



# MEDICAL & CLERICAL OFFICE SUITES FOR LEASE

## INTERSTATE 84 AREA - 798 U.S. ROUTE 9, FISHKILL, NY 12524



## PYLON & BUSINESS VISIBILITY FROM U.S. ROUTE 9

**ADDRESS:** Interstate 84 Area  
798 Route 9  
Fishkill, NY 12524

**LOCATION:** • I-84, Exit 13 N US Route 9, NYS  
(0.4 Miles - 1 Minute Away)  
• Newburgh-Beacon Bridge:  
(5 Miles Away - 8 Minutes Away)

**LEASE RATE:** \$2,000 Per Month



### PROPERTY OVERVIEW

CR Properties is pleased to offer a medical / clerical office spaces for lease located on 798 U.S. Route 9, Fishkill, NY 12524. This location is in close proximity to interstate 84, 148.9' frontage on U.S. Route 9 with exposure & signage for your business. Inside are executive suites D,E,& G inside this 2-story building with elevator and handicap accessibility. The parking lot has front row handicap parking spots along with over 15+ more parking spots on site.



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:*

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)





# NEARBY SAM'S & WALMART

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## ADDITIONAL PHOTO - U.S. SIGNAGE



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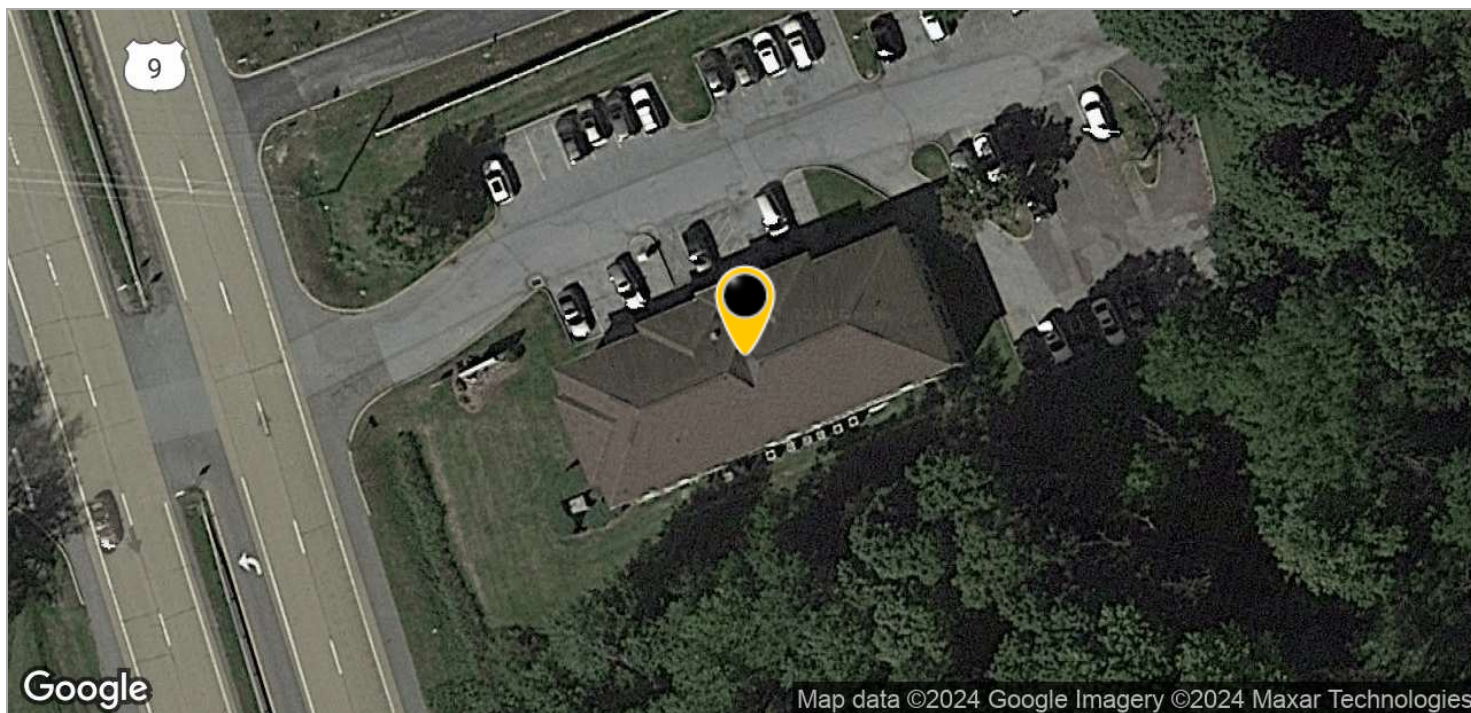
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U.S. ROUTE 9 I84 EXIT 13N: 0.4 MILES - 1 MINUTE AWAY  
NEWBURGH-BEACON BRIDGE: 5 MILES - 8 MINUTES AWAY

## CLOSE PROXIMITY TO DEMAND GENERATORS



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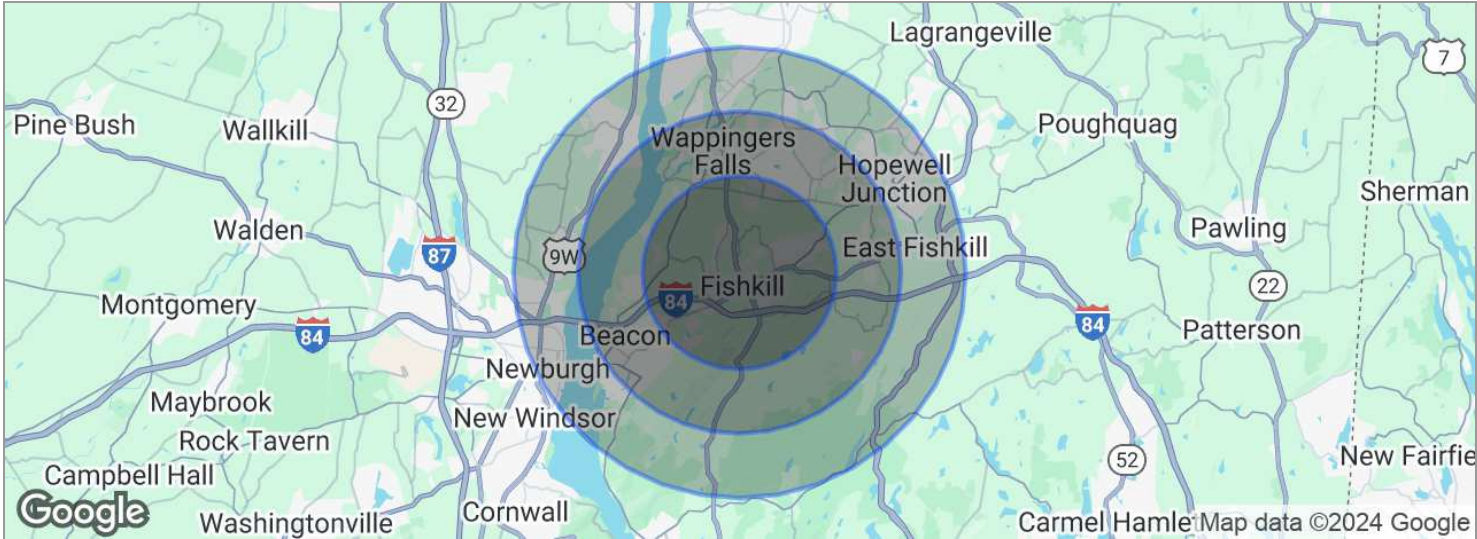
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# DEMOGRAPHICS & DATA

## HOUSEHOLD & INCOME | POPULATION CENSUS

INCLUDING ORANGE, ULSTER, DUTCHESS & PORTION OF PUTNAM COUNTY



POPULATION	3 MILES	5 MILES	7 MILES
Total population	22,200	68,586	118,964
Median age	40.2	39.0	39.8
Median age (male)	38.0	37.6	38.7
Median age (Female)	43.5	40.3	40.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	8,574	25,370	44,211
# of persons per HH	2.6	2.7	2.7
Average HH income	\$84,904	\$85,260	\$86,404
Average house value	\$335,042	\$336,304	\$337,043

\* Demographic data derived from 2020 ACS - US Census



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