

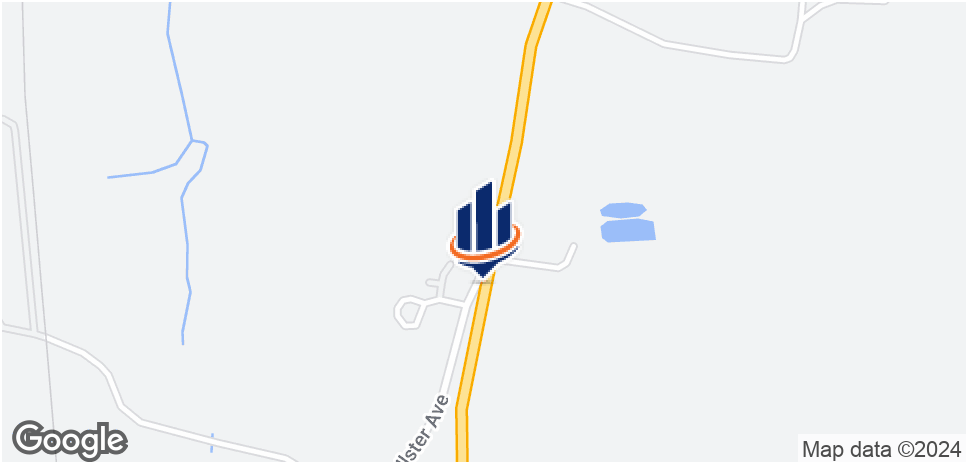


PRIME REDEVELOPMENT SITE

426 BROADWAY/ROUTE 9W
ESOPUS, NY 12429

Thomas Collins
Managing Director
845.339.9100 x11
thomas.collins@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	5.8 Acres
Zoning:	GC- General Commercial
Utilities:	Municipal Water & Sewer

PROPERTY OVERVIEW

Prime retail site

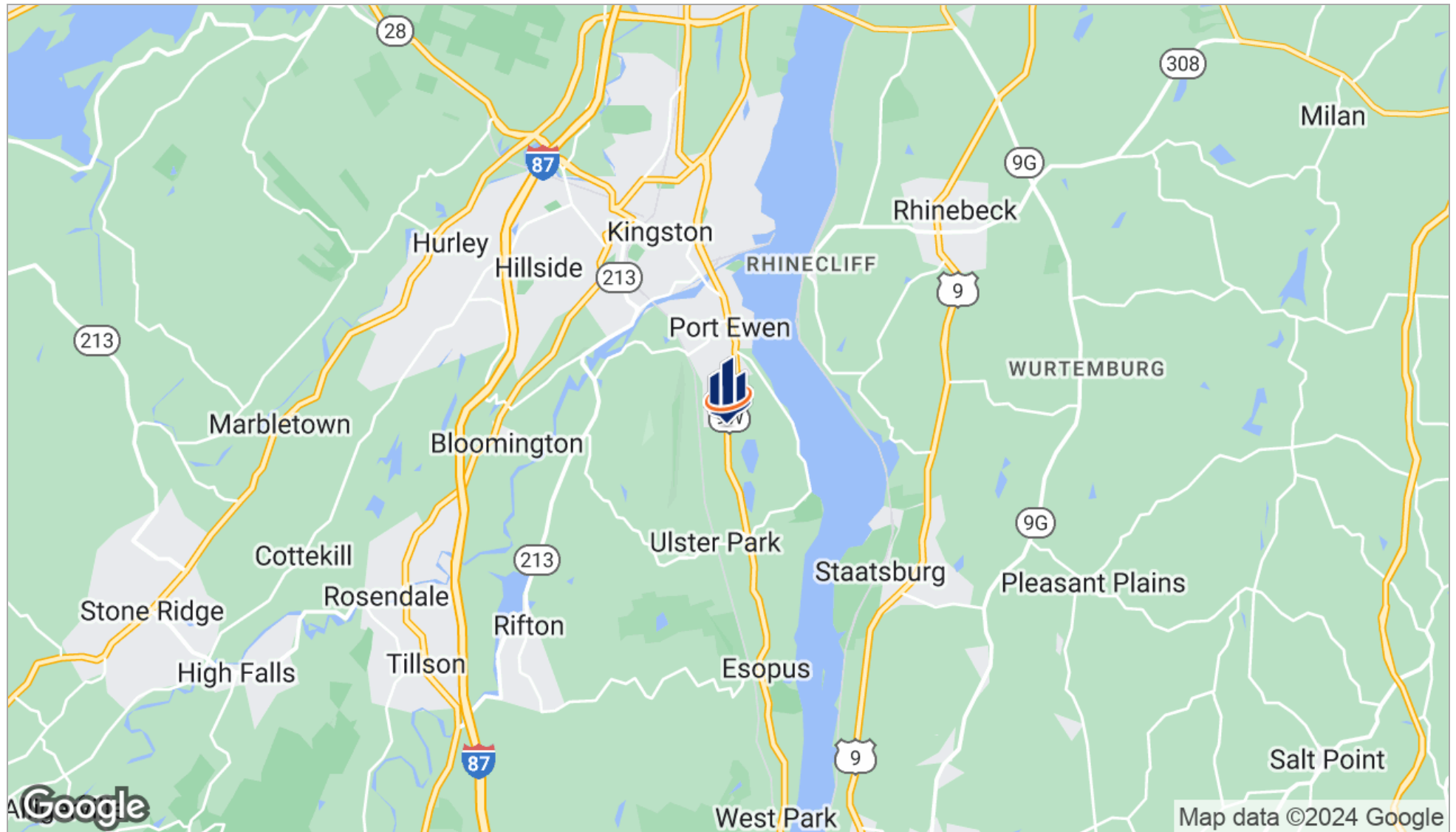
PROPERTY HIGHLIGHTS

- 5.8 Acres
- 420 feet of frontage on Route 9W
- Major north/south commuter route.
- AADT 13,195 (Traffic Count)
- Close to BOCES, Kingston, New Paltz
- Access to Mid Hudson and Rhinecliff Bridges

Additional Photos

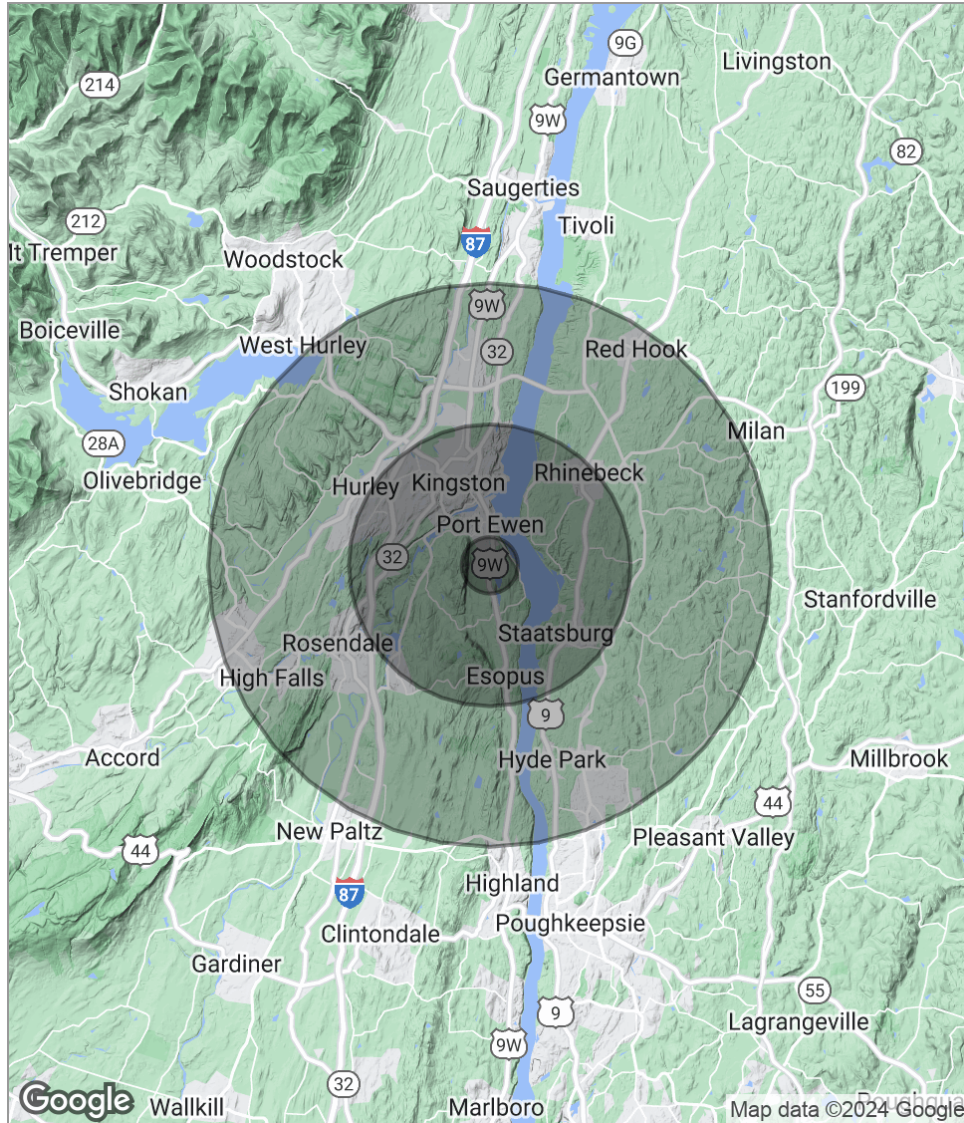


Location Maps



Additional Photos

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	699	42,373	116,049
Median age	42.0	38.4	40.8
Median age (male)	41.7	37.2	39.5
Median age (Female)	42.9	40.1	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	271	16,787	45,752
# of persons per HH	2.6	2.5	2.5
Average HH income	\$79,855	\$67,084	\$73,757
Average house value	\$263,716	\$257,568	\$278,197

* Demographic data derived from 2020 ACS - US Census