



FOR SALE - PHILIPSTOWN SQUARE

3182 ROUTE 9, COLD SPRING, NY 10516



WHERE COLD SPRING, GARRISON, HUDSON HIGHLANDS U.S. RT 9 MEET

PROPERTY OVERVIEW

ADDRESS: 3182 U.S. Route 9
Cold Spring, NY 10516

LOCATION: I-84, Exit 13, U.S. Route 9 South to
Philipstown Square
Opposite Fishkill Road aka CR 10
Traffic Signal

LOT SIZE: 2.92 ± Acres

TOTAL GLA: 25,000 ± SF

TRAFFIC COUNT: U.S. Route 9 from NYS Route 301
to CR10 N Highlands Road -
13,303 AADT

ASKING PRICE: Pricing and Income & Expense
Report Available Upon Request

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.

Cold Spring Metro-North Train Station: (10 Minutes / 4.6 Miles)
Cold Spring Train Station to Grand Central Terminal: 1 Hour & 27 Minutes

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

Youtube Drone Video: <https://youtu.be/zT-6Y6VsTIQ>

Photography: <https://crproperties.com/search-property-listings/?propertyId=CottiniSU>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
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INVESTMENT OPPORTUNITY

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TWO-STORY PROFESSIONAL OFFICE / RETAIL CENTER



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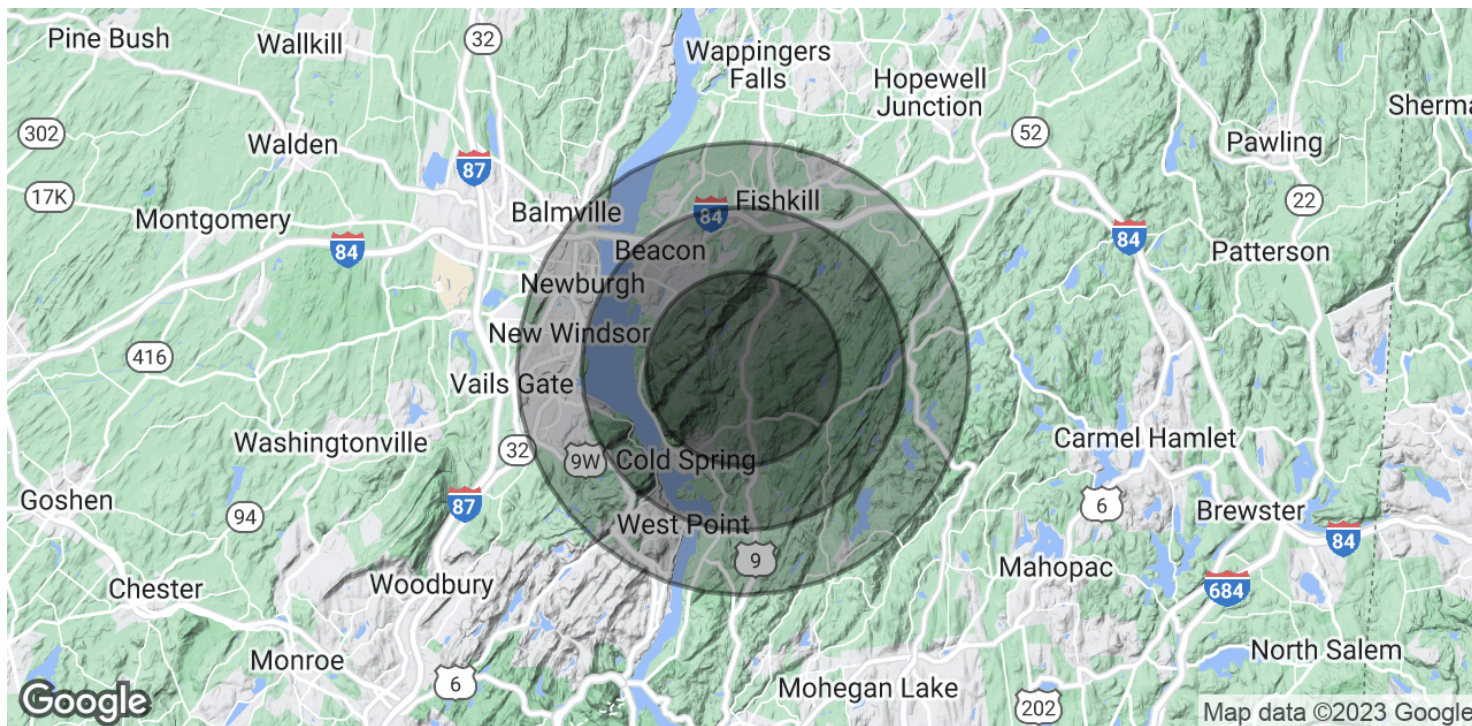
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	5,185	32,812	91,503
Average Age	42.4	40.8	38.1
Average Age (Male)	41.4	40.5	37.3
Average Age (Female)	44.1	41.0	38.6

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	2,113	12,476	32,949
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$103,993	\$85,670	\$82,061
Average House Value	\$367,846	\$336,907	\$354,951

* Demographic data derived from 2020 ACS - US Census



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