

McGrath Realty Inc

For Sale/Ground Lease
1.8 Acre Retail
Development Site



Corner of Route 55, Freedom Plains
Rd (CR 47), & Doctor Fink Rd
Town of La Grange | New York

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For Sale/Ground Lease

1.8 Usable Acres Commercial - Retail

Corner of 55, Freedom Plains Rd (CR 47), & Doctor Fink Rd
Town of La Grange | New York

Property Description & Highlights



GENERAL INFORMATION

Lot Size:	1.8 acres
Road Frontage:	US 55: 268' CR 47: 330' Dr. Fink Rd: 454'
Zoning:	Town Center Business (TCB)
APN/Parcel ID:	133400-6460-01-435981-0000
Sale Price:	\$1,750,000
Ground Lease:	
Full Site -	\$150k/annum
Partial Site -	\$80k/annum
(3,000-5,000 pad)	

PROPERTY DESCRIPTION

Prime retail corner property in the in the Town of LaGrange that contains 1.8 useable acres with outstanding road frontage, access and visibility from the 3 surrounding highways. This strategic site is located in the Town Center Business district (TCB), 1,500 ft. from Arlington High School (3,200 students and 200+ academic staff) via shared service road 'Dr. Fink'. Perfect site for a free standing retail store, auto parts, pharmacy or plaza with a lot of exposure. Other uses include bank pad, Flex residential over retail, office, or other food use. Municipal water.

Well located at the south east intersection of Freedom Plains Road (CR47) & Route 55 across from the Mobil Station at the new DOT roundabout with traffic counts of over 20,000 ADT. It is also adjacent to the *Lagrange Town Center* - an approved development site just south of this site. Property is less than ¼ mile to the Route 55 cloverleaf intersection with the Taconic State Parkway.



Rob Buyakowski, P.E.
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Property Location

LOCATION

Town of LaGrange
Dutchess County, New York.

The site is located at the south east intersection of Freedom Plains Road and Route 55 across from the Mobil station and north of the approved development site for Lagrange Town Center. Property also fronts Dr. Fink Road, which leads to Arlington High School. Property is less than ¼ mile to the Taconic State Parkway.

