



# FOR SALE / LEASE: COMMERCIAL SPACE

1101 RIVER ROAD, NEW WINDSOR, NY 12553



## RESTAURANT SPACE BOTTOM LEVEL, TOP LEVEL 3-BED APARTMENT

**ADDRESS:** 1101 River Road  
New Windsor, NY 12553

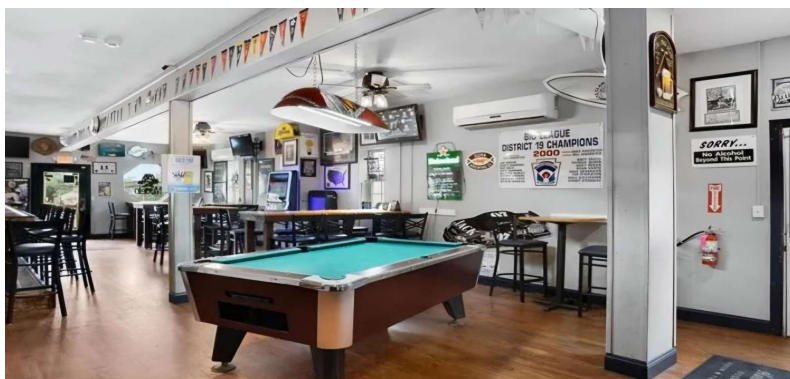
**LOCATION:** **Newburgh Beacon Bridge**  
(9 Minutes / 4.3 Miles)  
**Beacon Metro North**  
(12 Minutes / 7 Miles)  
**I84/I87 Intersection**  
(14 Minutes / 5.6 Miles)

**LOT SIZE:** 0.82 Acres

**BUILDING SIZE:** 3,100 SF

**ZONING:** PI, Planned Industrial Zone

**ASKING PRICE:** Sale: \$499,000  
Lease: \$21 Per SF, NNN



### LOCATION OVERVIEW

New Windsor, NY, is a historic town in Orange County, located in the scenic Hudson Valley. Established in 1763, it has a rich history, including ties to the American Revolutionary War. The town is home to the National Purple Heart Hall of Honor, which commemorates the bravery of U.S. service members, and offers proximity to the Storm King Art Center, a renowned outdoor sculpture park.

New Windsor also boasts natural beauty with access to the Hudson River and several parks, making it a great destination for outdoor activities. Its location near cities like Newburgh and Beacon adds convenience, blending small-town charm with cultural and recreational opportunities.



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:

Mark Cuatt  
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# FORMER RESTAURANT / BAR

1101 RIVER ROAD, NEW WINDSOR, NY 12553

SPACE AVAILABLE FOR LEASE



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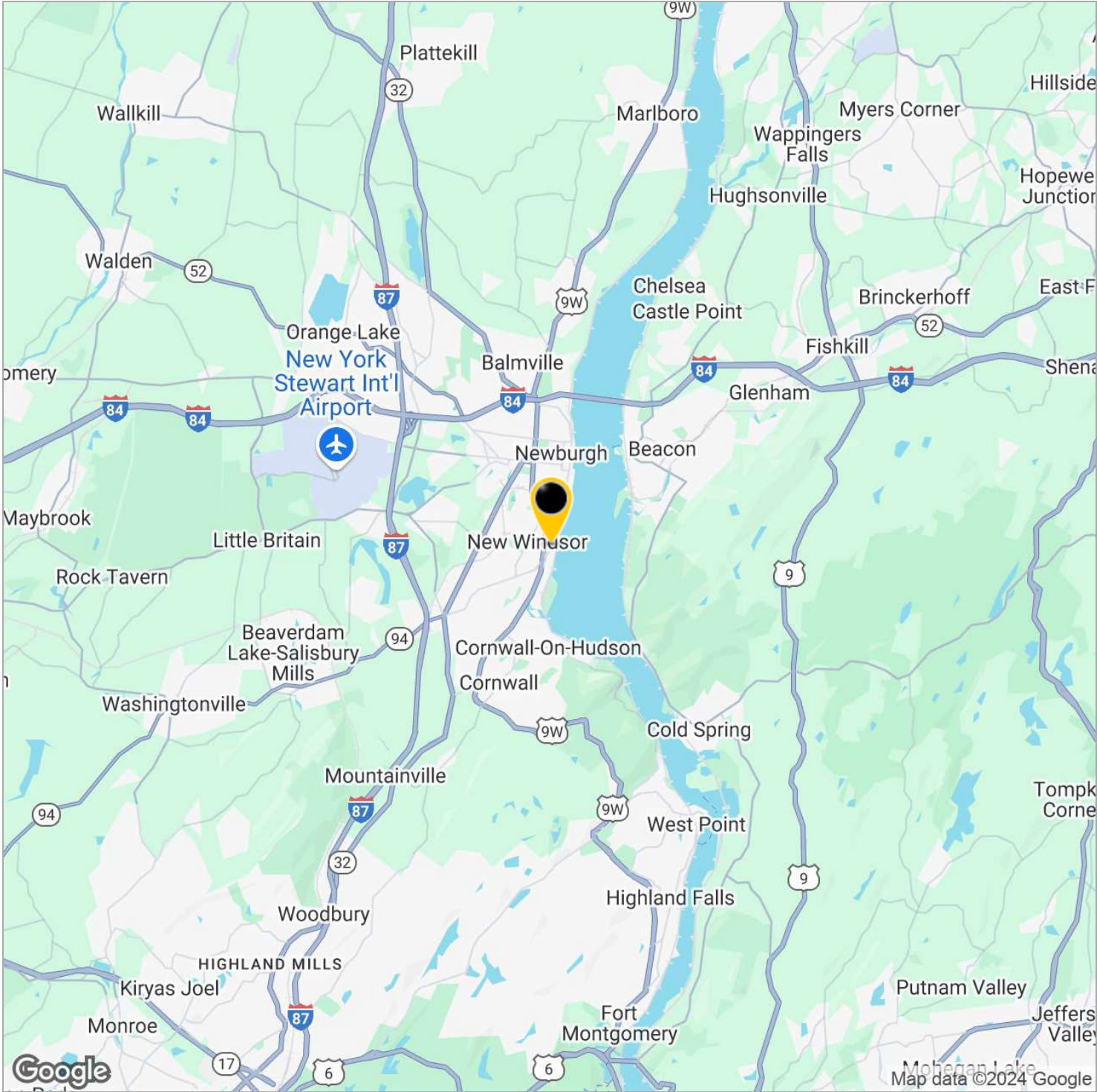
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# NEWBURGH BEACON BRIDGE - 9 MINUTES BEACON METRO NORTH STATION - 12 MINUTES

## 184, EXIT 36 & I87 INTERSECTION - 14 MINUTES



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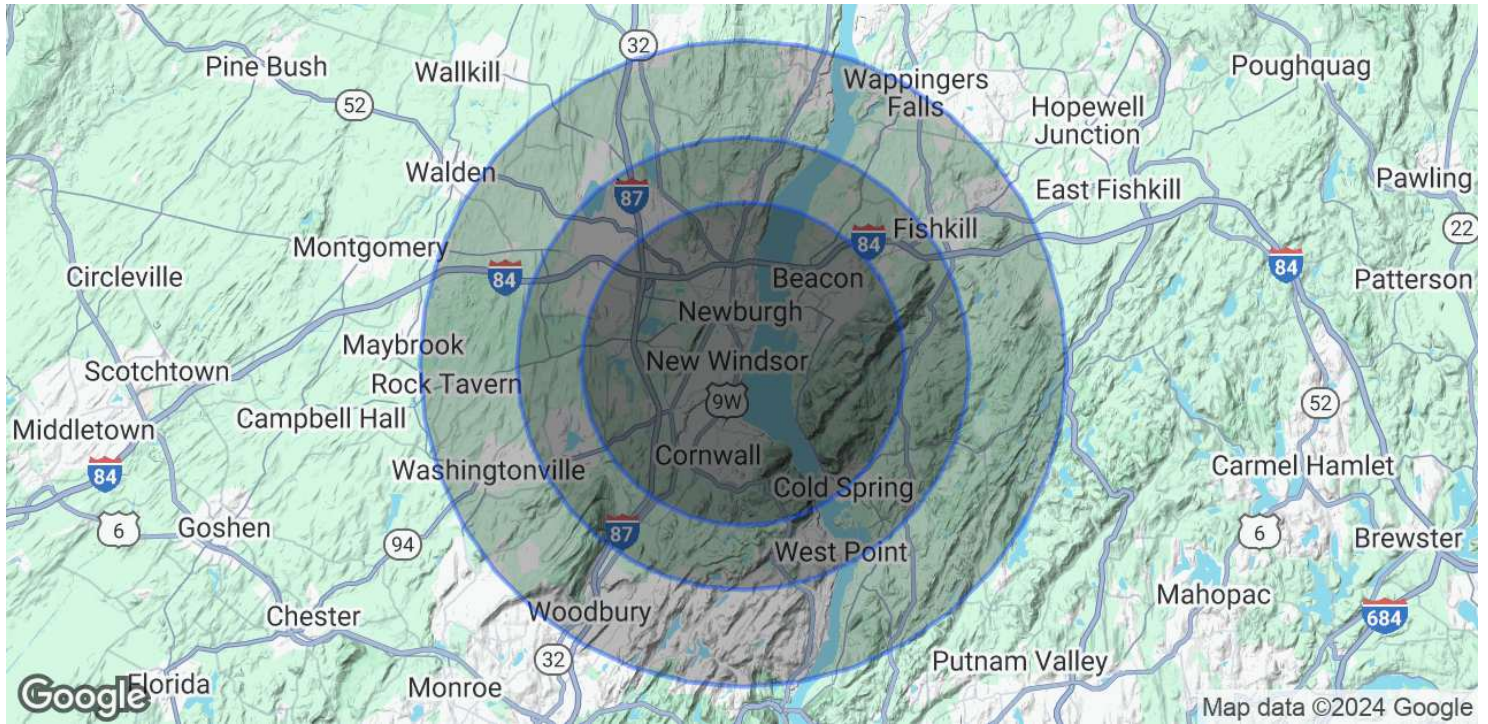
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### ORANGE COUNTY & PUTNAM COUNTY



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	98,589	135,659	201,825
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	36,671	49,156	73,951
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$112,642	\$120,730	\$126,944
Average House Value	\$377,615	\$398,953	\$414,776

Demographics data derived from AlphaMap



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