



**FOR LEASE**

**PROFESSIONAL MEDICAL SUITE**

**U.S. ROUTE 44**

**PLEASANT VALLEY – MILLBROOK AREA**



**TURN KEY / PRE-BUILT**

- **1335 Route 44 / Dutchess Turnpike**  
Pleasant Valley, NY 12569
- **Location:**
  - 18 Minutes / 6.9 Miles to Vassar Brothers Medical Center
  - 14 Minutes / 6.6 Miles to MidHudson Regional Hospital of Westchester Medical Center
  - 8 Minutes / 5.2 Miles to Taconic State Parkway
  - 8 Minutes / 3.8 Miles to NYS Route 55
  - 6 Minutes / 2.9 Miles to Adams Fairacre Farms

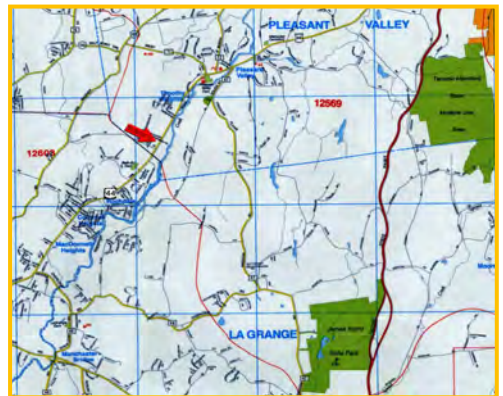
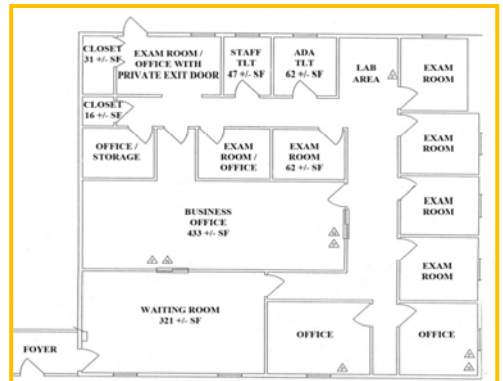


- **Square Footage:**  
2,400 +/- SF - Suite 4  
*\*Full finished basement for file storage*



- **Co-Tenants:**
  - Bertolozzi Physical Therapy PC
  - David F. Wogalter M.D., *Internal Medicine*
  - Arthur Walczyk, M.D. & Lori Halbert FPN, *Digestive Disease Center*
  - Robert Rosenzweig, M.D., *Gastroenterology*
  - Sims & Associates Podiatry

• **On Site Parking**



<b>Demographics:</b>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	63,467	94,886	127,549
Avg. HH Income	\$66,073	\$76,900	\$80,717
# of Households	23,170	34,381	46,982

**Area Traffic Count:** U.S. Rt 44 @ CR 71 West Rd – 14,700 AADT  
U.S. Rt 44 @ CR 43 Degarmo Rd – 19,290 AADT

- **Lease Price:** \$3,450 Per Month  
*Price Includes Taxes & Common Area Maintenance*

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



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