



SALE / LEASE

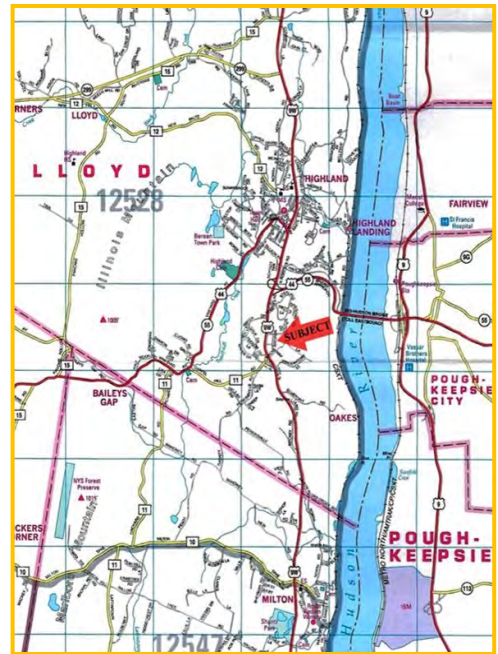
JOIN HANNAFORD & TRACTOR SUPPLY PAD SITES – U.S. ROUTE 9W



RETAIL / OFFICE FAST FOOD / SERVICE

- **U.S. Route 9W**
Highland, NY 12528
Poughkeepsie / Kingston / Newburgh Trade Area's
 - **Location:** Mid-Hudson Bridge to U.S. Route 9W South to Site
 - **Anchor:** Shadow Anchor to Bridgeview Plaza 140,880 SF, Hannaford Supermarket, Tractor Supply, McDonald's, Rite Aid, Radio Shack, Mobil
 - **Co-Tenant:** Dunkin Donuts
 - **Demand Generators:** Wingate Health Care, 120 Beds
Walkway Over the Hudson
Mid-Hudson Bridge
 - **Acreage:** 3.10 ± Acres
 - **Zoning:** GB, General Business District
 - **Utilities:** Central Water / Sewer / Gas
- | Demographics: | 3 Miles | 5 Miles | 7 Miles |
|----------------------|----------------|----------------|----------------|
| Population | 40,506 | 81,185 | 129,364 |
| Avg. HH Income | \$58,049 | \$68,218 | \$74,852 |
| # of Households | 14,841 | 29,250 | 46,871 |
- **Area Traffic Count:**
U.S. Route 9W at U.S. Route 44 & NYS Route 55 – 24,580 AADT
 - **Sale / Lease Price Available Upon Request**

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



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601

Thomas M. Cervone
(845)485-3100
tom@crproperties.com
www.crproperties.com

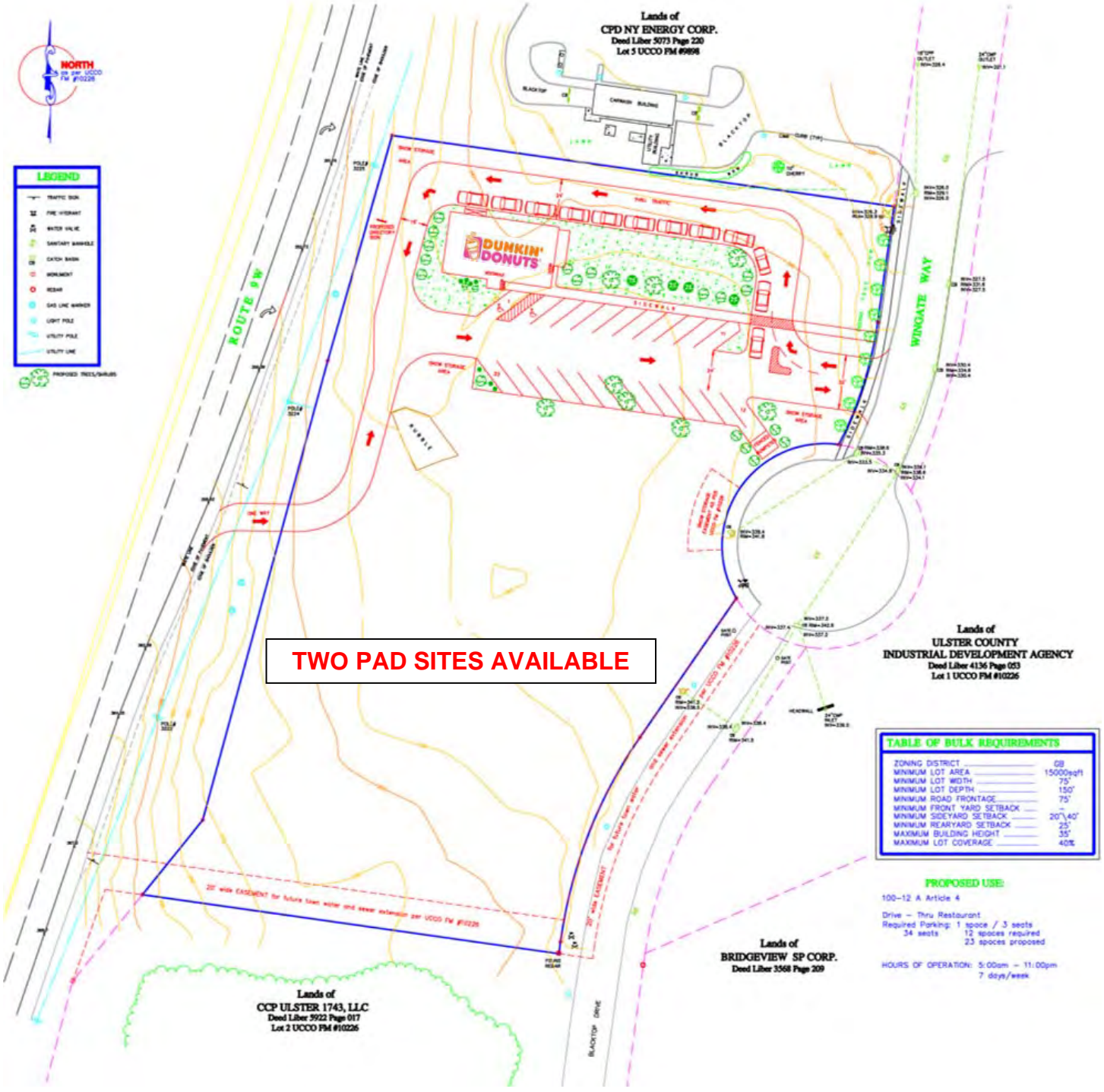


Proposed Site Plan



LEGEND

- TRAFFIC SIGN
- FIRE HYDRANT
- WATER VALVE
- WATER MAIN
- SEWER MAIN
- CATCH BASIN
- MANHOLE
- SEWER
- GAS LINE MARKER
- LIGHT POLE
- UTILITY POLE
- UTILITY LINE
- PROPOSED TREELANDS



TWO PAD SITES AVAILABLE

Lands of
**ULSTER COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY**
 Deed Liber 4136 Page 053
 Lot 1 UCCO FM #10226

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	GB
MINIMUM LOT AREA	15000sqft
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	150'
MINIMUM ROAD FRONTAGE	75'
MINIMUM FRONT YARD SETBACK	-
MINIMUM SIDEYARD SETBACK	20', 40'
MINIMUM REARYARD SETBACK	25'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	40%

PROPOSED USE:
 100-12 A Article 4
 Drive - Thru Restaurant
 Required Parking: 1 space / 3 seats
 34 seats 12 spaces required
 23 spaces proposed
 HOURS OF OPERATION: 5:00am - 11:00pm
 7 days/week

Lands of
CCP ULSTER 1743, LLC
 Deed Liber 5922 Page 017
 Lot 2 UCCO FM #10226

Lands of
BRIDGEVIEW SP CORP.
 Deed Liber 3568 Page 209

Lands of
CPD NY ENERGY CORP.
 Deed Liber 5073 Page 220
 Lot 5 UCCO FM #9896