



# THE DUTCHER HOUSE - SPACE AVAILABLE

## 28 CHARLES COLMAN BLVD, PAWLING, NY 12564



## STOREFRONT - FORMER FLORIST - VILLAGE GREEN

**ADDRESS:** 28 Charles Colman Blvd  
Pawling, NY 12564

**LOCATION:** NYS Route 22 - 5 Minutes Away

Walking Distance to  
Pawling MTA Train Station (Harlem Line) - 105 Minutes

New York State / Connecticut Border - 14 Minutes Away

**SPACE AVAILABLE:** 738 SF

**LEASE RATE:** \$1,250 Per Month



### PROPERTY OVERVIEW

Pawling, NY, is a vibrant village nestled in the Dutchess County countryside, offering an enjoyable escape for those seeking small-town charm. Its lively main street is dotted with unique shops, cozy cafes, and excellent restaurants, creating a delightful atmosphere for exploration. Visitors can truly appreciate the area's natural beauty through nearby hiking trails, picturesque lakes, and scenic parks, making it an ideal destination for outdoor enthusiasts. The community often hosts engaging local events, from farmers' markets to seasonal festivals, adding to the village's inviting and dynamic character. Overall, Pawling is definitely worth visiting for anyone looking for a relaxing yet enriching experience in a picturesque setting.



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:*

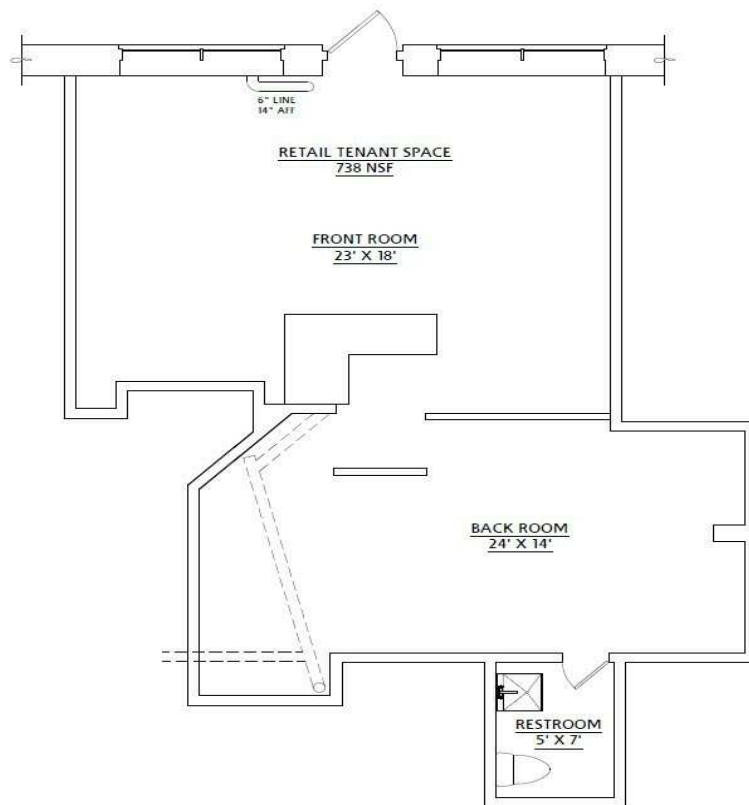
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# BOUTIQUE SPACE, LOCAL ARTISANS

28 CHARLES COLMAN BLVD, PAWLING, NY 12564

NEW RENOVATIONS, BOUTIQUE SPACE, LOCAL ARTISANS



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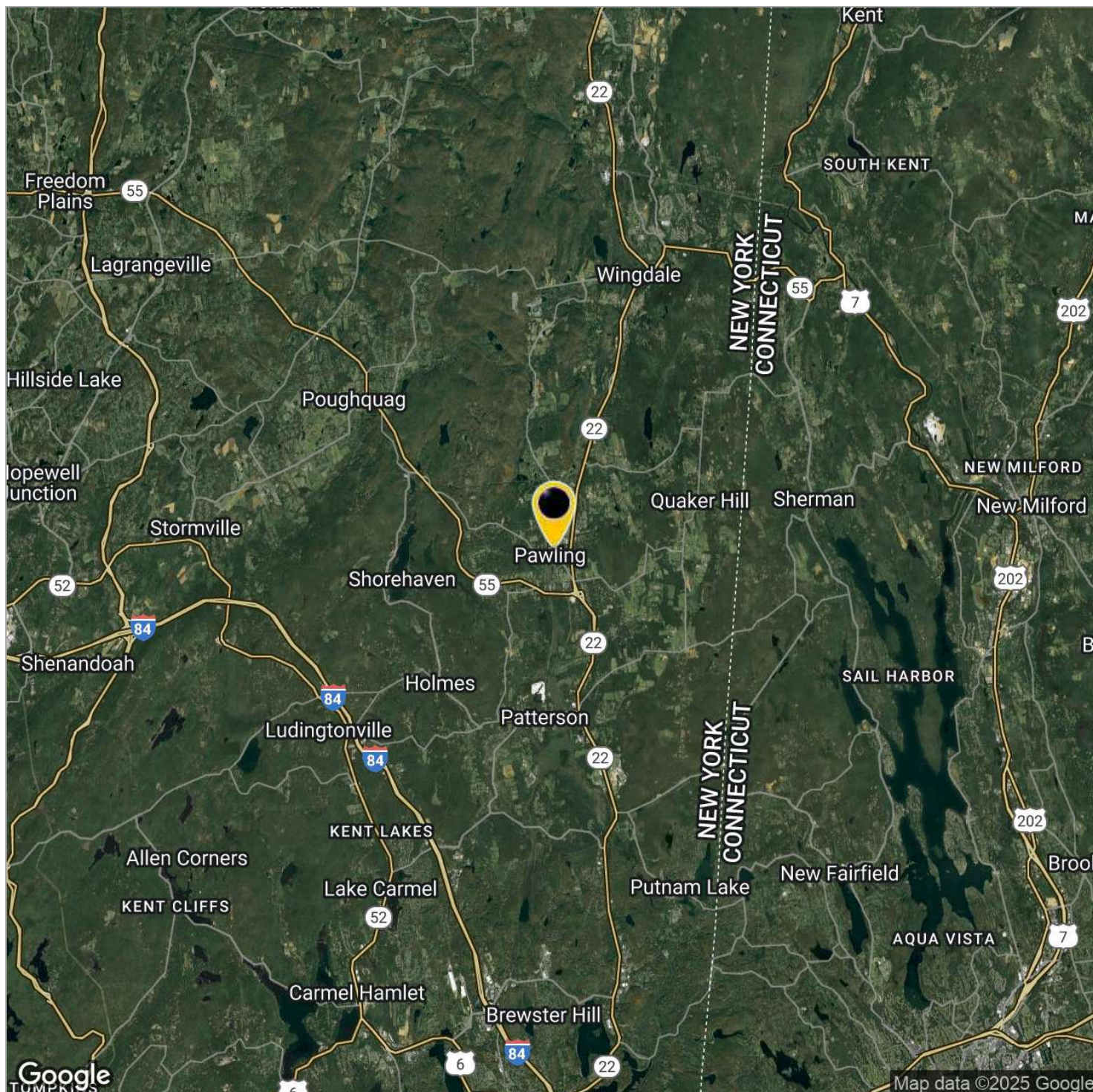




# WALKING DISTANCE FROM PAWLING MTA

PAWLING MTA (HARLEM LINE) TO GRAND CENTRAL 105 MINUTES

NEW YORK STATE / CONNECTICUT BORDER - 14 MINUTES



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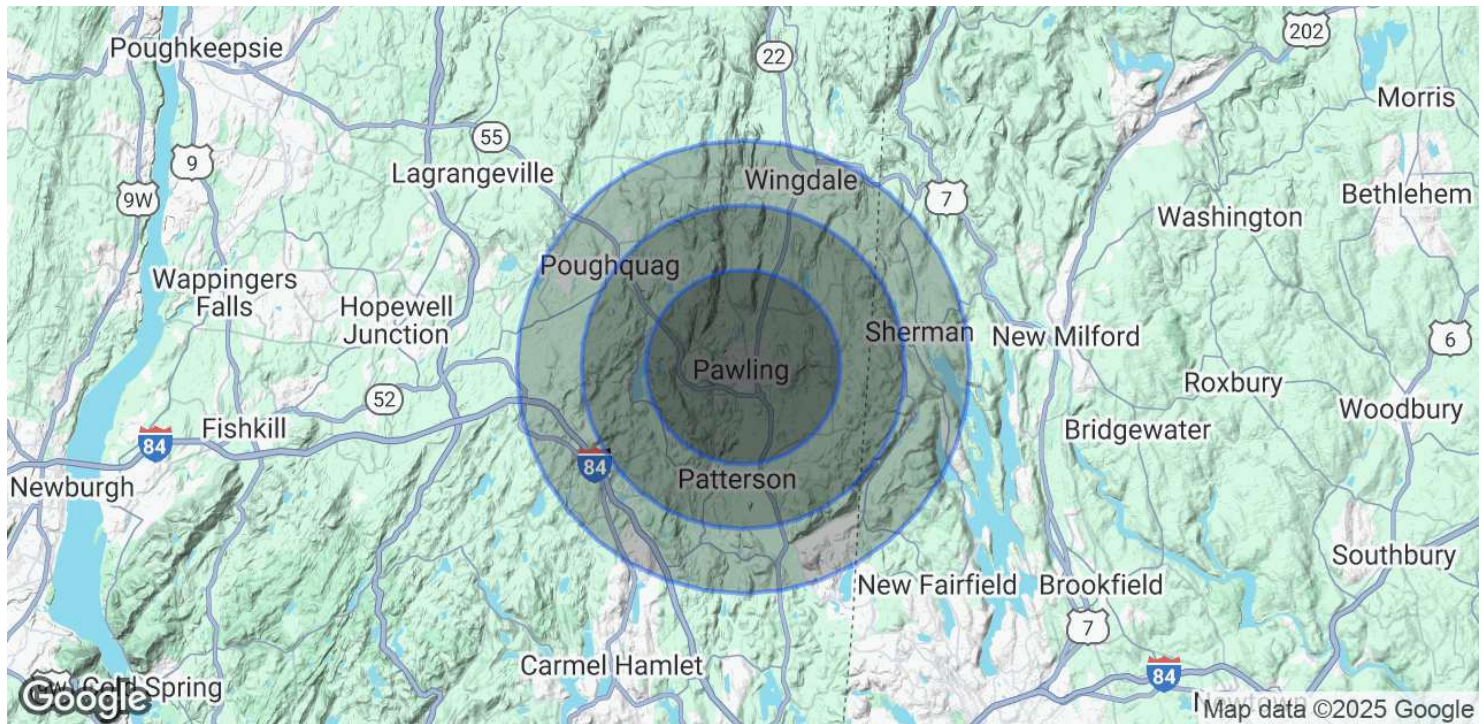




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### SOUTHERN DUTCHESS / CONNECTICUT BORDER



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	6,106	15,120	40,066
Average Age	46	44	44
Average Age (Male)	44	43	43
Average Age (Female)	47	45	44

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	2,427	5,463	13,846
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$148,189	\$152,397	\$157,362
Average House Value	\$530,355	\$560,859	\$515,836

Demographics data derived from AlphaMap



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