



# GENERAL BUSINESS DEVELOPMENT SITE

## NEW YORK STATE ROUTE 55, LAGRANGE, 12540



DEVELOPMENT SITE; NEAR BY TACONIC STATE PARKWAY & NUVANCE CORPORATE OFFICE

**ADDRESS:** NYS Route 55  
LaGrange, NY 12540

**LOCATION:** Taconic State Parkway  
NYS Route 82

**FRONTAGE:** 752.84' @ NYS Route 55

**TRAFFIC COUNT:** NYS Route 55 @ NYS Route 82  
16,850 AADT  
NYS Route 82 @ NYS Route 55  
6,120 AADT

**UTILITIES:** Private Well & Septic

**LOT SIZE:** 6.76 ± Acres

**ZONING:** GB, General Business

**ASKING PRICE:** \$549,000

**PROPERTY OVERVIEW:**

CR Properties is pleased to offer For Sale a Development Site on NYS Route 55. Easily off Taconic State Parkway East on NYS Route 55 towards Pawling, subject property on left before intersection of NYS Route 82 & NYS Route 55. The Taconic is 1 miles & less than one minutes away. NYS Route 82 is 0.2 miles & less than one minute away. This Development site has 752.84' of frontage on NYS Route 55 and is currently zoned for GB, General Business. The lot size is 6.76 acres.

- **Nearby Demand Generators:**  
Nuvance Care - Health Quest Corporate Office  
Planet Fitness  
The Links at Union Vale  
Page Self Storage  
Page Landscape Supply  
Macro Tool & Machine  
United States Postal Service  
Country Commons Shopping District, Co-tenants include: *Mid-Hudson Valley Federal Credit Union*  
*LaGrange Pharmacy*  
*Hallmark NB Cleaners*  
*Carlo's Trattoria Restaurant & Bar*  
*Pizza Express*  
*Chop Stix Chinese Food Wine & Liquor*  
*Shear Unisex Salon Hollywood Nail Spa*  
*Smokes 4 Less Allstate Insurance*



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:

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# COMMERCIAL, RETAIL DEVELOPMENT SITE NEW YORK STATE ROUTE 55, LAGRANGE, 12540

752.84' FRONTAGE @ NYS ROUTE 55



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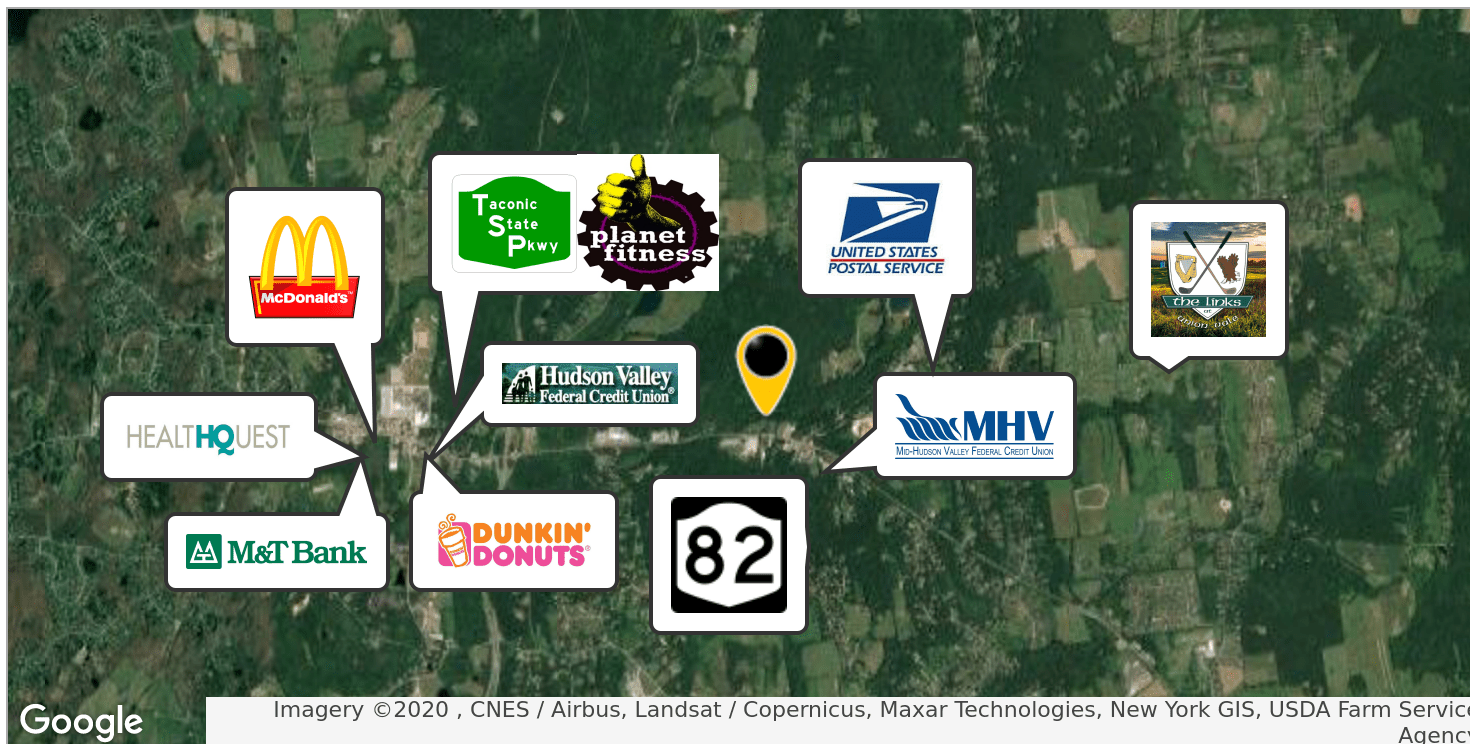
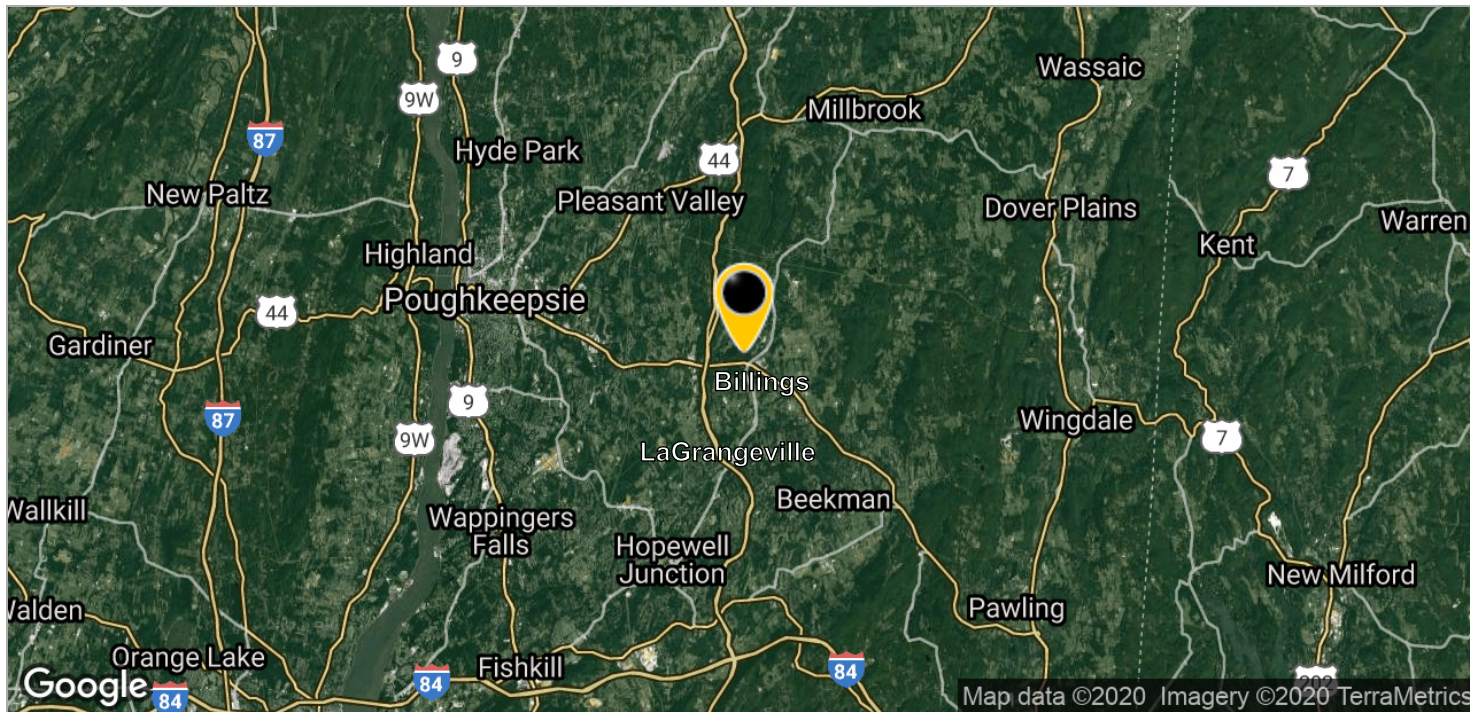
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TACONIC STATE PARKWAY - (1 MILE / LESS THAN ONE MINUTE)  
 NYS ROUTE 82 - (0.2 MILES / LESS THAN ONE MINUTE)

NYS ROUTE 55 @ NYS ROUTE 82 - 16,850 AADT



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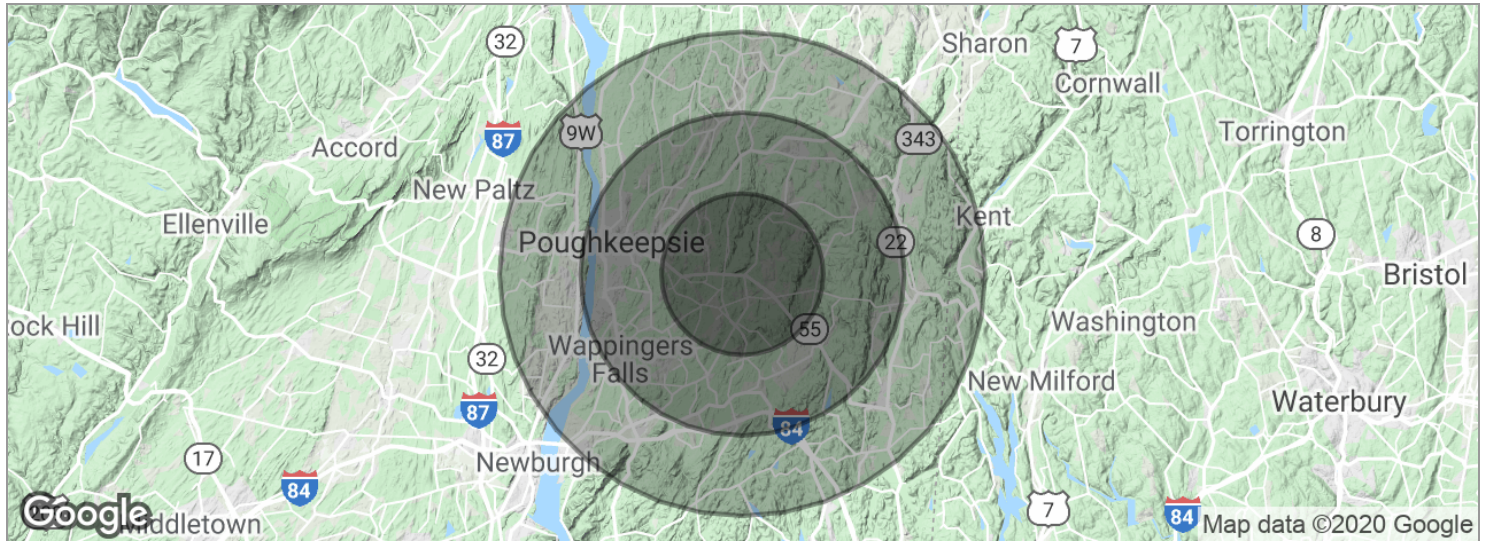
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# DEMOGRAPHICS & STATISTICS

## NEW YORK STATE ROUTE 55, LAGRANGE, 12540

### HOUSEHOLD | POPULATION | INCOME VALUES



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total population	26,863	124,334	317,455
Median age	39.2	39.5	38.8
Median age (male)	38.8	38.7	37.4
Median age (Female)	39.5	39.3	39.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total households	8,793	41,147	113,644
# of persons per HH	3.1	3.0	2.8
Average HH income	\$110,744	\$101,965	\$87,306
Average house value	\$398,136	\$375,611	\$349,969

\* Demographic data derived from 2010 US Census



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