



FOR SALE

PHILIPSTOWN SQUARE

PROFESSIONAL RETAIL / OFFICE CENTER

U.S. ROUTE 9 - COLD SPRING, NY AREA



2-STORY RETAIL / OFFICE PROFESSIONAL CENTER

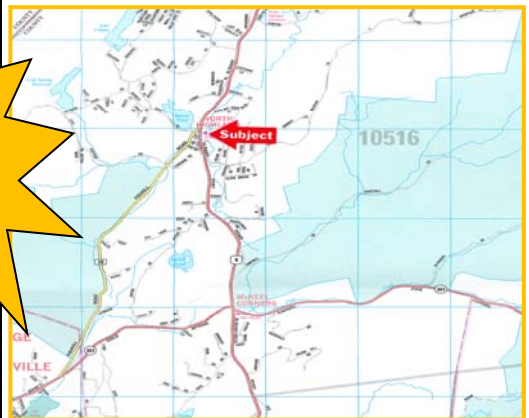
- **Cold Spring, NY Area**
3182 Route 9
Philipstown, NY 10516
- **Location:** I-84, Exit 13, U.S. Route 9 South to Philipstown Square
Opposite Fishkill Road aka CR 10 Traffic Signal
- **Description:** Invest in a beautiful two-story professional retail / office neighborhood center located in the town of Philipstown, occupied by a variety of tenants. Commuter service to New York City is available via the Metro-North Hudson Line, Cold Spring Train Station to Grand Central Terminal. The site is in close proximity to Main Street in the Village of Cold Spring where there is a vibrant atmosphere for shopping, eateries, events, and more.
- **Acreage:** 2.92 ± Acres
- **1st Floor Square Footage:** 6,550 ± SF - North Building
6,204 ± SF - South Building
1,366 ± SF - Infill Building
14,120 ± SF - Total
- **2nd Floor Square Footage:** 5,234 ± SF - North Building
1,366 ± SF - Infill Building
6,600 ± SF - Total
- **Total GLA:** 20,720 ± SF - *Subject to Further Confirmation*
- **Tenant List:**

Fred Astaire Dance Studio	Allstate Insurance
Highland Wine & Liquor	Nicole Brooke Salon
Zara's Cleaners	B&L Deli
Children's Physical Therapy	Philipstown Nails

Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	3,675	29,815	112,821
Avg. HH Income	\$122,233	\$87,274	\$85,388
# of Households	1,452	10,880	39,863

- **Area Traffic Count:**
U.S. Route 9 from NYS Route 301 to CR10 N Highlands Road - 13,303 AADT
- **Asking Price:** \$4,000,000 ****PRICE REDUCED****
- **Now Asking:** \$3,950,000
Income & Expense Report Available Upon Request

ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

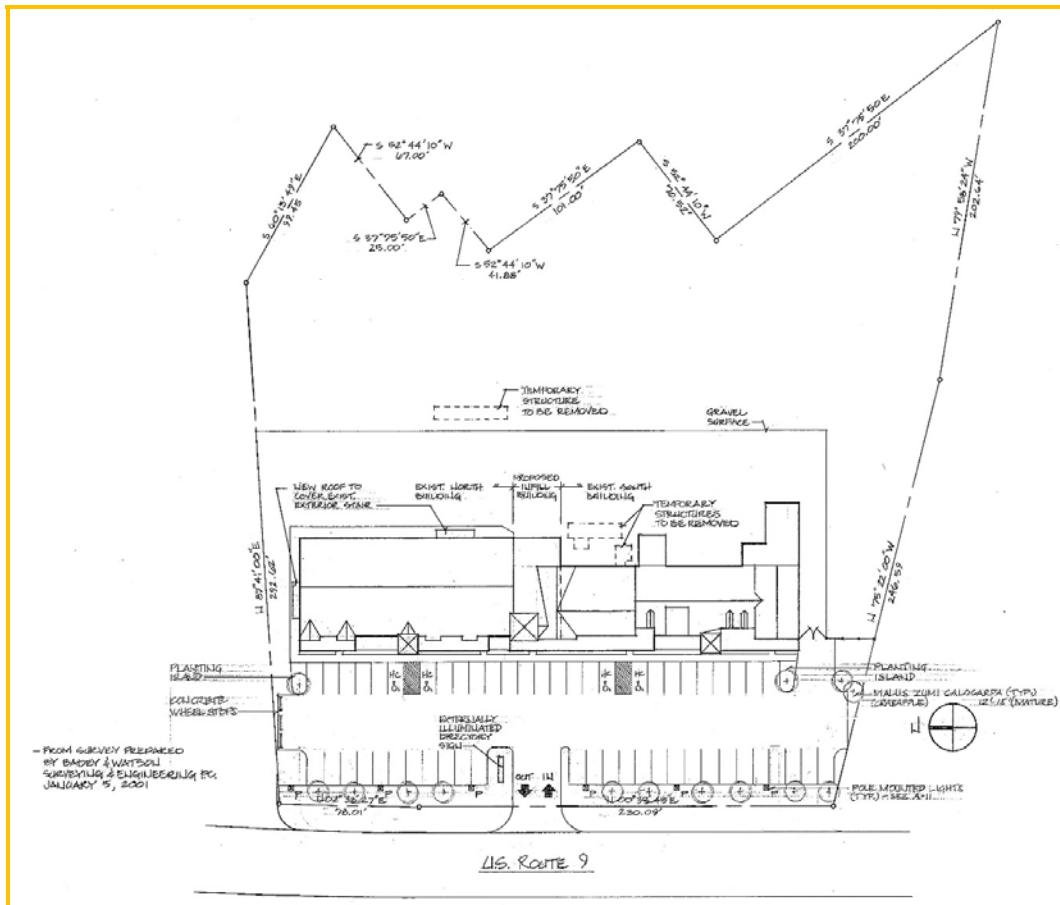


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Site Plan



Floor Plans

