



# COMMERCIAL BUILDING AVAILABLE

167 UNION TURNPIKE, HUDSON, NY 12534



## OFFICE, RETAIL, SERVICE - NEW EXTERIOR / INTERIOR

**ADDRESS:** 167 Union Turnpike  
Hudson, NY 12534

**LOCATION:** **Amtrak Train Station**  
(8 Minutes / 2.5 Miles)  
**Rip Van Winkle Bridge**  
(11 Minutes / 6.6 Miles)  
**Taconic State Parkway, Exit 88**  
(13 Minutes / 8.8 Miles)  
**Albany:** 39 Minutes / 33 Miles

**BUILDING SIZE:** 1,925 SF

**LOT SIZE:** .50 Acre, to be subdivided

**ACREAGE:** 4.31 Acres

**ASKING PRICE:** Lease: \$25 Per SF,  
Plus Taxes &  
Property Maintenance  
Sale: \$425,000



### PROPERTY OVERVIEW

Hudson, New York is a charming city located on the east side of the Hudson River in Columbia County. It's approximately 120 miles north of New York City, 45 miles south of Albany, and 160 miles west of Boston. The city was named after the river's explorer, Henry Hudson. With its maritime and industrial history, Hudson has transformed into a vibrant cultural hub, bustling with shops, art galleries, and more. The city is a popular destination for weekend getaways from New York City due to its scenic beauty, vibrant arts scene, and diverse dining options. Visitors often explore the nearby countryside, which includes attractions such as the Olana State Historic Site, the former home of landscape painter Frederic Edwin Church.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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# AREA RETAILERS & DEMAND GENERATORS

167 UNION TURNPIKE, HUDSON, NY 12534

## AMTRAK TRAIN SERVICES, USPS, SHOPRITE & MORE



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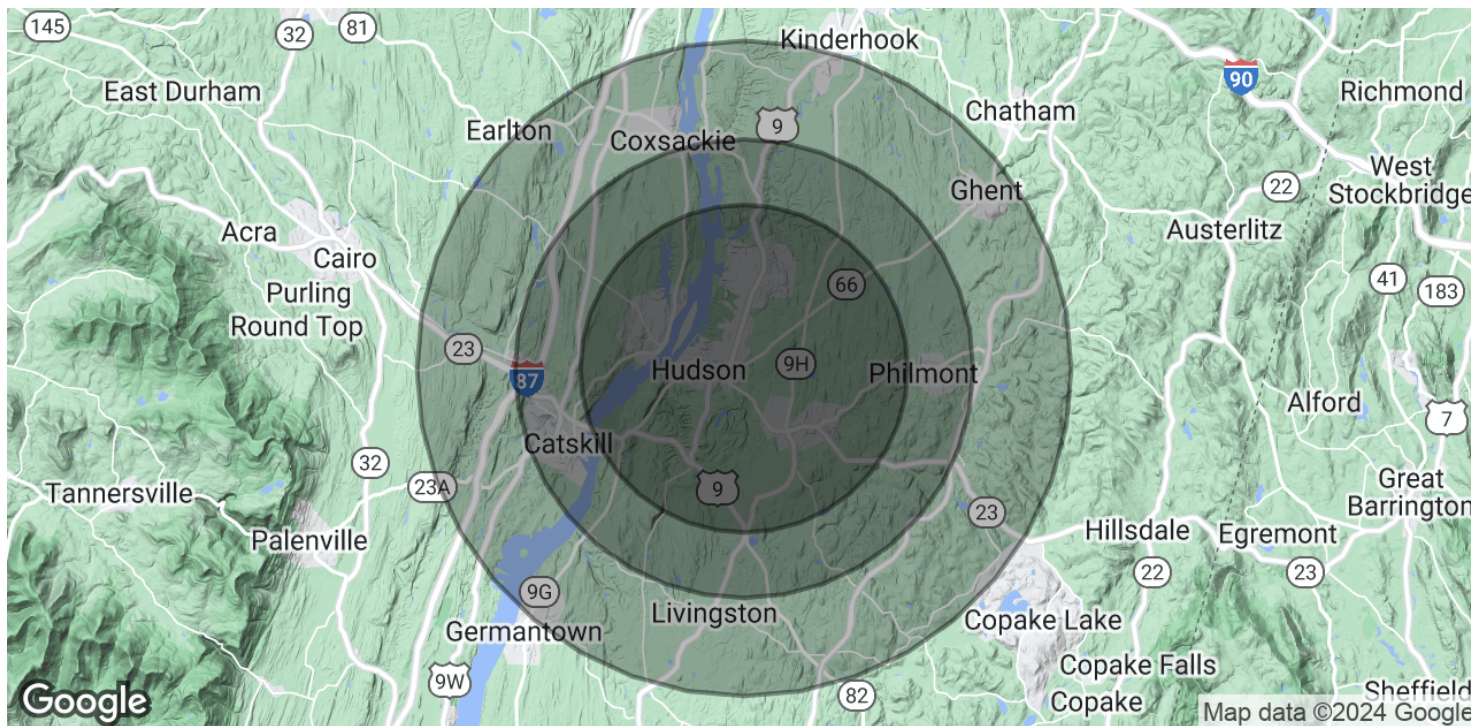




# DEMOGRAPHIC & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### GREENE COUNTY & COLUMBIA COUNTY AREAS



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	19,301	31,864	47,628
Average Age	46	46	46
Average Age (Male)	45	45	45
Average Age (Female)	47	47	47

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	8,726	13,942	20,162
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$102,927	\$100,183	\$105,865
Average House Value	\$361,647	\$332,056	\$324,832

Demographics data derived from AlphaMap



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