

Now Available

Brookmeade Development Site

962-985 Route 376 and Van Wyck Road
Hopewell Junction | Dutchess County | New York

Property Description



Site

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT



376

Robert Buyakowski
845-489-5079



Build-to-Suit or Ground Lease Pad

Sub-dividable vacant **8.2 acre parcel** available adjacent to McDonald's Pad site and Retail Plaza with common access easements . The property is cleared and level. Utilities are municipal gas and water, and private septic system. Land development ideal for supermarket, office, flex space. pharmacy, self-storage, warehouse and much more.

General Information

Lot Size:
8.2 acre

Space Type:
Retail / office

Zoning:
B-1 & I-3 (Business/Retail & Light Industrial)

Location

Town of East Fishkill, Dutchess County, New York
The site is located on the south side of NYS Route 376; Good traffic counts of 14,000+ veh./day. Centrally located in the high growth commercial & retail corridor. Approximately 3.5 miles to either Route 9 and Taconic State Parkway. Less than 6 miles to the I-84 Exit 15.

DECEMBER 2018

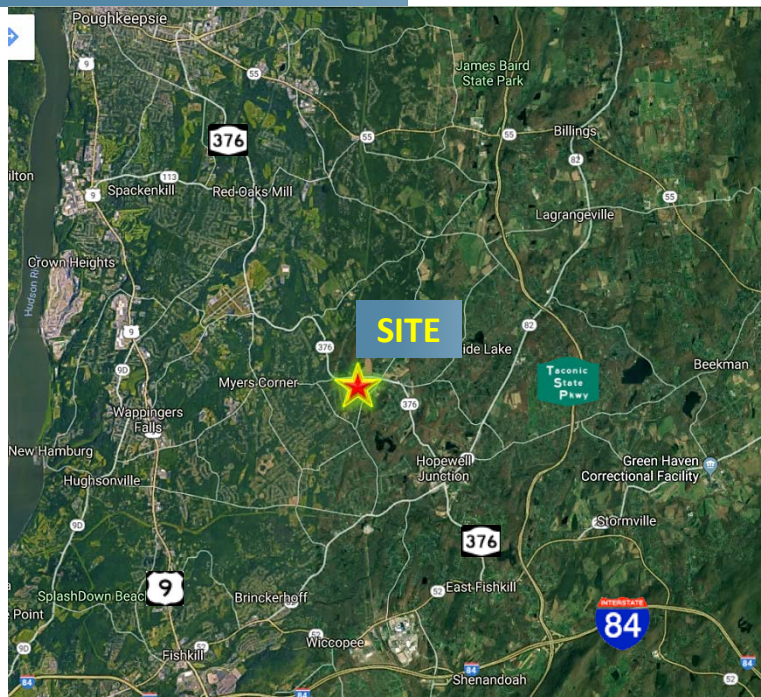


Robert Buyakowski P.E.
Vice President of Commercial Sales
845.489.5079
rbuyakowski@mcgrathrealtyinc.com

Property Location

Brookmeade Retail Center & Development Site

Hopewell Junction | New York



Demographics Summary

Brookmeade, 962-985 Route 376 | Hopewell Junction | New York

	3 Mile	5 Mile	10 Mile
Population			
2014 Total Population:	22,649	73,984	224,408
2019 Population:	22,816	74,677	224,926
Pop Growth 2014-2019:	0.74%	0.94%	0.23%
Average Age:	39.90	40.10	39.20
Households			
2014 Total Households:	7,578	26,163	80,271
HH Growth 2014-2019:	0.78%	0.97%	0.25%
Median Household Inc:	\$91,253	\$83,765	\$69,810
Avg Household Size:	3.00	2.80	2.60
2014 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$338,285	\$319,941	\$298,231
Median Year Built:	1973	1971	1970

