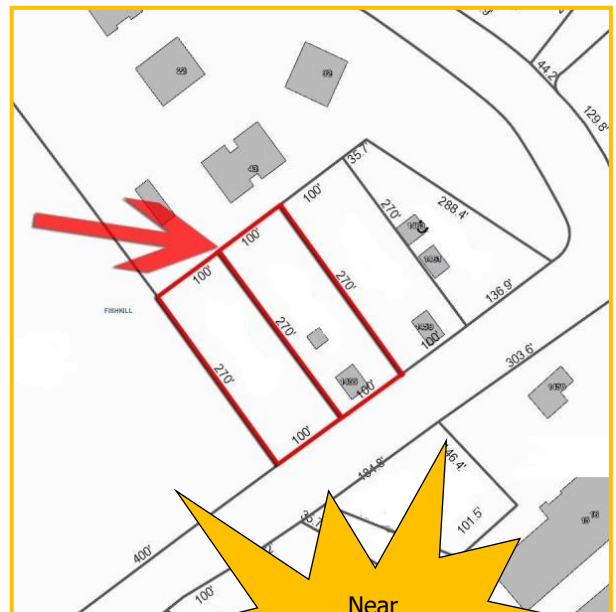




# FOR SALE

## DEVELOPMENT PROPERTY

### INTERSTATE 84 / NEWBURGH-BEACON BRIDGE NYS ROUTE 9D - FISHKILL, NY

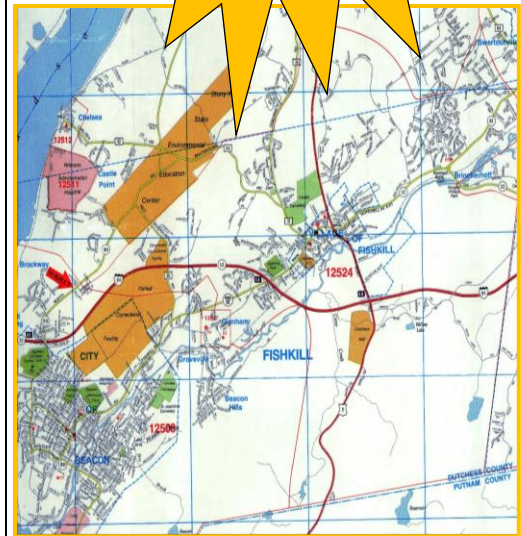


Near  
Metro-North,  
Interstate 84  
&  
Dutchess Stadium!

## DEVELOPMENT PARCEL OFFICE / RETAIL / SERVICE

- **NYS Route 9D**  
1451 Route 9D – Vacant Lot  
1455 Route 9D – Existing Building  
Fishkill, NY 12508
- **Location:** Newburgh-Beacon Bridge to I-84, Exit 11, NYS Route 9D, North ½ mile, subject property to left west side. Approximately 10 minutes from the Metro-North Hudson Line to Grand Central Terminal, Beacon Train Station.
- **Acres:** 0.62 ± Acres - 1451 RT 9D  
0.62 ± Acres - 1455 RT 9D  
1.24 ± Acres - Total
- **Frontage on NYS Route 9D:** 100' - 1451 RT 9D  
100' - 1455 RT 9D  
200' - Total
- **Square Footage:** 1,264 ± SF Existing Building – 1455 RT 9D  
Subject to Further Confirmation
- **Potential Uses:** Office / Retail / Service / Banking  
Warehouse / Storage / Contractors Yard / Vehicle Related
- **Demand Generators:** Metro North Beacon to Grand Central Station  
I-84, Newburgh-Beacon Bridge  
Dutchess Stadium, Hudson Valley Renegades
- **Zoning:** GB, General Business
- **Utilities:** Central Water / Sewer / Gas (To Be Confirmed)
- **Demographics:**

|                 | 3 Miles  | 5 Miles   | 7 Miles   |
|-----------------|----------|-----------|-----------|
| Population      | 30,616   | 72,452    | 128,068   |
| Avg. HH Income  | \$96,682 | \$102,330 | \$102,714 |
| # of Households | 11,505   | 27,453    | 46,878    |
- **Area Traffic Count:** NYS Route 9D from I-84 & NYS Route 52 to CR28 Old Hopewell Road - 19,540 AADT
- **Asking Price:** Available Upon Request



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

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



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

