



FOR LEASE; 15,000 SF

NYS ROUTE 208, MAYBROOK, NY 12543 (I-84, EXIT 28)



RETAIL, SERVICE, MEDICAL, OFFICE, COMMUNITY PURPOSES

ADDRESS: NYS Route 208
Maybrook NY, 12543

LOCATION: I-84, Exit 28, continue onto NYS
Route 208 / Homestead Ave
Site will be on right.

** GPS recognizes this location as 87-97 Homestead Avenue*

I-84, Exit 28
(3 Minutes / 1.3 miles)

SPACE AVAILABLE: 15,000 ± SF
(Additional 9,000 SF Basement at no charge)

BUILDING SIZE: 25,460 ± SF

LOT SIZE: 2.4 Acres

TRAFFIC COUNT: NYS 208: 6,920
Along I-84 (Exit 28): 47,785

PARKING SPACES: 30+ Parking Spaces

LEASE PRICE: \$7.50, Per Square Foot, NNN



PROPERTY OVERVIEW

CR Properties Group is pleased to offer 15,000 SF For Lease located at NYS Route 208 Maybrook, NY 12543. Along I-84 take Exit 28, three minutes south on Route 208, then 87-97 Homestead Ave will be on right hand side. There is 15,000 SF Available with an additional 9,000 SF basement included at no charge. The lot size is 2.4 acres. There is approximately 30+ parking spaces on site and a loading dock in the rear. The average daily traffic count along the thruway by Exit 28 is 47,785 AADT and 6,920 in front of the storefront on Route 208.



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:

Richard DiPietro
(347)693-2995

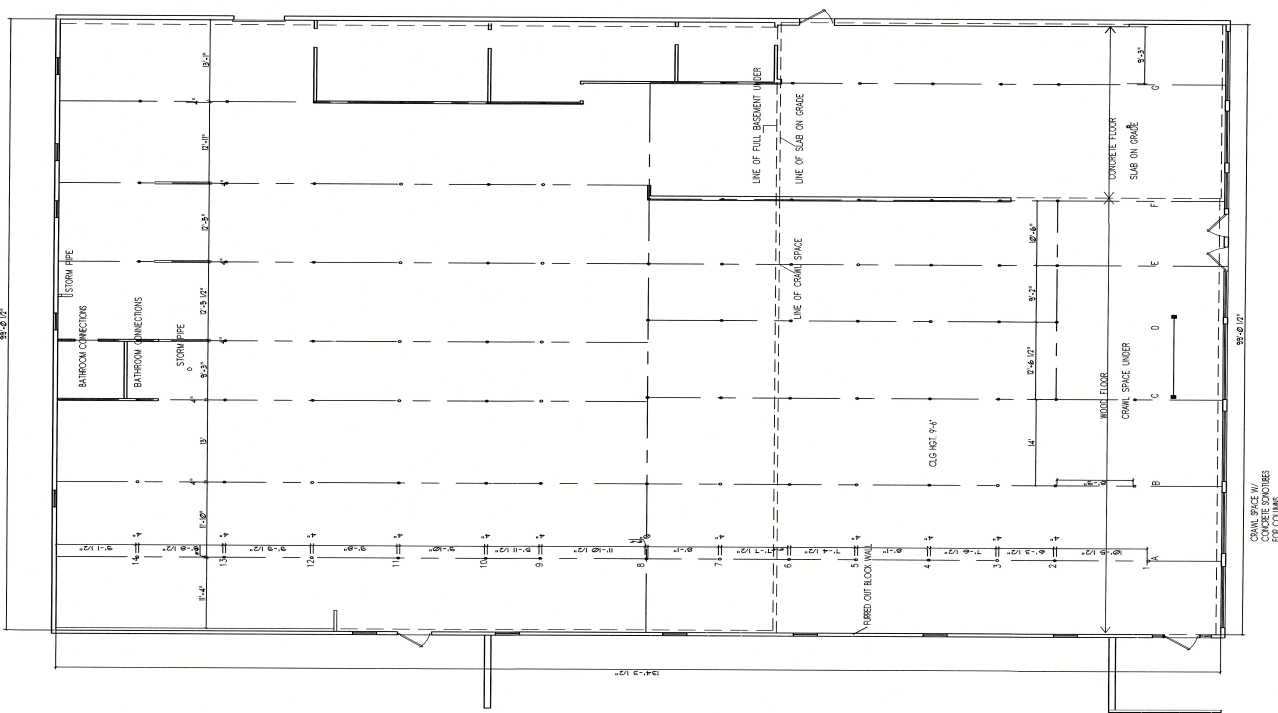
RichardD@crproperties.com



STOREFRONT FOR LEASE

DEMAND GENERATORS: YRC FRIEGHT, NEW PENN & MORE

LOADING DOCK IN REAR | PART OF 10-UNIT SHOPPING CENTER



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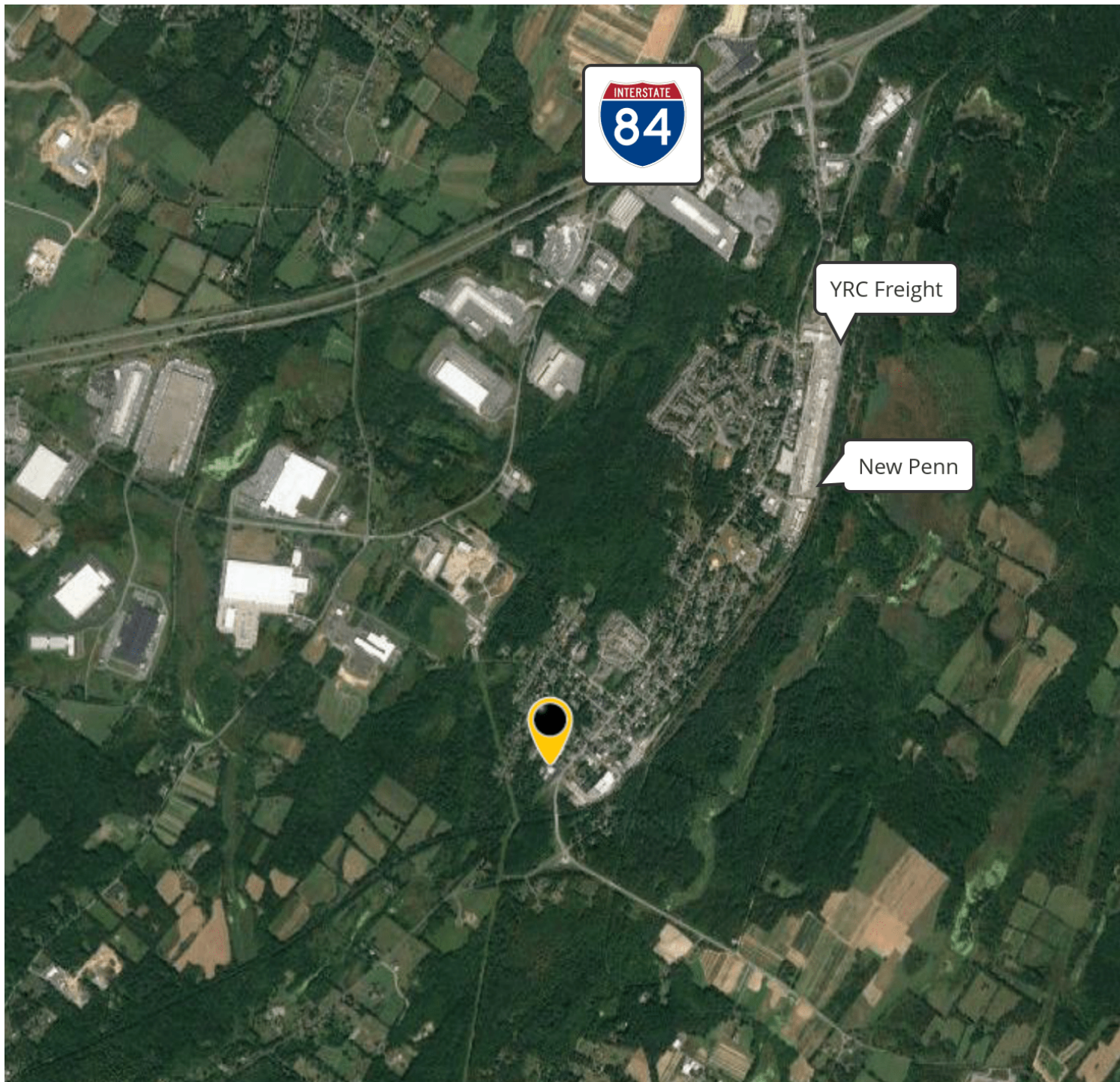
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INTERSTATE 84, EXIT 28 - (3 MINUTES / 1.3 MILES)

NEARBY SPEEDWAY, EAST END BUS LINES, BYRNE DAIRY, & MORE

TRAFFIC COUNT: 6,920 @ NYS 208 / 47,785 @ I-84 (EXIT 28)



YRC Freight

New Penn



Google

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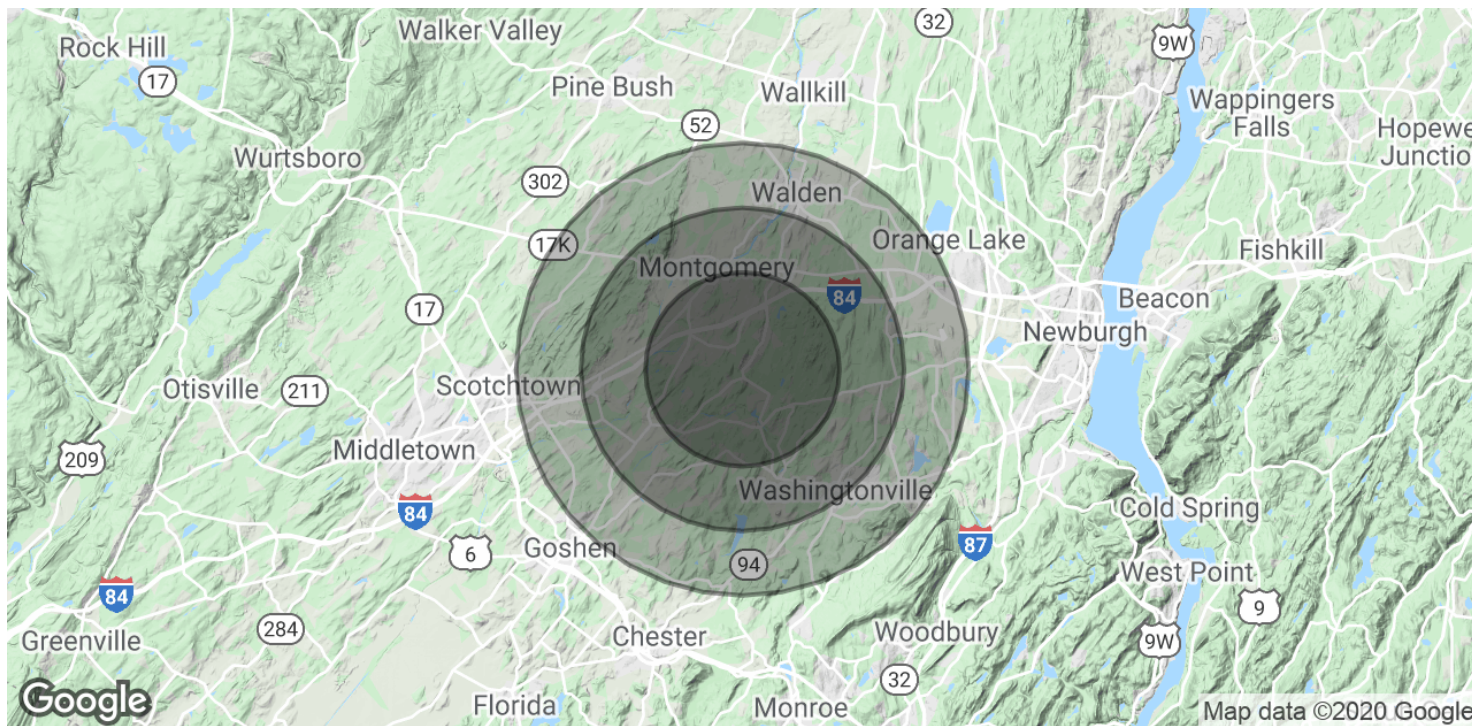
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

ORANGE COUNTY AREA



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	9,328	25,950	58,440
Average age	38.7	38.6	38.6
Average age (Male)	37.1	37.2	38.1
Average age (Female)	39.9	39.6	39.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total households	3,128	8,547	19,962
# of persons per HH	3.0	3.0	2.9
Average HH income	\$87,032	\$89,175	\$86,045
Average house value	\$354,995	\$360,531	\$353,501

* Demographic data derived from 2010 US Census



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