

6.9% CAP NNN / MEDICAL OFFICE / 1.5 MILES FROM I-84

2 VICTORY COURT, NEWBURGH, NY 12550

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	5,300 SF
Available SF:	
Lot Size:	0.54 Acres
Number of Units:	1
Price / SF:	\$415.09
Cap Rate:	6.9%
NOI:	\$151,845
Year Built:	1956
Renovated:	2006
Zoning:	Business (B)

PROPERTY OVERVIEW

Berkshire Hathaway HS Hudson Valley is pleased to exclusively present a freestanding NNN Medical Office in Newburgh, New York. The property is subject to a new ten-year absolute net lease with over nine years remaining. The tenant is Somers Orthopaedic Surgery and Sports Medicine, and the lease offers a full-term guaranty from the tenant and features an attractive 2% annual rent increase.

The property is ideally positioned on a highly trafficked road seeing over 14,000 vehicles daily. Nearby retailers include Walgreens, Big Lots, Shop Rite, McDonalds and more. Located 3 miles from Saint Luke's Hospital and 4 miles from the Newburgh-Beacon bridge on I-84. The area is densely populated, with more than 93,000 people residing within five miles of the subject property.

PROPERTY HIGHLIGHTS

- Price: \$2,200,000, Net Operating Income: \$150,645, Cap Rate: 6.9%
- 10 Year Absolute NNN. 2% Annual Rent Increase
- 1.5 Miles From I-84 Newburgh
- 3 Miles to Saint Luke's Hospital
- 4 Miles from Newburgh-Beacon Bridge

BRIAN MOSSEY

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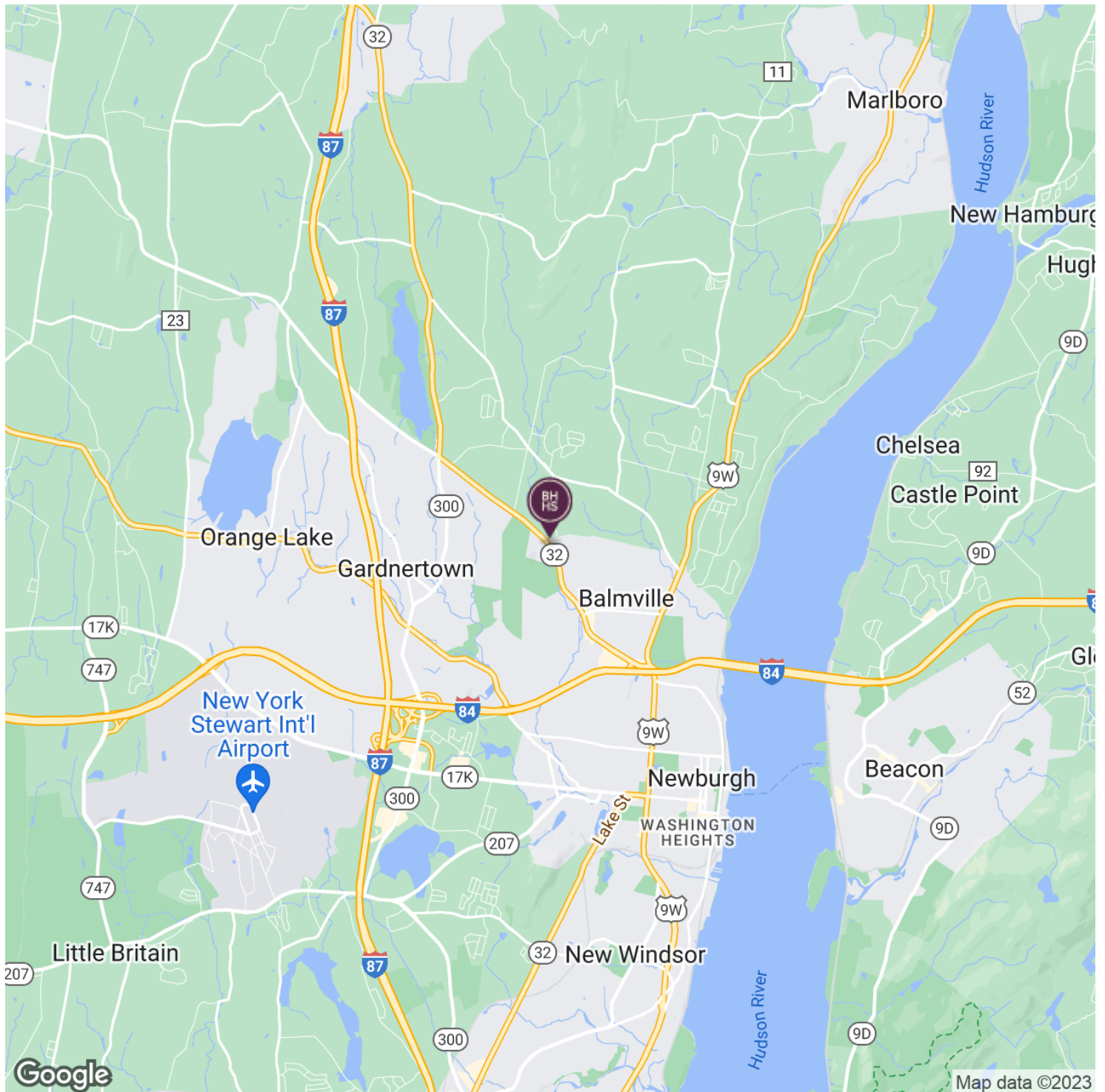
ADDITIONAL PHOTOS



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LOCATION MAP



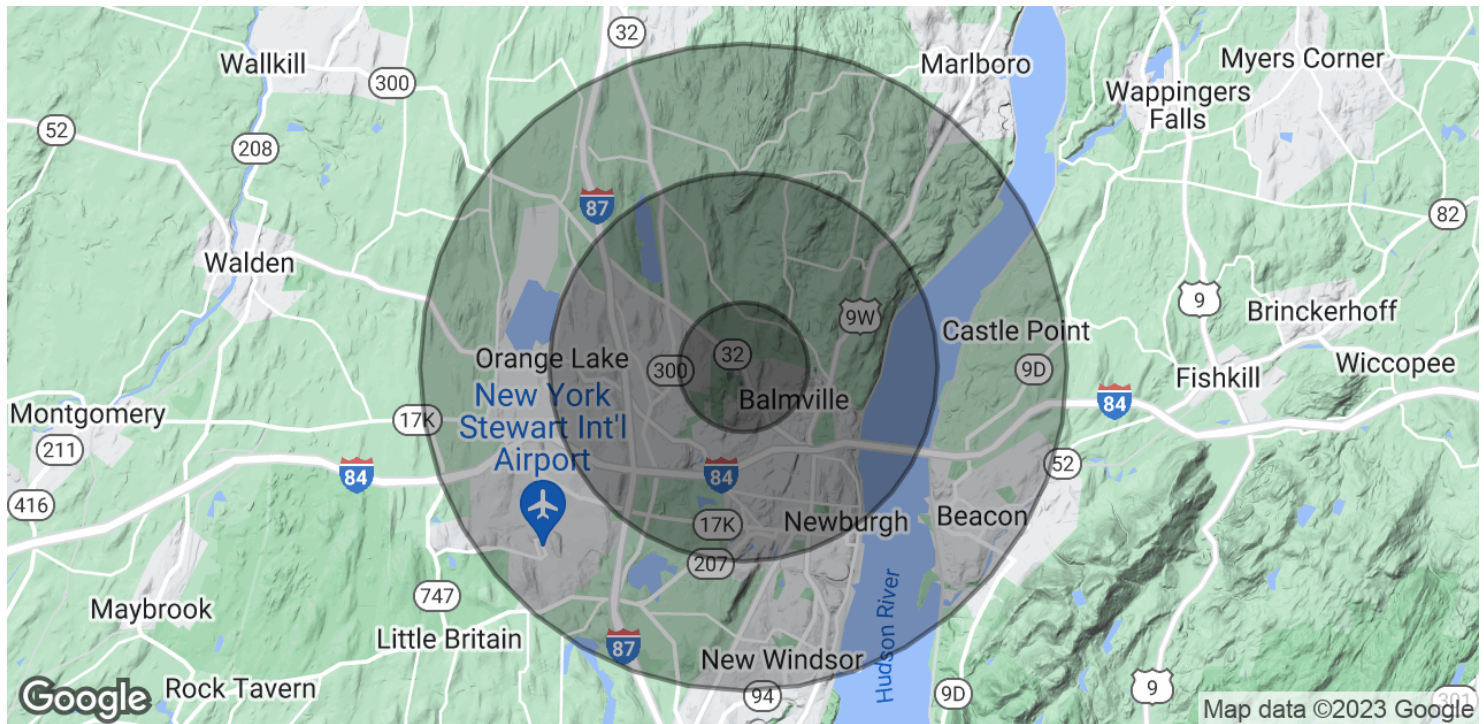
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,968	42,605	93,390
Average Age	41.7	38.9	38.2
Average Age (Male)	42.6	35.9	36.6
Average Age (Female)	41.5	41.3	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,098	17,288	37,966
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$109,572	\$78,688	\$82,621
Average House Value	\$274,445	\$205,918	\$227,616

* Demographic data derived from 2020 ACS - US Census

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