



CVS ANCHORED STRIP CENTER FOR SALE

415 NYS ROUTE 376, HOPEWELL JUNCTION, NY 12533



INVESTMENT FOR SALE - CVS ANCHORED SHOPPING CENTER

ADDRESS: 415 NYS Route 376
Hopewell Junction, NY 12533
(NYS RT 82 @ NYS RT 376)

LOCATION: **Taconic State Parkway**
(6 Minutes / 3 Miles)
Interstate 84
(7 Minutes / 4 Miles)

BUILDING SIZES: **Building #1:**
40,768 SF
Building #2:
11,172 SF

TOTAL GLA: 51,940 SF

PARKING: 250+ Car Parking

ACRES: 3.97 Acres

TRAFFIC COUNT: 19,300 AADT @ NYS 82/NYS 376

ASKING PRICE: Available Upon Request

Suite	Company	SF
1A	Berry's Farm	8,038
1B	Berry's Farm	3,818
2	Dollar Discount City	3,800
3	Tokoharu Japanese & Chinese Restaurant	2,000
4	GNC	1,500
5	KFC	1,500
6	Lily's Nails	1,500
7	Hopewell Cleaners	1,496
8	Beyond the Bike	1,840
9	Ambiance Salon	980
10	Hudson Valley Federal Credit Union	4,062
11	Ruff Cuts	1,235
12	Tom's Bites	2,234
13	CVS	15,176

PROPERTY OVERVIEW

Historically, Hopewell Junction was an important transportation hub, served by the New York and New England Railroad. Today, it is a suburban community that attracts residents due to its proximity to larger cities like Poughkeepsie and its relatively rural surroundings.

The region offers a blend of residential neighborhoods, parks, and local businesses. The Hopewell Junction area is known for its scenic landscapes, including nearby parks and recreational areas. It's a part of the Hudson Valley region, which is known for its historic sites, outdoor activities, and picturesque scenery.



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:
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NYS ROUTE 376 MEETS NYS ROUTE 82

415 NYS ROUTE 376, HOPEWELL JUNCTION, NY 12533

250+ CAR PARKING WITH ATM DRIVE-UP | 3.97 ACRES



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For more information:

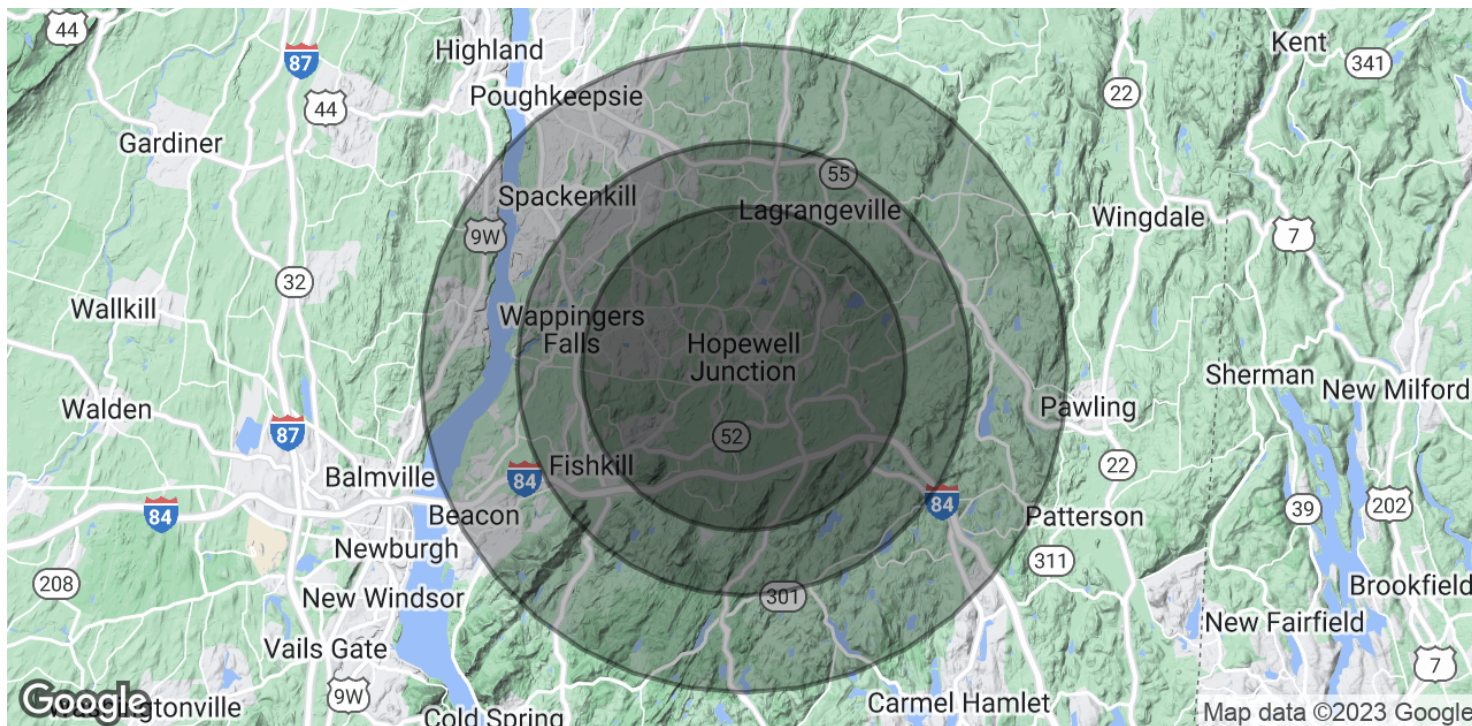
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY, ULSTER COUNTY, ORANGE COUNTY, PUTNAM COUNTY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	51,602	96,900	183,128
Average Age	45.5	44.6	43.8
Average Age (Male)	43.7	43.0	42.8
Average Age (Female)	45.8	45.4	44.0

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	18,634	36,775	71,908
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$123,277	\$115,622	\$112,153
Average House Value	\$338,848	\$326,227	\$305,130

* Demographic data derived from 2020 ACS - US Census



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