



RESTAURANT, TURN-KEY OPPORTUNITY

3650 U.S. ROUTE 9W, UNIT 12, HIGHLAND, NY 12528



NEW CONSTRUCTION, FULLY EQUIPPED RESTAURANT

ADDRESS: 3650 US Route 9W
Unit 12
Highland, NY 12528

LOCATION: Located in Bridgeview Plaza

BUILDING SIZE: 1,632 SF

BUSINESS EQUIPMENT: *Brand New*
Walk-In Cooler
Kitchen Hood
6 Burner Grill, Deep Fryer
Dual Flow Double Deck Oven
Portable Coolers & more

CO-TENANTS: Hannaford's, McDonald's,
Tractor Supply, Pizza Mia,
Main Moon & more

ASKING PRICE: Sale: \$250,000



PROPERTY OVERVIEW

Highland, NY, is a hamlet in Ulster County, part of the scenic Hudson Valley. It's located on the west bank of the Hudson River, across from Poughkeepsie. Key highlights include: Walkway Over the Hudson: A pedestrian bridge offering stunning river views and connecting Highland to Poughkeepsie. Outdoor Activities: Franny Reese State Park and the Hudson Valley Rail Trail provide great opportunities for hiking, walking, and biking. Local Attractions: The area is known for its wineries and orchards. Community: A mix of suburban and rural living with local shops, restaurants, and a school district serving the area. Historical and Cultural Significance: Rich colonial history and various cultural events throughout the year.

Matterport 3D Virtual Tour: <https://my.matterport.com/show/?m=wz8QGqPiACd>



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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WALK-IN COOLER, OVERHEAD HOOD NEVER USED, COMMERCIAL GRADE KITCHEN EQUIPMENT

6 BURNER GRILL, DUAL FLOW OVEN, DEEP FRYER, COOLERS & MORE



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BRIDGEVIEW PLAZA

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JOIN HANNAFORDS, TRACTOR SUPPLY, MCDONALDS, & MORE



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WALKWAY OVER THE HUDSON

HIKING, RAIL TRAIL, BREWERIES, WINERIES, PARKS, EVENTS

HAMLET OF HIGHLAND, APPLE GREEN'S GOLF COURSE, BOB SHEPARD LANDING PARK



Photo Credit: www.congress-intercultural.eu/walkway-over-the-hudson-events-the-ultimate-guide



Photo Credit: <https://applegreens.com/>



Photo Credit: <https://www.nytimes.com/2022/03/30/realestate/highland-ny-a-small-community>



Photo Credit: Daniel Donnelly via Google



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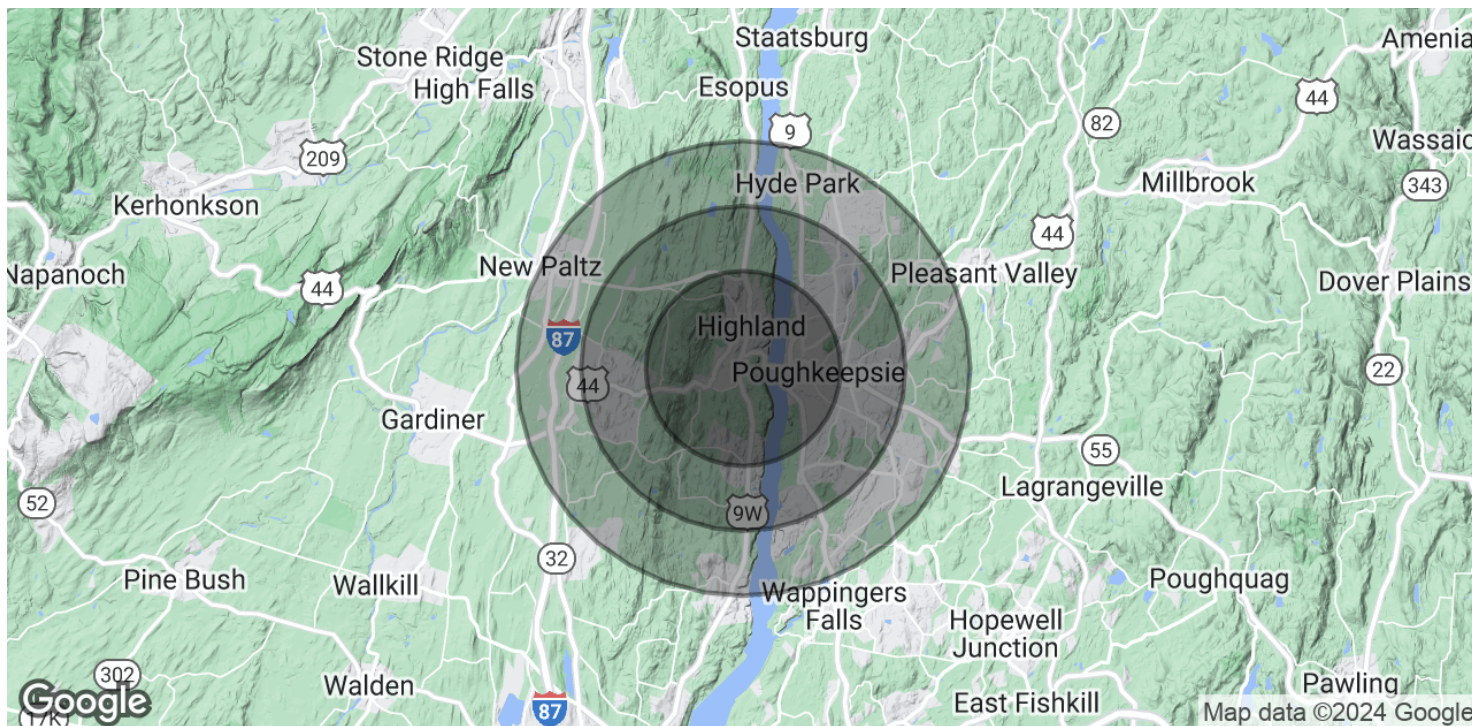
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

ULSTER COUNTY & DUTCHESS COUNTY



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	43,440	83,006	122,262
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	16,702	31,440	46,571
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$90,224	\$107,697	\$118,260
Average House Value	\$300,973	\$324,861	\$355,272

Demographics data derived from AlphaMap



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