



# NOW LEASING - LEXINGTON PARK

## 1131-1145 NYS ROUTE 55, LAGRANGE, NY 12540



### ARLINGTON HIGH SCHOOL - 3,018 STUDENTS / TACONIC STATE PARKWAY

**ADDRESS:** NYS Route 55  
1131-1145 Route 55  
LaGrange, NY 12540

**LOCATION:** Arlington High School  
(4 walking minutes / 0.4 miles)  
Taconic State Parkway  
(2 minutes / 0.7 miles)

**ACREAGE:** 5.21 ± Acres

**TRAFFIC COUNT:** 17,443

**CO-TENANTS:**

- State Farm
- R&R Orthodontics
- Hudson Valley Spine Care
- Always in Bloom Flower Shop
- Peg's Pet Grooming
- Golden Cleaners
- Whalen Architecture
- Clarity Mental Health Counseling
- Edward Jones Investments, P.C.
- Homestead Funding
- Paul Effman Music
- SEFCU Mortgage Services
- College Planning
- Lagrange Dental
- NY Workspaces

**PROPERTY OVERVIEW**

CR Properties Group is pleased to offer space for lease in Lexington Park, a Professional Office / Retail Center located on NYS Route 55 contiguous to Arlington High School with 3,018 student attending. The center offers excellent visibility, ample on-site parking, and a wide variety of co-tenancy LaGrange Dental Group, Area retailers include Dunkin Donuts, McDonalds, Planet Fitness, Sprint, Mobil Gas Station and Hannaford Supermarket.

**AVAILABLE SPACES**

SPACE	SIZE (SF)	LEASE RATE
North Building - Main Level	115 SF	\$550 per month
North Building - Second Level	136 SF	\$550 per month
North Building - Second Level	240 SF	\$600 per month
North Building - Second Floor	108 SF	\$450 per month
North Building - Second Floor	115 SF	\$450 per month
North Building - Second Floor	1,325 SF	\$22.50 Per SF
North Building - Second Floor	1,450 SF	\$22.50 Per SF



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:

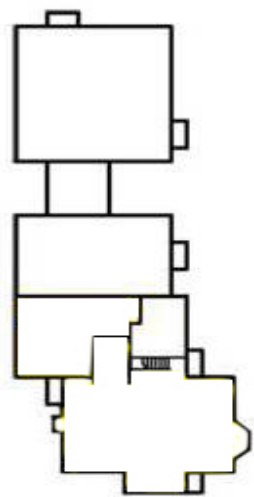
Thomas M. Cervone  
845.485.3100  
tom@crproperties.com



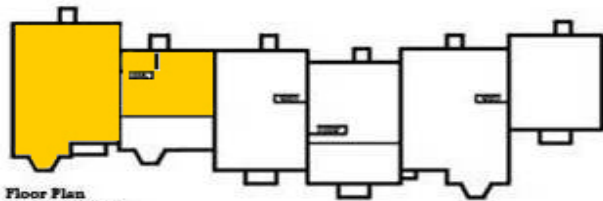
# PROFESSIONAL OFFICE / RETAIL SPACES

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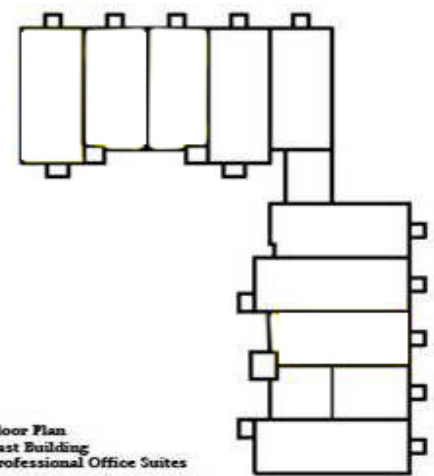
CONTIGUOUS TO ARLINGTON HIGH SCHOOL, NEAR TACONIC STATE PARKWAY



Floor Plan  
West Building  
Professional Office Suites



Floor Plan  
North Building  
Professional Office Suites



Floor Plan  
East Building  
Professional Office Suites

*Drawings are not to scale.  
Layout and Square footage are approximate.*



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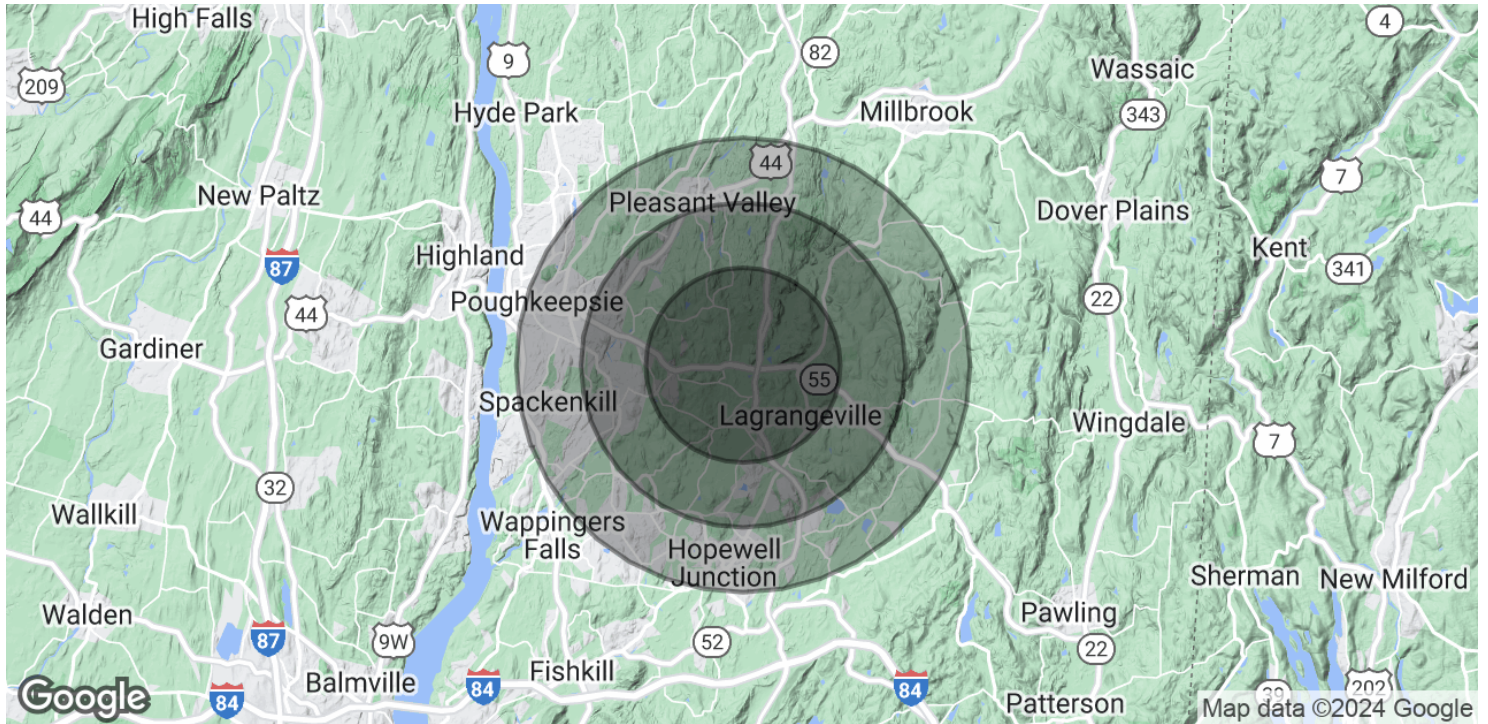




# AREA DEMOGRAPHICS & STATISTICS

1131-1145 NYS ROUTE 55, LAGRANGE, NY 12540

## HOUSEHOLD - POPULATION - INCOME VALUES



### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	9,802	33,197	84,712
Average Age	40.3	39.3	38.7
Average Age (Male)	40.6	39.2	37.9
Average Age (Female)	40.3	39.5	39.3

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	3,307	11,017	28,356
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$107,439	\$110,234	\$101,510
Average House Value	\$399,233	\$394,821	\$364,878

\* Demographic data derived from 2020 ACS - US Census



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