COMMERCIAL BUILDING / DEVELOPMENT PARCEL
U.S. ROUTE 9 – HYDE PARK, NY



NEAR FDR & VANDERBILT ESTATES!

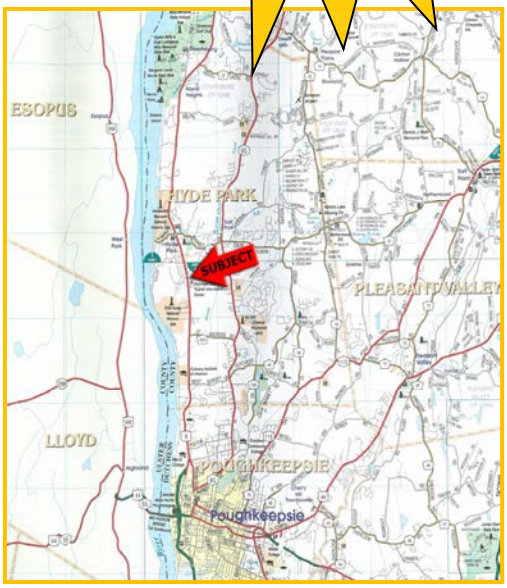
FOR SALE / LEASE

- **U.S. Route 9, Hyde Park, NY 12538**
  - 4200 Albany Post Road [A]
  - 4202 Albany Post Road [B]
  - 3 Van Dam Road [C]
- **Location:** U.S. RT 9 / Albany Post Rd near Franklin D. Roosevelt and Vanderbilt Mansion National Historic Sites
- **Square Footage:** 2,880 ± SF, *To Be Confirmed*
- **Acreage:** [A] 0.35 ± Acres
  [B] 0.52 ± Acres
  [C] 0.57 ± Acres
  1.44 ± Acres Total
- **Frontage:** [A] U.S. Rte 9 / Albany Post Rd - 87.1'
  [B] U.S. Rte 9 / Albany Post Rd - 25'
- **Zoning:** TCHD, Town Center Historic District

Demographics:	3 Miles	5 Miles	7 Miles
Population	15,378	45,613	98,586
Avg. HH Income	$81,422	$75,330	$73,684
# of Households	5,578	16,097	36,260

- **Area Traffic Count:** CR 40A / St Andrew Road to CR 41 / E Market Street - 20,163 AADT
- **Asking Price:** **Sale:** $695,000
  Lease: $4,500 Per Month, Triple Net

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



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