

VAN WYCK CORNERS - TWO SPACES AVAILABLE

1001 ROUTE 376, WAPPINGERS FALLS, NY 12590

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NN)
Building Size:	5,257 SF
Available SF:	1,083 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Corner location with excellent visibility and signage on Route 376. Ground floor, turn-key office space with very minimal build-out needed. Ideal for: Accountant, Real Estate, Attorney, Medical, Therapist, Professional Photography, Title Company, and so on. ADA compliant bathroom and accessibility in place. Attractive exterior with ample parking. Co-tenants are Sunshine Orthodontics and Pediatric Dentistry.

PROPERTY HIGHLIGHTS

- Professionally maintained
- Signalized corner located
- Ample parking
- Excellent signage and visibility

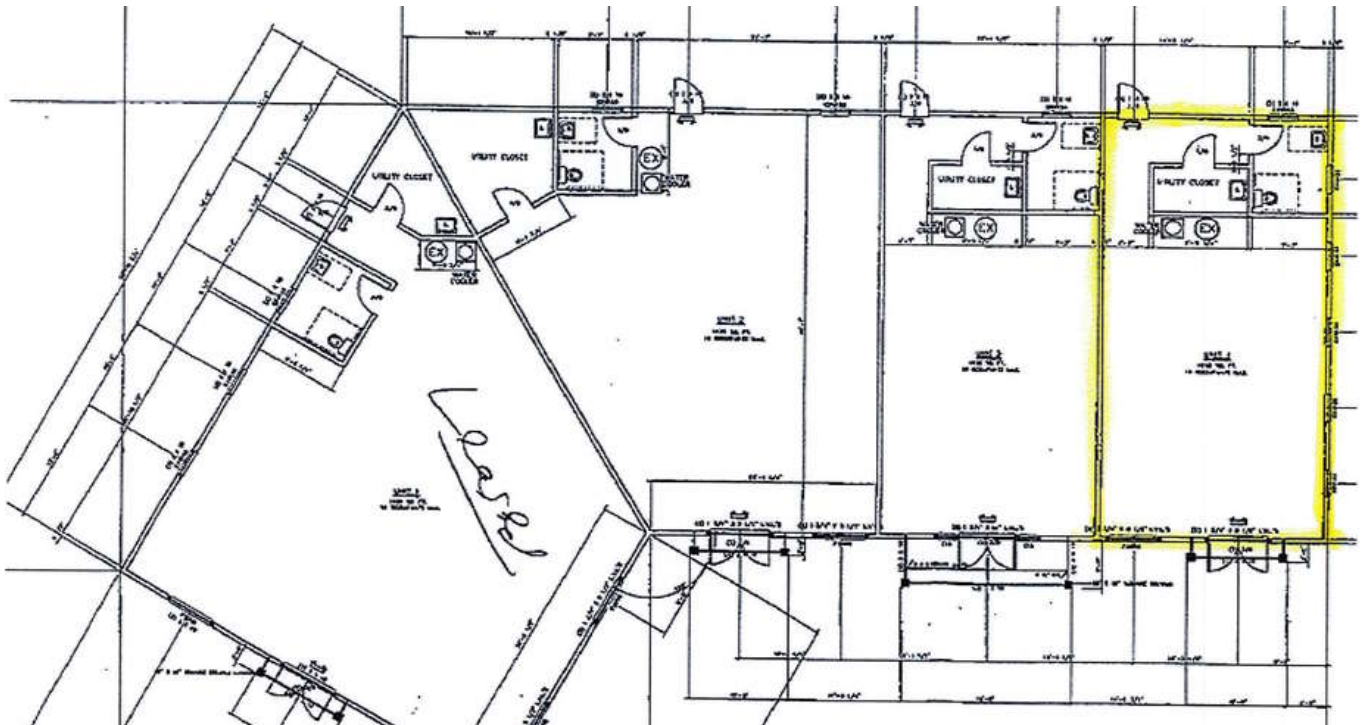
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ADDITIONAL PHOTOS





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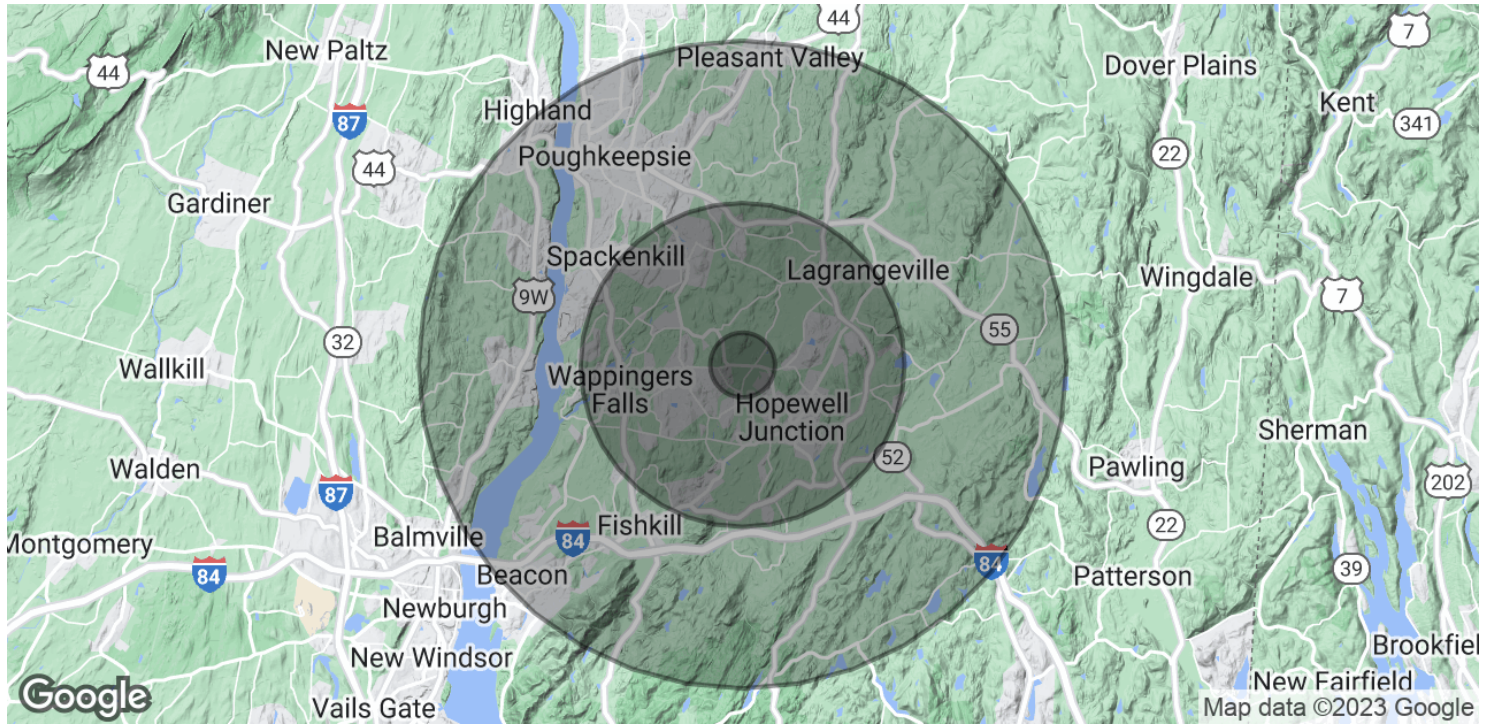
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,517	62,999	239,129
Average Age	39.5	40.4	38.3
Average Age (Male)	39.1	39.5	36.9
Average Age (Female)	39.1	41.2	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	799	21,368	85,645
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$101,020	\$101,518	\$86,213
Average House Value	\$383,700	\$366,516	\$342,770

* Demographic data derived from 2020 ACS - US Census