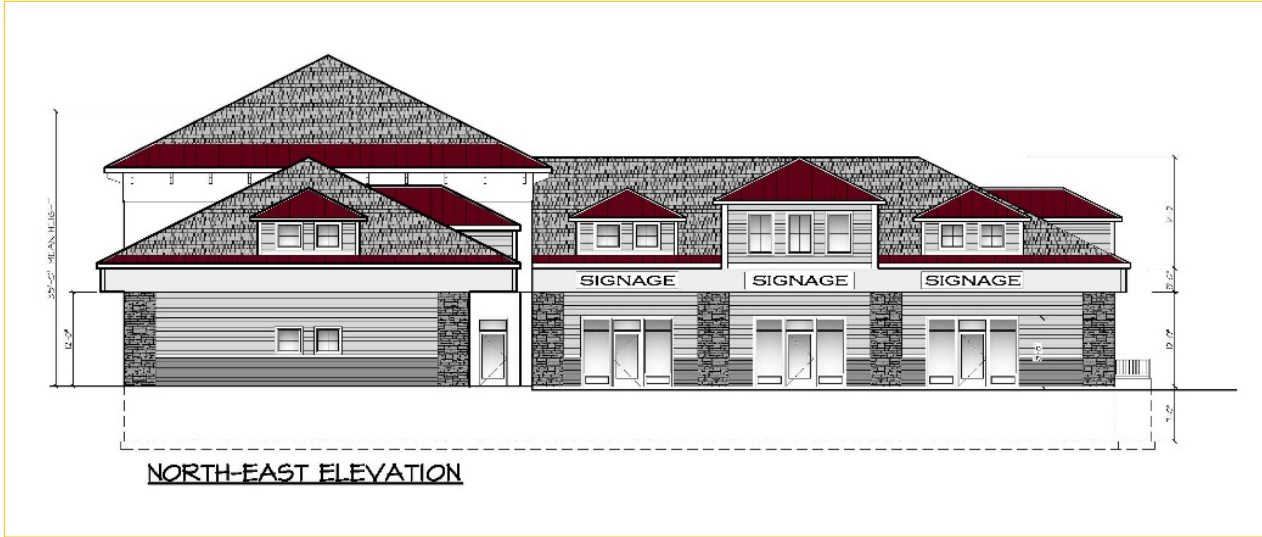


# SALE / LEASE

## 2-STORY PROFESSIONAL BUILDING

### U.S. ROUTE 44 AT BOWER ROAD

### PLEASANT VALLEY, NY



NORTH-EAST ELEVATION

## NEW CONSTRUCTION

- **U.S. Route 9 at Bower Road**  
1325 Route 44  
Pleasant Valley, NY 12569
- **Description:** CR Properties Group is pleased to offer for sale or lease a proposed 2-story professional office / medical building located on U.S. Route 44 in Pleasant Valley.
- **Frontage:** 250' - U.S. Route 44
- **Proposed Building Size:** 10,218 ± SF  
*To Be Confirmed*
- **Available Sq. Ft:**
  - 1,168 ± SF
  - 1,155 ± SF
  - 1,088 ± SF
  - 2,086 ± SF
  - 1,431 ± SF
  - 1,424 ± SF
  - 1,437 ± SF
- **Utilities:** Well & Septic



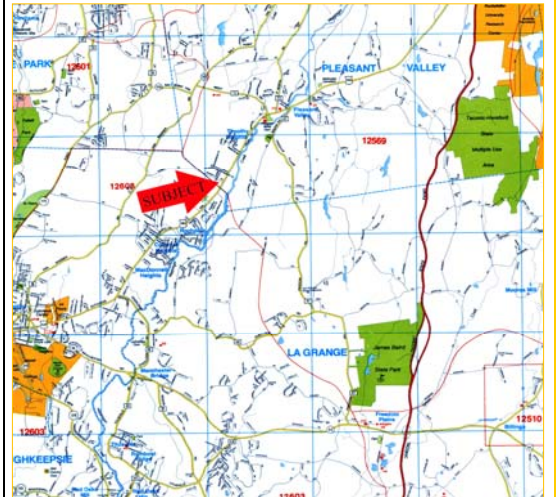
<b>Demographics:</b>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	16,400	72,992	116,968
Avg. HH Income	\$90,748	\$76,286	\$80,408
# of Households	6,500	26,266	42,986

- **Area Traffic Count:** U.S. Route 44 at CR71 West Road - 14,700 AADT
- **Asking Price:** Sale – \$1,950,000  
Lease – \$24.50 Per SF Including CAM and Taxes

\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*



SOUTH-EAST ELEVATION



**CR Properties Group, LLC**  
295 Main Street  
Poughkeepsie, NY 12601

**Thomas M. Cervone**  
(845)485-3100  
tom@crproperties.com  
www.crproperties.com



## Proposed Elevation Plans



## Proposed Floor Plan

