



# SALE / LEASE

## COMMERCIAL BUILDING / DEVELOPMENT PARCEL

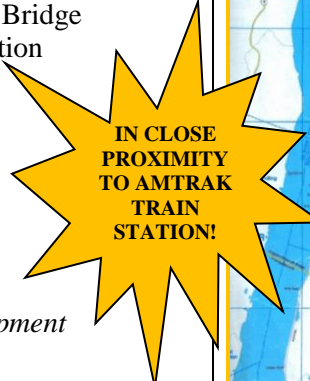
### U.S. ROUTE 9 - RED HOOK, NY



## 3,071 SF AVAILABLE

- **U.S. Route 9**  
7269 South Broadway  
Red Hook, NY 12571
- **Location:** 8 Minutes / 4 Miles to Kingston-Rhinecliff Bridge  
13 Minutes / 6.5 Miles to Amtrak Train Station
- **7269 South Broadway:**  
1-Story Masonry Building @ 3,071 ± SF  
1-Story Wood Frame Building @ 1,200 ± SF  
1.37 ± Acres  
300' of Frontage on U.S. RT 9  
*\*Sq.Ft. Subject to Further Confirmation*
- **Zoning:** TND-CC, *Traditional Neighborhood Development*
- **Demand Generators:**  

Hannaford Super Market	Lyceum Cinemas
Ulster Savings Bank	Holy Cow Ice Cream
Stewart's Shops	Dunkin' Donuts



<b>Demographics:</b>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	7,492	20,938	41,770
Avg. HH Income	\$82,609	\$87,426	\$80,408
# of Households	2,754	7,548	15,454

*\*Demographic Data derived from 2010 US Census*

- **Area Traffic Count:**  
U.S. RT 9 from NYS RT 9G to NYS RT 199 Red Hook - 9,979 AADT
- **Asking Price:** Lease: \$4,500 Per Month, NNN  
Sale: \$995,000

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



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