



# ESTABLISHED FITNESS STUDIO

301 MAIN STREET, BEACON, NY 12508



## FULLY OPERATIONAL TURN-KEY FITNESS STUDIO & JUICE BAR

**ADDRESS:** 301 Main Street  
Beacon, NY 12508

**LOCATION:** Scenic Hudson Long Dock Park  
(4 Minutes / 1.2 Miles)  
Interstate 84  
(5 Minutes / 1.2 Miles)  
Beacon Train Station  
*Metro North Hudson Line*  
(6 Minutes / 1.4 Miles)  
Newburgh-Beacon Bridge  
(6 Minutes / 1.8 Miles)

**TYPE:** Fitness Studio & Juice Bar

**SPACE AVAILABLE:** 1,300 SF

**TRAFFIC COUNT:** 6,489 AADT @ Main Street

**ASKING PRICE:** **Business Sale: \$98,000**  
~~Previously Asking: \$165,000~~



### BUSINESS INFORMATION

- 1,300 SF Wellness Center
- Boxing & Cycling Studios
- Fully Operational Juice & Smoothie Bar / Preparation Area
- Juices, Smoothies, Acai Bowls, Granola Bowls, Superfoods
- Prime Main Street, Beacon Storefront
- Nearby Area Retailers and Demand Generators, such as the Beacon Train Station, Metro North (Hudson Line), Dia Beacon Museum, Breakneck Ridge, Mount Beacon, Scenic Hudson.
- 2024 Business Lease: \$2,100 / Month



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:

Mark Cuatt  
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# 1,300 SF WELLNESS SPACE FULLY OPERATIONAL JUICE & SMOOTHIE BAR

## BOXING, CYCLING, JUICES, & SMOOTHIES



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# PRIME MAIN STREET STOREFRONT EXTENSIVE WEEKEND SIDEWALK TRAFFIC

CURRENT WEB ADDRESS: [WWW.THESTUDIOATBEACON.COM](http://WWW.THESTUDIOATBEACON.COM)



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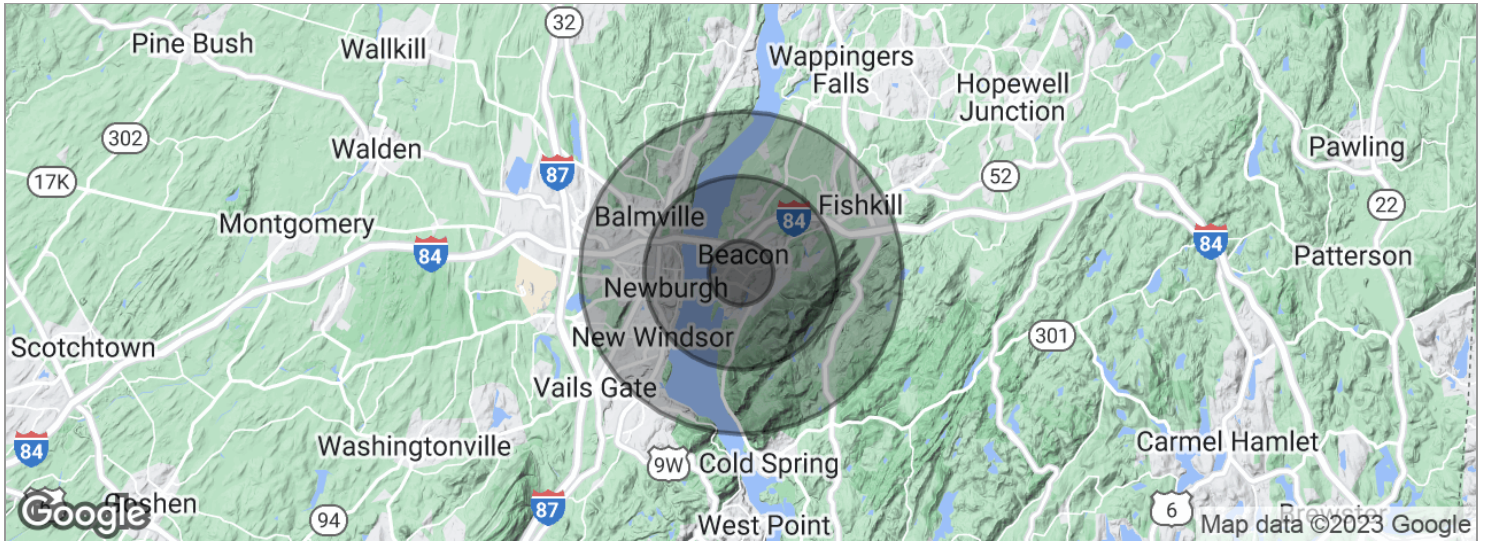
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD, & INCOME

### SCENIC HUDSON VALLEY REGION OF NEW YORK STATE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,606	50,226	92,658
Median age	38.1	37.1	38.8
Median age (male)	39.1	36.4	36.9
Median age (Female)	38.2	37.0	40.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,808	20,779	38,693
# of persons per HH	2.2	2.4	2.4
Average HH income	\$85,584	\$73,339	\$81,636
Average house value	\$309,157	\$218,412	\$234,711

\* Demographic data derived from 2020 ACS - US Census



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