

OFFERING MEMORANDUM

USPS | 1809 NY-22, WINGDALE, NY 12594

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



 **UNITED STATES
POSTAL SERVICE**

*Actual Site

DIRECTORY



1809 NY-22, WINGDALE, NY 12594

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*Actual Site

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OFFERING & INVESTMENT SUMMARY

USPS // Wingdale, NY



\$1,492,000
Sale Price



6.0%
Cap Rate



USPS Maintenance
USPS Tax Reimbursement
Lease Type



1999
Year Built



3,540 Sq Ft
Building Size



40,000 Sq Ft
Land Size



*Actual Site

TENANT	United States Postal Service (USPS)
PROPERTY ADDRESS	1809 NY-22, Wingdale, NY 12594
ANNUAL RENT	\$93,552 / Year
RENT/SQUARE FOOT	\$26.43
LEASE TYPE	USPS Maintenance Rider USPS Tax Reimbursement Rider
LEASE TERM	April 1, 2025 - March 31, 2030
OPTIONS	Two (2) - 5 Year Options
RENEWAL OPTIONS	Option1: \$102,912 Option2: \$113,196
PURCHASE OPTION	2025: \$1,141,000 2030: \$1,312,150 2035: \$1,508,970

GROSS INCOME	\$93,552
TAXES	Reimbursed
INSURANCE	\$2,580.50
MAINTENANCE & RESERVES	\$1,416
NET OPERATING INCOME	\$89,555.50

FINANCIAL OVERVIEW

USPS // Wingdale, NY



CURRENT LEASE

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF
	3,540	04/01/2025	03/31/2030	\$7,796	\$93,552	\$26.43
Option 1	3,540	04/01/2030	03/31/2035	\$8,576	\$102,912	\$29.07
Option 2	3,540	04/01/2035	03/31/2040	\$9,433	\$113,196	\$31.97

EXPENSES

YEARLY BUDGET

Property Taxes	Reimbursed
Insurance	\$2,580.50
Maintenance	\$1,416.00

NET OPERATING INCOME

NOI

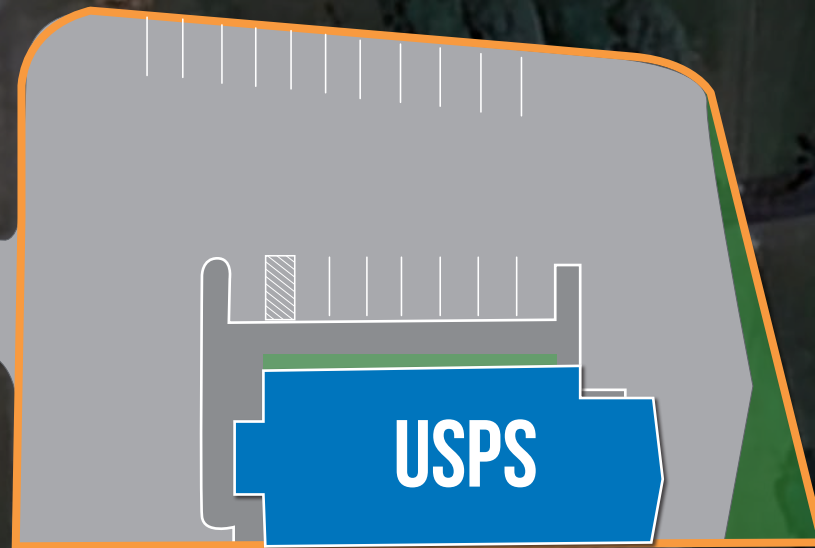
Income	\$93,552.00
Expenses	\$3,996.50
NOI	\$89,555.50

SITE MAP

USPS // Wingdale, NY



NEW YORK 22




7,000
VEHICLES
PER DAY

REGIONAL OVERVIEW

USPS // Wingdale, NY



WINGDALE
New York



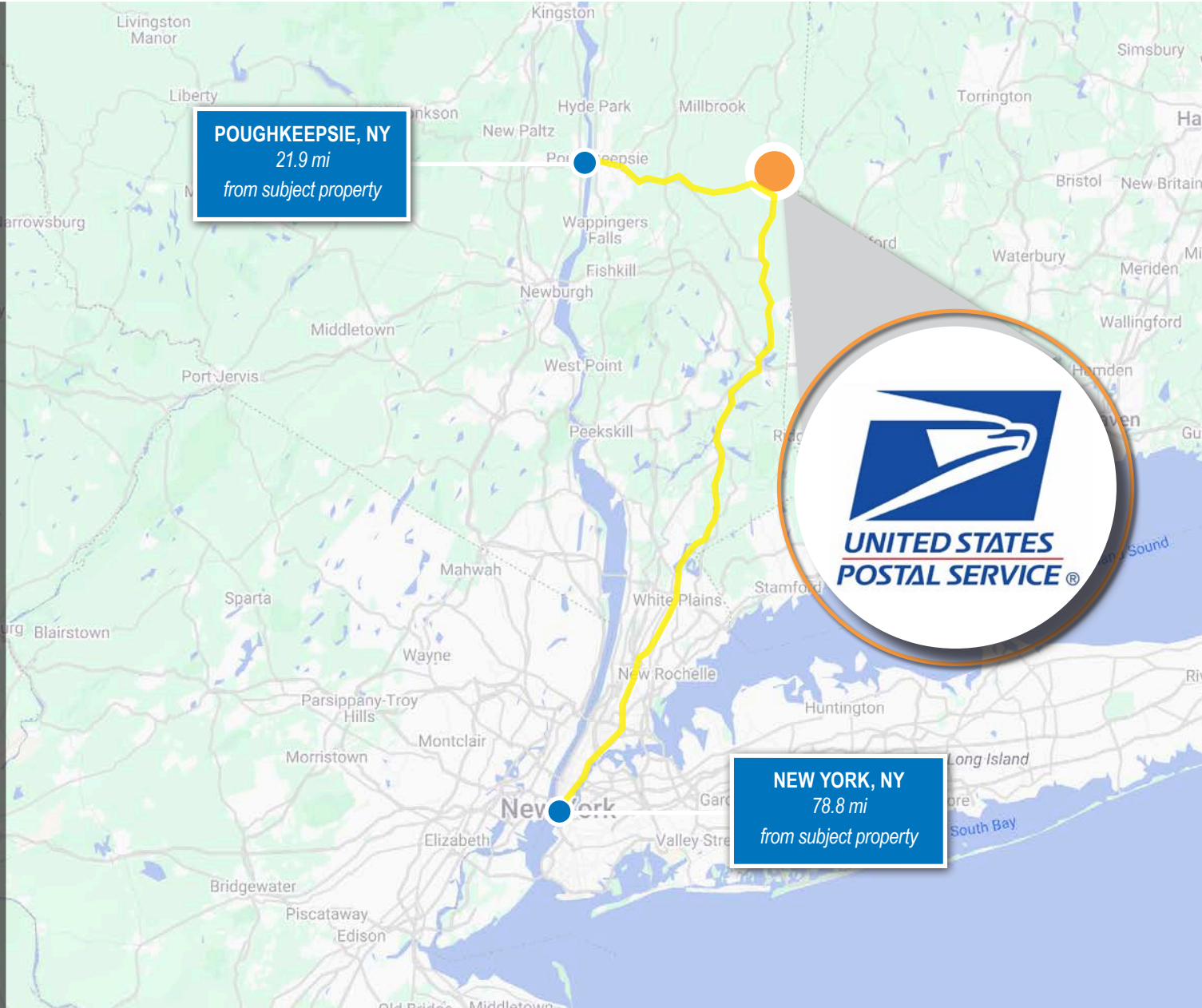
POUGHKEEPSIE
NY, 36 Min from Property



NEW YORK
NY, 104 Min from Property



NY-22
01 Min from Property



CITY OVERVIEW

USPS // Wingdale, NY



NEARBY USPS LOCATIONS

USPS // Wingdale, NY

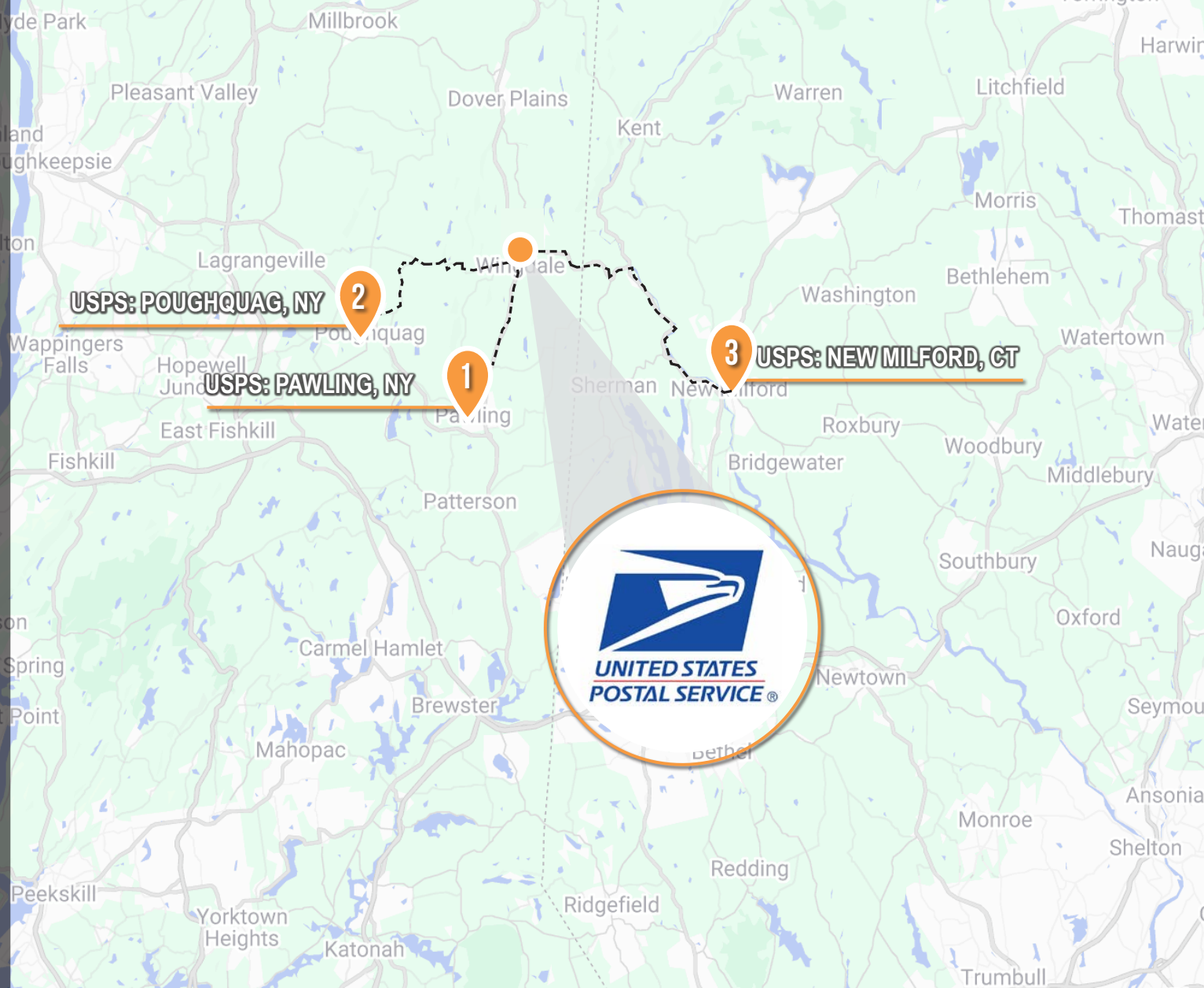


USPS LOCATION PROXIMITY MAP

1 11 Min to
PAWLING, NH
6.7 Miles

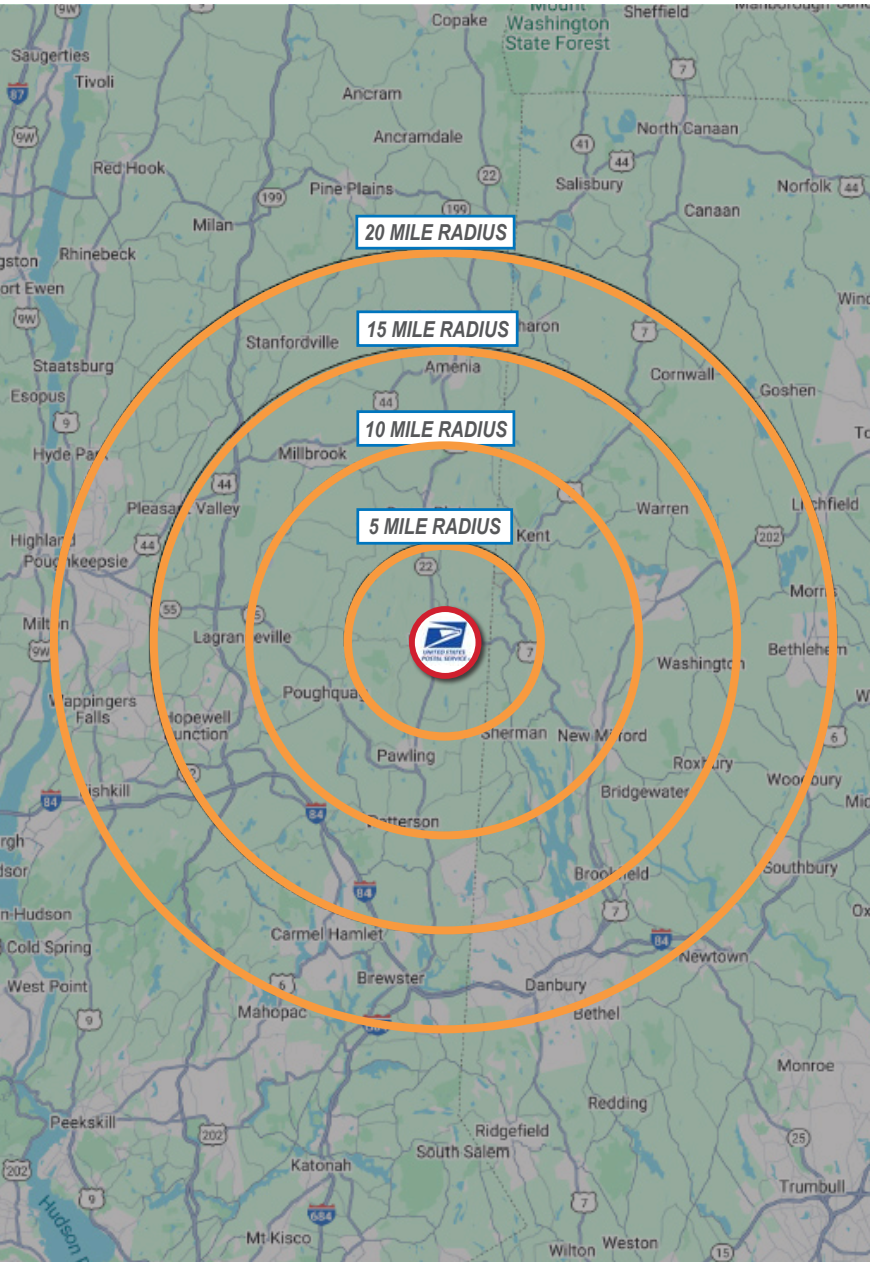
2 15 Min to
POUGHQUAG, NY
9.8 Miles

2 22 Min to
NEW MILFORD, CT
13.4 Miles



DEMOGRAPHICS

USPS // Wingdale, NY



DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
POPULATION			
Estimated Population (2025)	10,260	68,400	180,603
HOUSEHOLDS			
Estimated Households (2025)	3,862	25,983	67,751
HOUSEHOLD INCOME			
Average Household Income (2025)	\$149,132	\$154,681	\$165,549

20 MILE RADIUS (2025)



POPULATION

488,774



HOUSEHOLDS

187,216



INCOME

\$147,793

LOCATION OVERVIEW

USPS // Wingdale, NY



DUTCHESS COUNTY

Wingdale, NY

Wingdale is a small hamlet in the town of Dover, located in the scenic Hudson Valley region of New York. It's known for its quiet, rural atmosphere and close-knit community, set amid rolling hills, farmland, and forested areas. Wingdale has a mix of residential areas, local businesses, and community services, and it's nearby several outdoor attractions, including hiking trails and reservoirs. The hamlet is also notable for its proximity to major regional employers and educational institutions, with easy access to nearby towns and transit routes connecting it to larger cities.

Dutchess County lies along the eastern edge of New York's Hudson River and is known for its blend of historic towns, cultural attractions, and natural beauty. The county features significant historic sites, scenic river views, and a thriving arts and culture scene, supported in part by several colleges and creative communities. Agriculture, tourism, and education are important to the local economy, and many residents enjoy outdoor recreation in parks, along trails, and on the river. With its mix of charming villages, cultural offerings, and rural landscapes, Dutchess County is a popular place to live and visit in the Hudson Valley.



**CONTRIBUTING
GROWING**



**HISTORIC
PLACE**



**HIDDEN
GEM**



TENANT OVERVIEW

USPS // Wingdale, NY



REVENUE
\$71.1B



LOCATIONS
34,000



EMPLOYEES
+633,000



YEAR FORMED
1775



HEADQUARTERS
**WASHINGTON,
D.C.**

The U.S. Postal Service is the only delivery service that reaches every address in the nation: 160 million residences, businesses and Post Office Boxes. With more than 34,000 retail locations and one of the most frequently visited websites in the federal government, usps.com, the Postal Service has annual operating revenue of more than \$71 billion and delivers 48 percent of the world's mail. With more than 630,000 employees, the United States Postal Service is one of the nation's largest employers.





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