



# INDUSTRIAL - DEVELOPMENT PARCEL

## SPROUT CREEK COURT, EAST FISHKILL, NY 12590



### BETWEEN TACONIC STATE PARKWAY AND US ROUTE 9

**ADDRESS:** Sprout Creek Court,  
East Fishkill, NY 12590  
(Off of NYS Route 376)

**LOCATION:** Taconic State Parkway  
(9 Minutes / 4.5 Miles)  
US Route 9  
(8 Minutes / 4.1 Miles)  
NYS Route 82  
(7 Minutes / 3.5 Miles)  
NYS Route 52  
(13 Minutes / 8 Miles)

**LOT SIZE:** 2.1 ± Acres

**NEARBY TRAFFIC COUNT:** 12,110 AADT

**ZONING:** I-3, Light Industrial / Retail

**ASKING PRICE:** Available Upon Request



#### PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale a Industrial - Commercial Development Parcel located on NYS Route 376 in East Fishkill, NY 12590. The site is in close proximity to the Taconic State Parkway and U.S. Route 9. The land is 2.1 ± acres with 12,110 AADT at NYS Route 376. Area colleges and institutions include Marist College, The Culinary Institute of America, Vassar College, Dutchess Community College, and Bard College. The property is nearby Van Wyck Junior High School (923 students) and Fishkill Plains Elementary School (560 students).



CR Properties Group, LLC  
295 Main Street  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

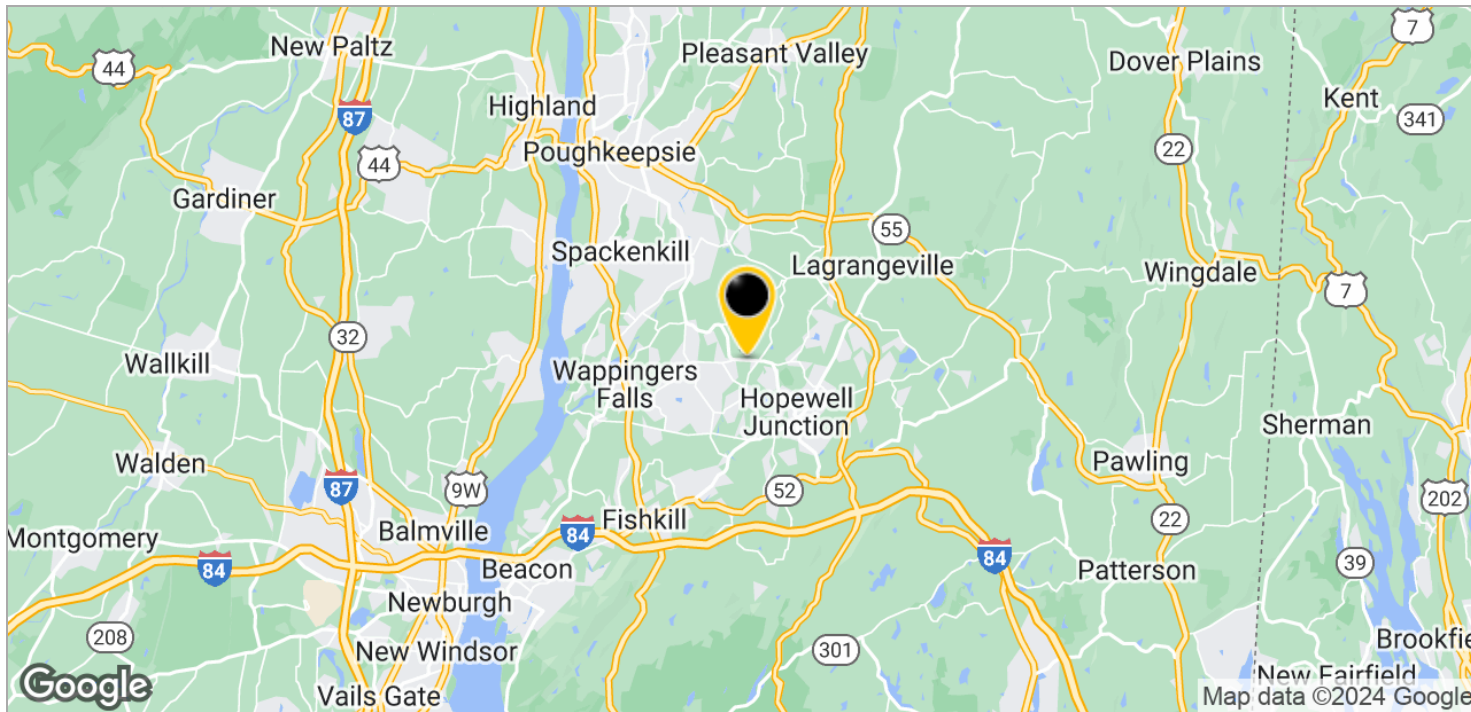
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)





# LIGHT INDUSTRIAL, WAREHOUSE, MANUFACTURING SPROUT CREEK COURT, EAST FISHKILL, NY 12590

TRAFFIC COUNT: 12,110 NYS ROUTE 376 @ MYERS CORNERS RD



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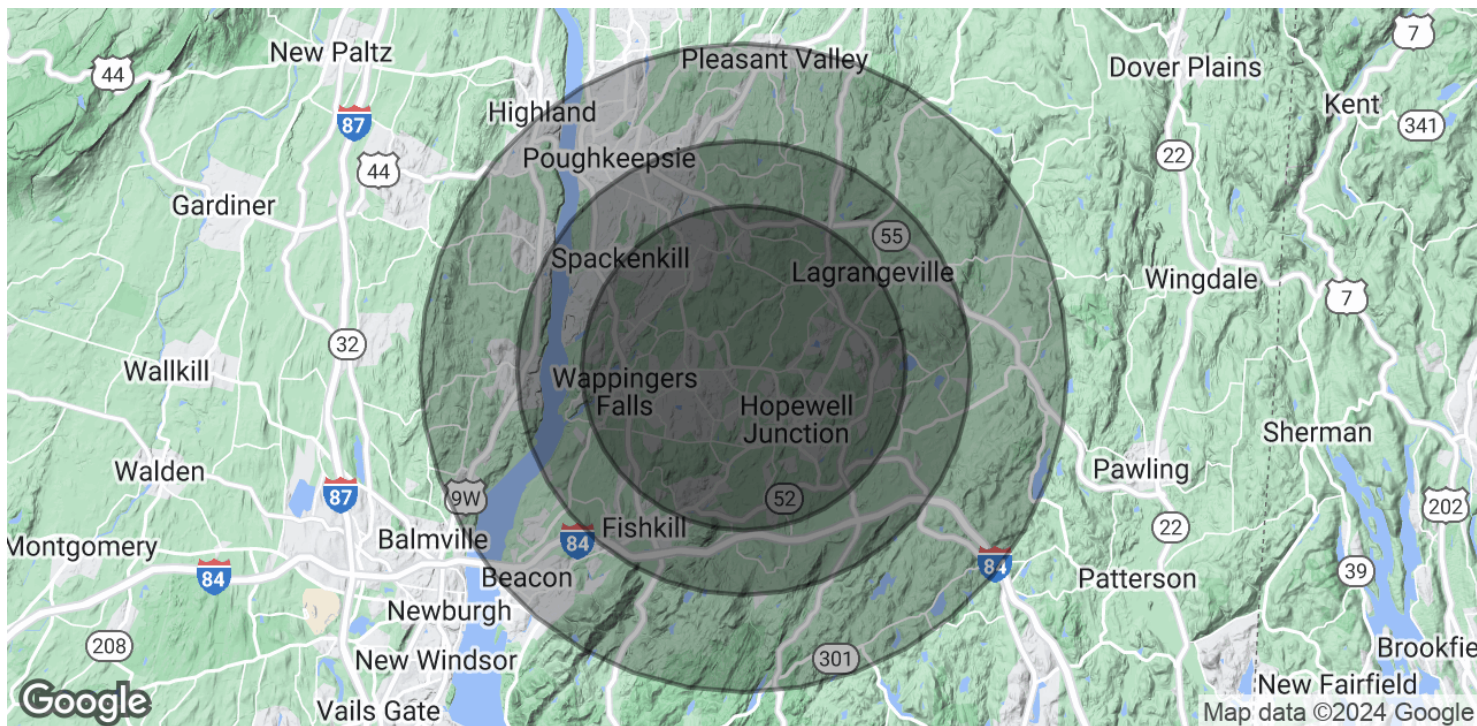
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# DEMOGRAPHICS & STATISTICS

## HOUSEHOLDS & INCOME / POPULATION

### MID HUDSON VALLEY DEMOGRAPHICS



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	64,359	123,662	241,348
Average Age	40.3	39.4	38.2
Average Age (Male)	39.4	38.0	36.9
Average Age (Female)	41.2	40.5	38.6

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	21,928	42,936	86,229
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$100,581	\$97,856	\$86,191
Average House Value	\$366,106	\$357,452	\$341,462

\* Demographic data derived from 2020 ACS - US Census



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