

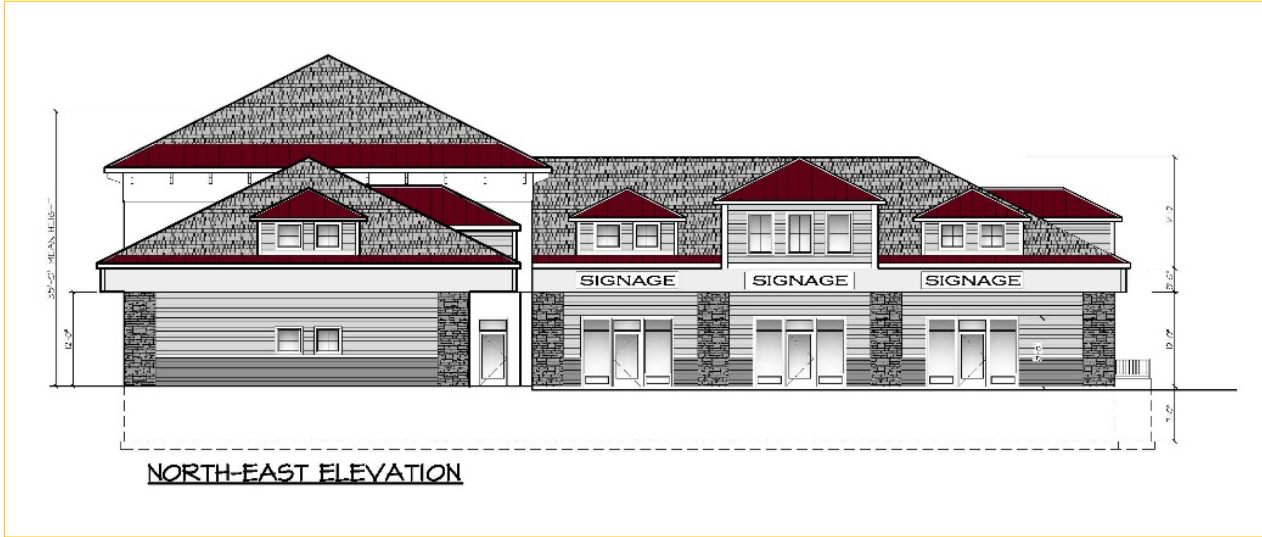


SALE / LEASE

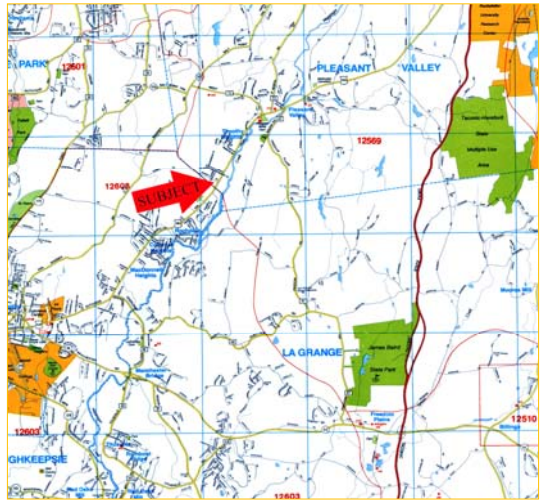
2-STORY PROFESSIONAL BUILDING

U.S. ROUTE 44 AT BOWER ROAD

PLEASANT VALLEY, NY



NEW CONSTRUCTION



- **U.S. Route 44 at Bower Road**
1325 Route 44
Pleasant Valley, NY 12569

- **Description:** CR Properties Group is pleased to offer for sale or lease a proposed 2-story professional office / medical building located on U.S. Route 44 in Pleasant Valley.

- **Frontage:** 250' - U.S. Route 44

- **Proposed Building Size:** 10,218 ± SF
To Be Confirmed

- **Available Sq. Ft:** 1,168 ± SF
1,155 ± SF
1,088 ± SF
2,086 ± SF
1,431 ± SF
1,424 ± SF
1,437 ± SF



- **Utilities:** Well & Septic

Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	16,400	72,992	116,968
Avg. HH Income	\$90,748	\$76,286	\$80,408
# of Households	6,500	26,266	42,986

- **Area Traffic Count:** U.S. Route 44 at CR71 West Road - 14,700 AADT

- **Asking Price:** Sale – \$1,950,000
Lease – \$24.50 Per SF Including CAM and Taxes

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

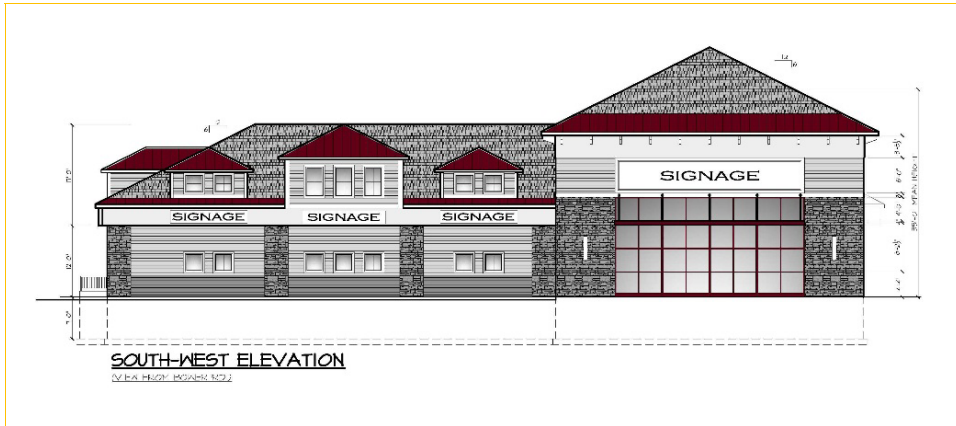


CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601

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



Proposed Elevation Plans



Proposed Floor Plan

