

PRIME REDEVELOPMENT SITE

426 BROADWAY/ROUTE 9W ESOPUS, NY 12429

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SVN | Deegan-Collins Commercial Realty | 411 Washington Ave., Suite 201, Kingston, NY 12401

Property Summary





	OFFERING SUMMARY		PROPERTY OVERVIEW	
	Sale Price:	\$595,000	Prime retail site	
			PROPERTY HIGHLIGHTS	
	Lot Size:	5.8 Acres	• 5.8 Acres	
			• 420 feet of frontage on Route 9W	
			Major north/south commuter route.	
	Zoning:	GC- General Commercial	AADT 13,195 (Traffic Count)	
			Close to BOCES, Kingston, New Paltz	
			Access to Mid Hudson and Rhinecliff Bridges	
	Utilities:	Municipal Water &		
		Sewer		

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Additional Photos



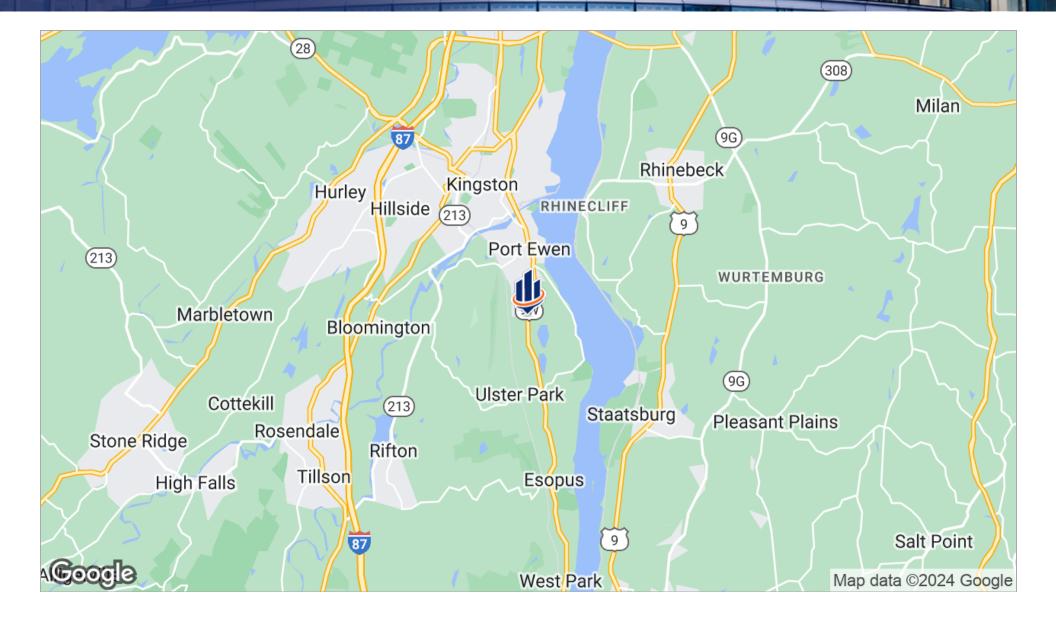


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Location Maps



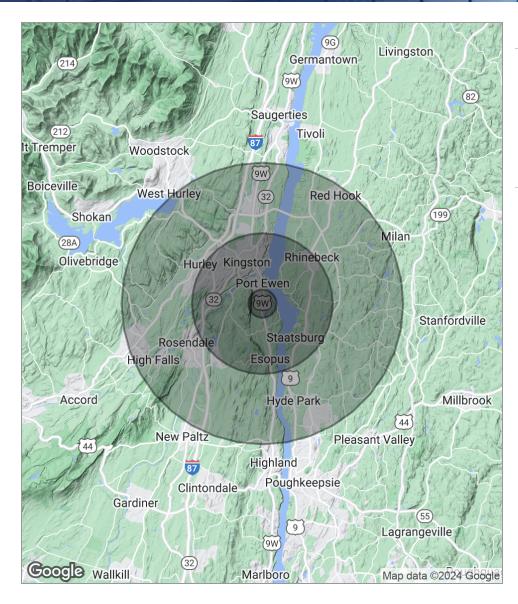
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Demographics Map



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
HOUSEHOLDS & INCOME Total households	1 MILE 271	5 MILES 16,787	10 MILES 45,752
Total households	271	16,787	45,752

* Demographic data derived from 2020 ACS - US Census