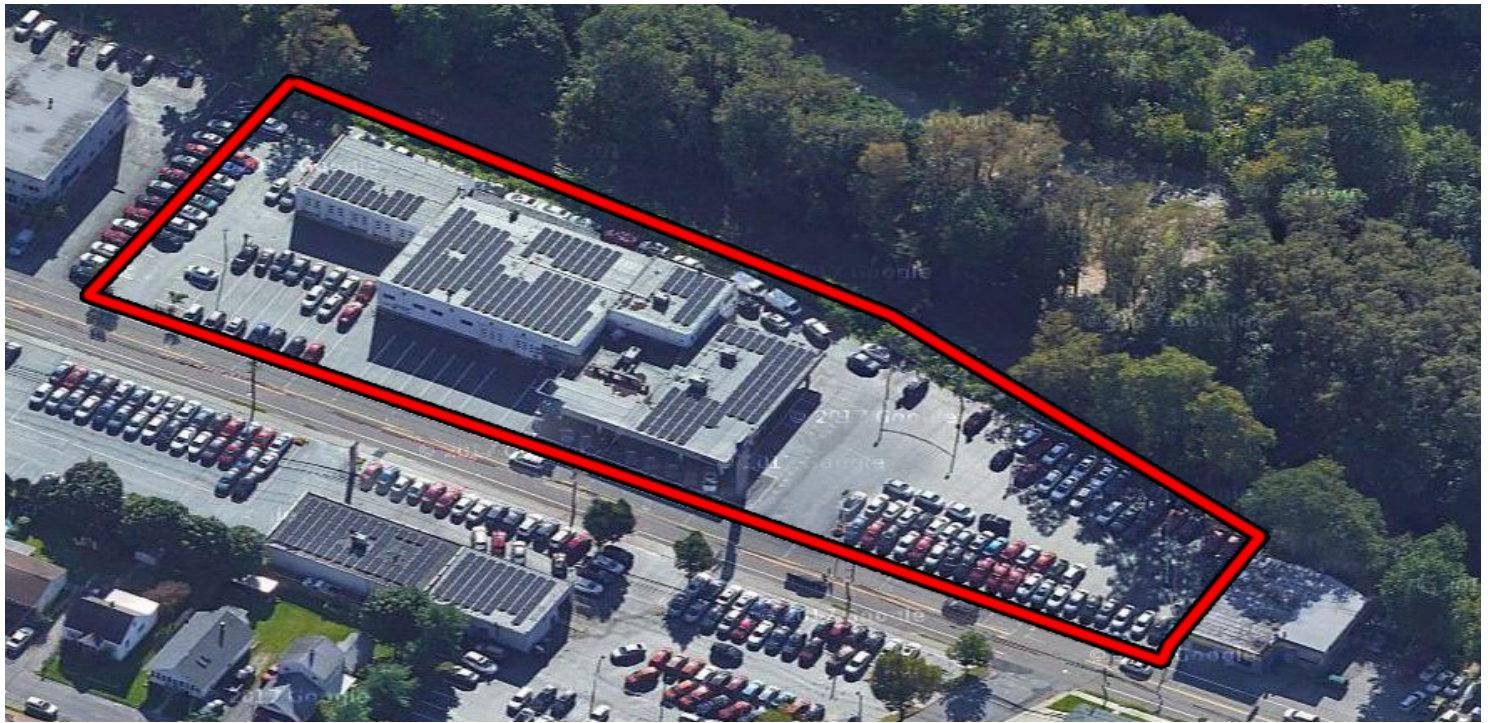




# COMMERCIAL BUILDING FOR SALE / LEASE

410 FISHKILL AVENUE (aka NYS Route 52), BEACON, NY 12508



## CITY OF BEACON, NY - NEAR INTERSTATE 84, EXIT 44

**ADDRESS:** NYS Route 52  
410 Fishkill Avenue  
Beacon, NY 12508

**LOCATION:** **Interstate 84, Exit 44**  
(4 Minutes / 2.3 Miles)  
**Newburgh Beacon Bridge**  
(7 Minutes / 2.6 Miles)  
**Beacon Train Station**  
(8 Minutes / 2.4 Miles)  
**Beacon Train to Grand Central**  
(Hudson Line) - (70 Minutes)

**BUILDING SIZE:** 19,857 SF

**LOT SIZE:** 1.29 Acres

**ASKING PRICE:** **Sale:** \$3,200,000  
**Lease:** 15 Per SF, Plus CAM & Tax



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale / Lease a Commercial Building on 410 Fishkill Avenue, Beacon, NY12508. The property is within close proximity to many Beacon Area Retailers and Demand Generators, such as Beacon Train Station, Metro North (Hudson Line), Dia: Beacon Museum, Scenic Hudson; Breakneck Ridge, Mount Beacon, Hudson Highlands State Park, or visit Landmarks such as, Pollepel Island & Bannerman Castle. This Building consists of 19,857 SF and 1.29 Acres.



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)



# FRONTAGE & SIGNAGE ON NYS ROUTE 52 410 FISHKILL AVENUE, BEACON, NY 12508

NEAR DIA BEACON MUSEUM, SOLAR PANEL ROOF TOP



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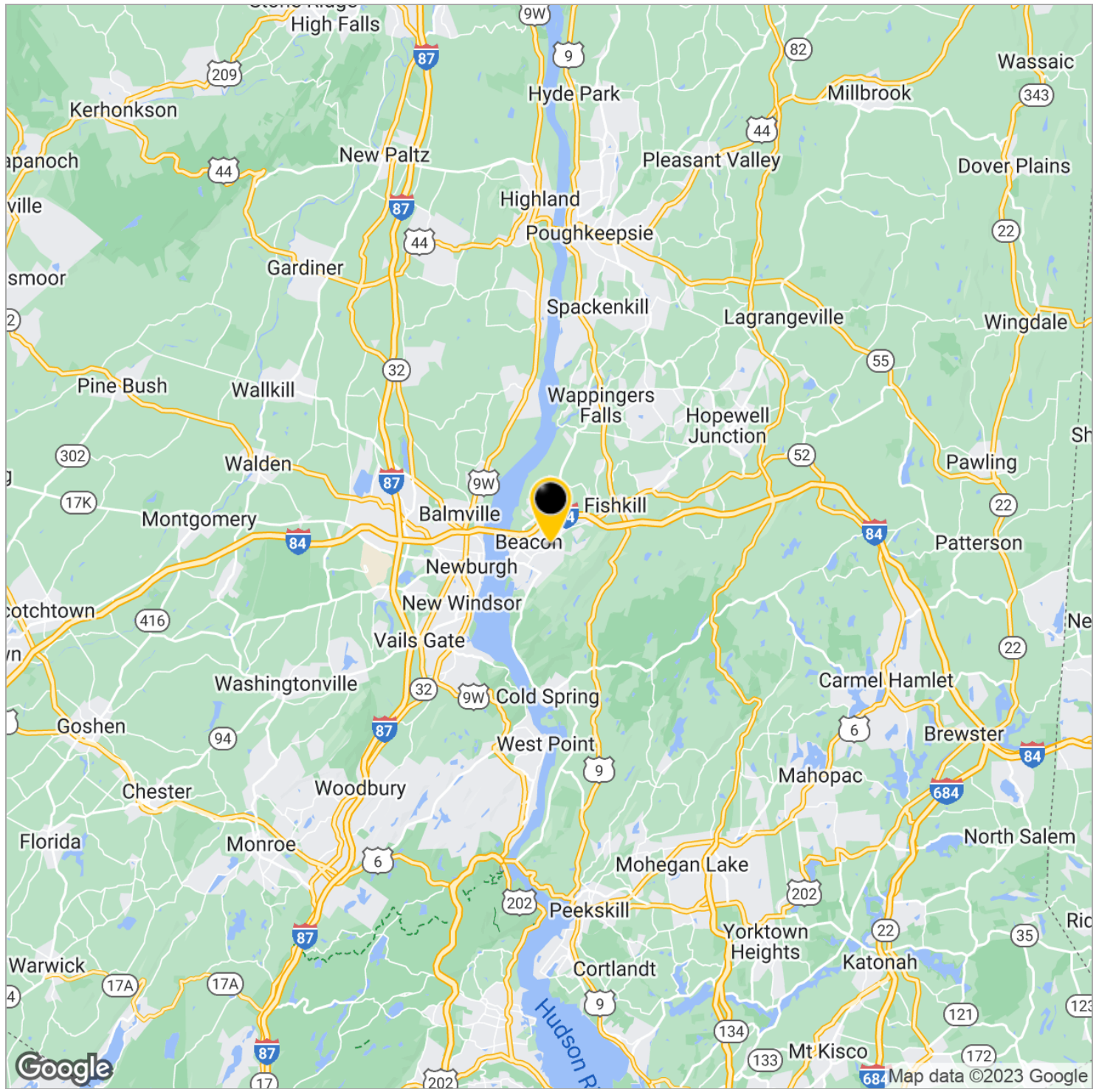
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# BEACON TRAIN TO GRAND CENTRAL - 70 MINUTES

DIA: BEACON MUSEUM, WEBSITE: <https://www.diaart.org/>

BEACON: [HTTPS://WWW.ILOVENY.COM/BLOG/POST/48-HOURS-IN-BEACON-NY/](https://www.iloveny.com/blog/post/48-hours-in-beacon-ny/)



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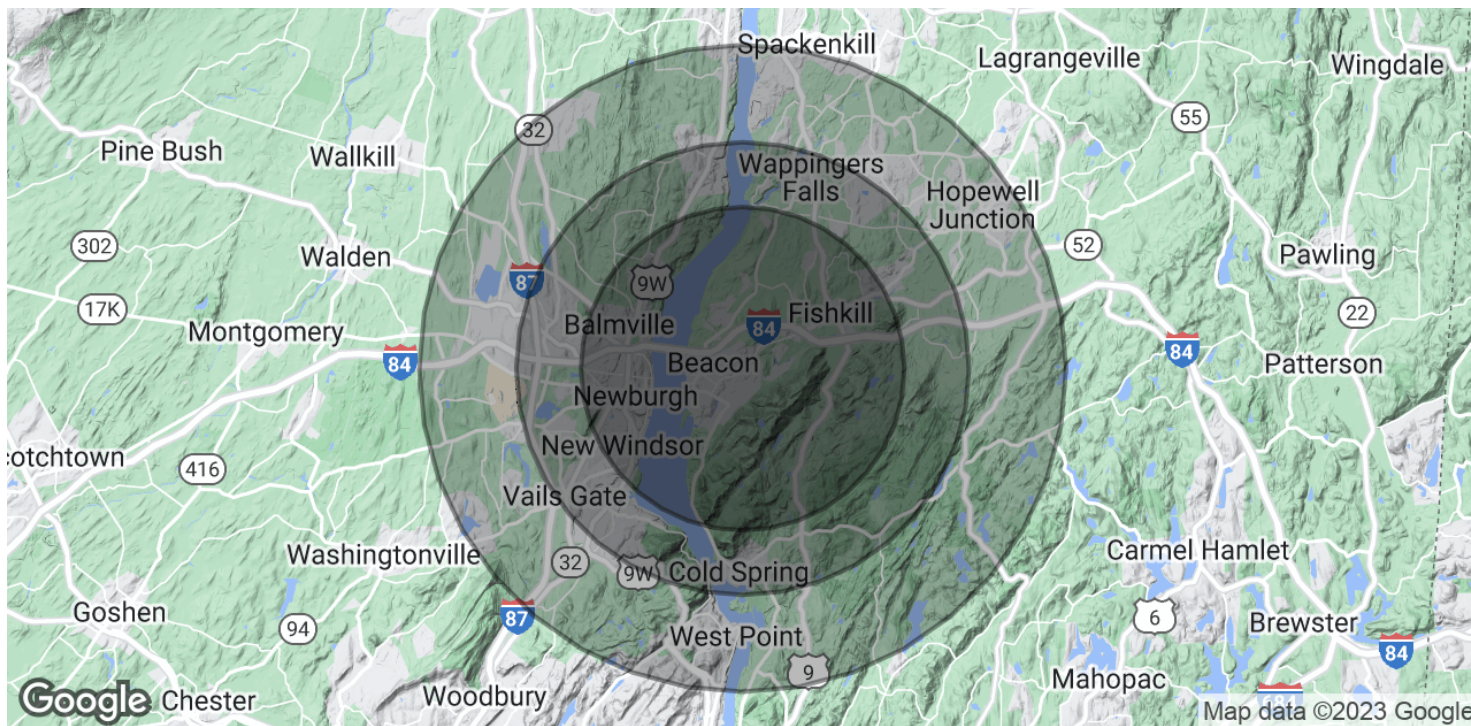
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



#### POPULATION

|                      | 5 MILES | 7 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 86,489  | 142,921 | 210,297  |
| Average Age          | 39.1    | 40.7    | 41.5     |
| Average Age (Male)   | 37.2    | 39.0    | 40.1     |
| Average Age (Female) | 40.3    | 42.0    | 42.7     |

#### HOUSEHOLDS & INCOME

|                     | 5 MILES   | 7 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 36,306    | 59,651    | 85,552    |
| # of Persons per HH | 2.4       | 2.4       | 2.5       |
| Average HH Income   | \$81,433  | \$88,162  | \$95,770  |
| Average House Value | \$234,754 | \$254,720 | \$272,468 |

\* Demographic data derived from 2020 ACS - US Census



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