



OFFICE, RETAIL, SERVICE BUILDING

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



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

ADDRESS: NYS Route 52
409 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: 5,360 SF

LOT SIZE: 1.49 Acres

ASKING PRICE: **Sale:** \$1,450,000
Lease: \$20 Per SF, Plus CAM & Taxes



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale a Former Mitsubishi Dealership Commercial Building on 409 Fishkill Avenue, Beacon, NY 12508. 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 5,360 SF and 1.49 Acres.

Matterport 3D Virtual Tour: <https://my.matterport.com/show/?m=wDGpw6iKGTS>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

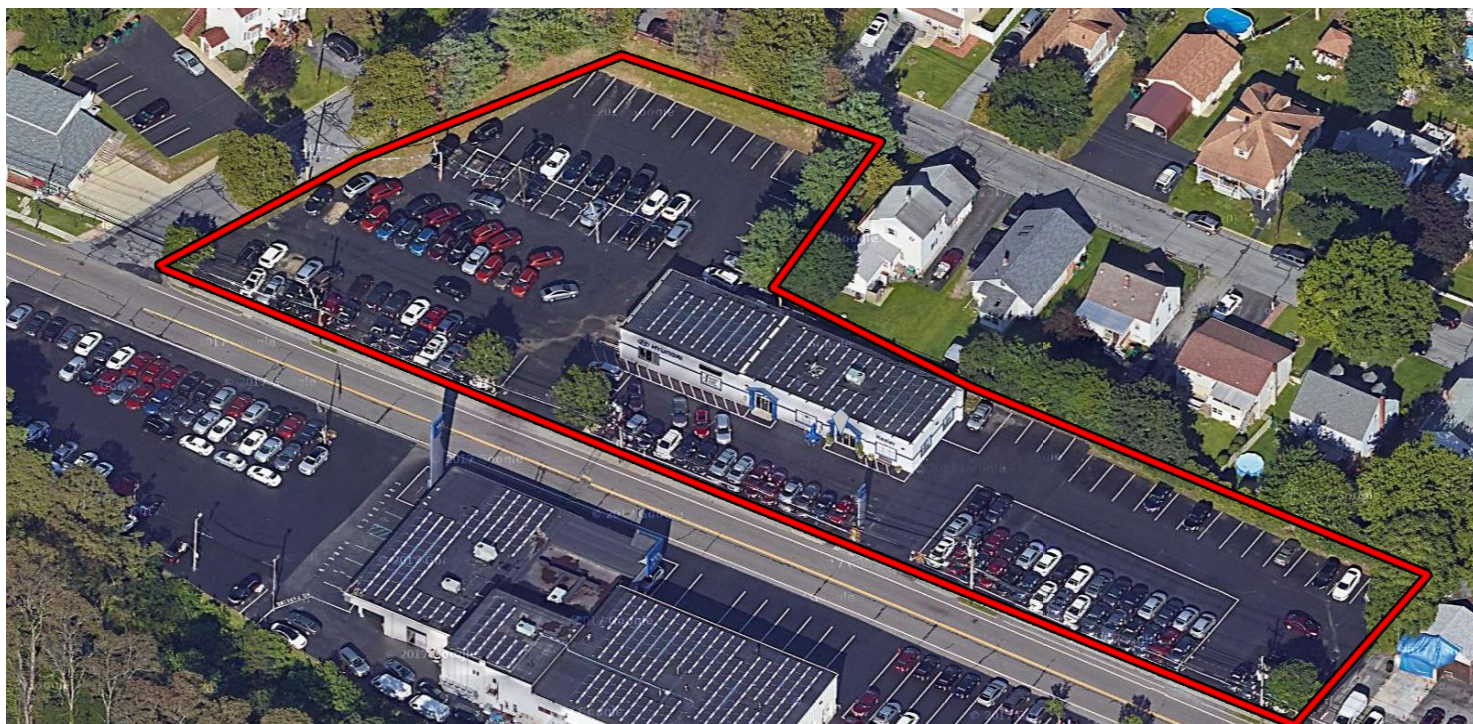
Thomas M. Cervone
845.485.3100
tom@crproperties.com



FRONTAGE & SIGNAGE ON NYS ROUTE 52

409 FISHKILL AVENUE, BEACON, NY 12508

AMPLE PARKING, SOLAR PANEL ROOF TOP



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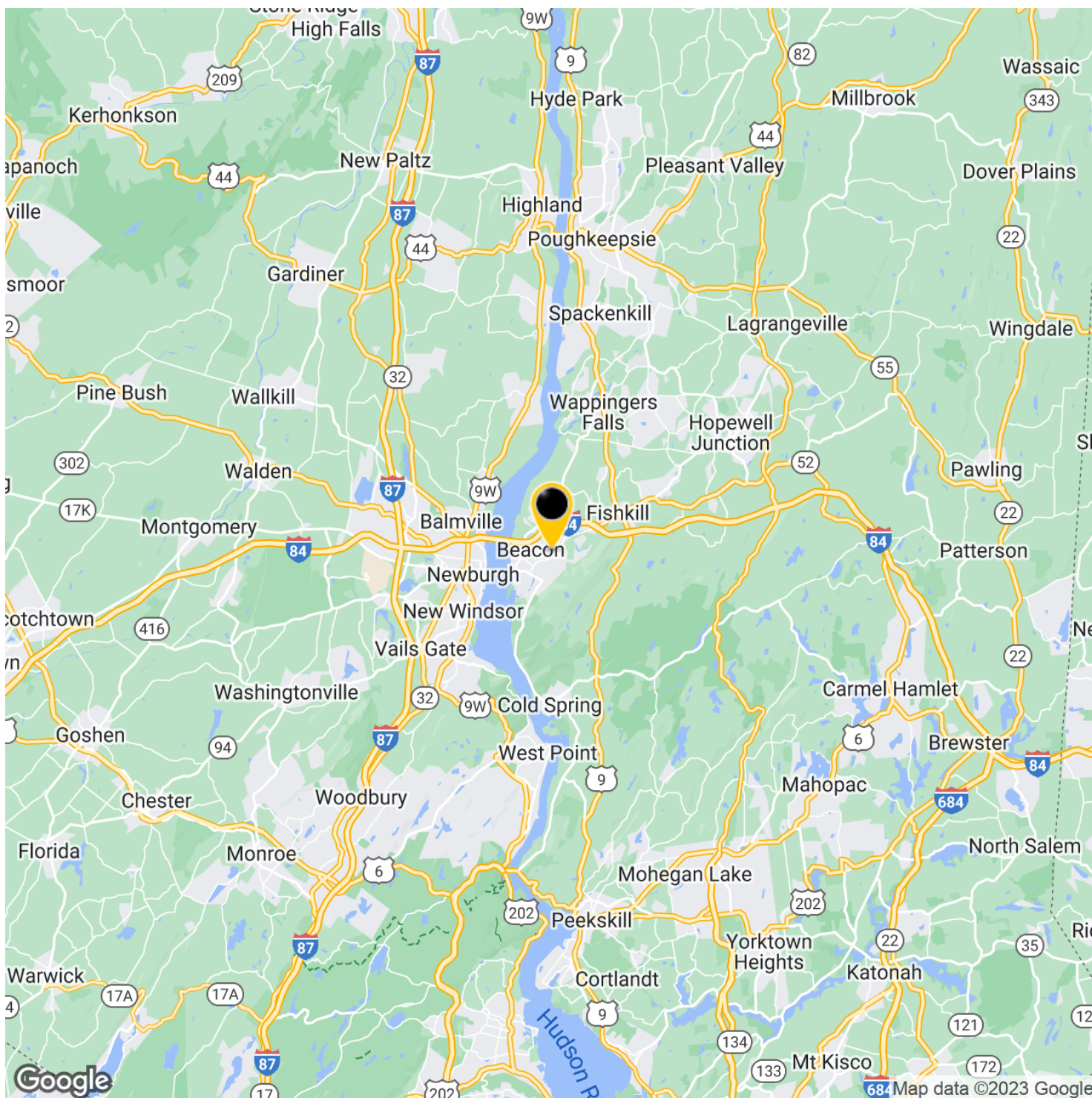
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BEACON TRAIN TO GRAND CENTRAL - 70 MINUTES

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

BEACON TOURISM: [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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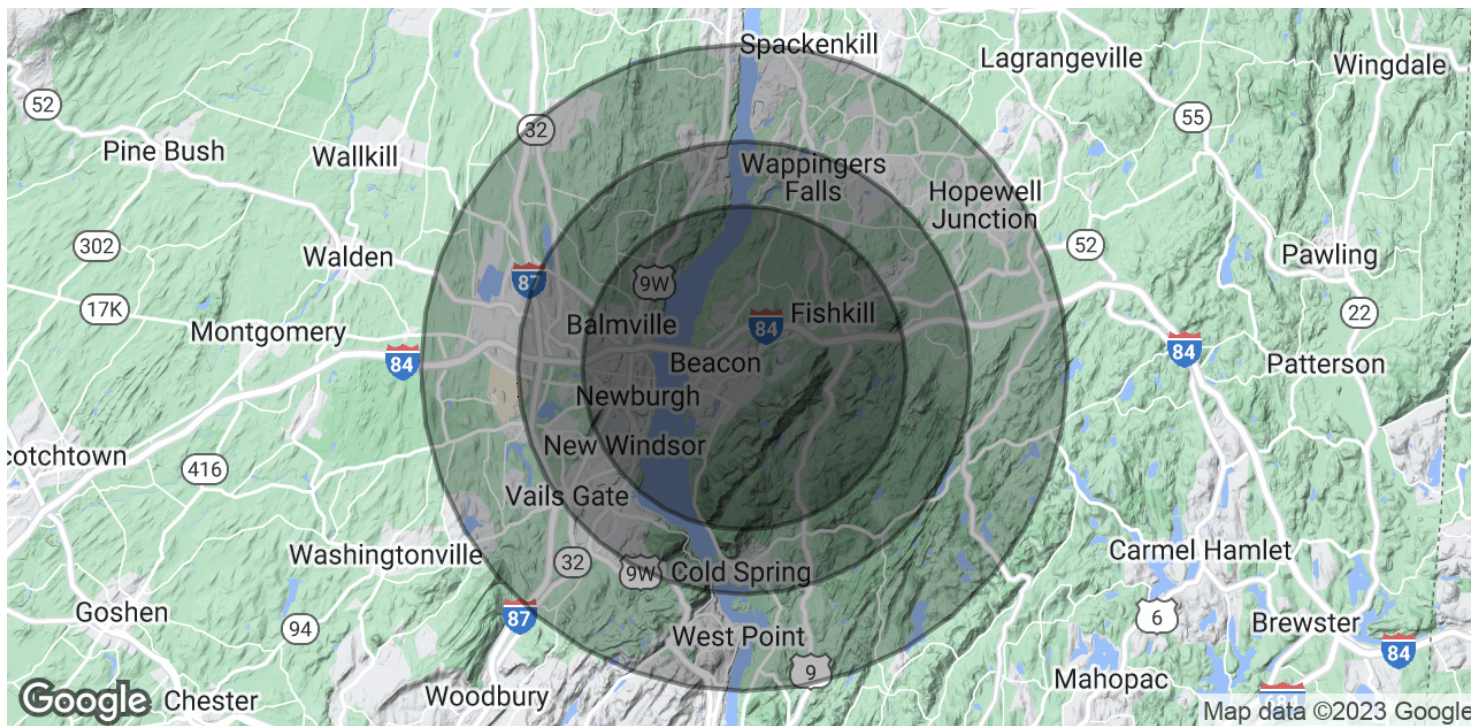
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	86,659	143,189	210,408
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	36,372	59,748	85,587
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,429	\$88,181	\$95,775
Average House Value	\$234,648	\$254,714	\$272,512

* Demographic data derived from 2020 ACS - US Census



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