



1,300 SQ.FT. MEDICAL OFFICE SUITE FORMER DENTAL AND PHYSICAL THERAPY

11 CRUM ELBOW ROAD, HYDE PARK, NY 12538

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	14,480 SF
Available SF:	1,300 SF
Lot Size:	21.36 Acres
Number of Units:	4
Year Built:	1997
Zoning:	East Park Business District
Market:	Hudson Valley
Submarket:	Dutchess County

PROPERTY OVERVIEW

Exceptional leasing opportunity at The Health Center of Hyde Park. This premier medical office building offers ample onsite parking, and convenient access to major transportation routes, and a professional atmosphere, this location provides the perfect setting for success. Whether establishing a new headquarters or expanding operations, this standout property represents the perfect canvas for cultivating productivity and growth. Co-tenants include: The Institute for Family Health, Nuvance Physical Therapy, and Key Dental.

SPACES	LEASE RATE:	SPACE SIZE
11 Crum Elbow Road	\$18.00 SF/yr	1,300 SF

1,300 SQ.FT CORNER MEDICAL OFFICE - FORMER DENTAL AND PHYSICAL THERAPY OFFICES

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ADDITIONAL PHOTOS

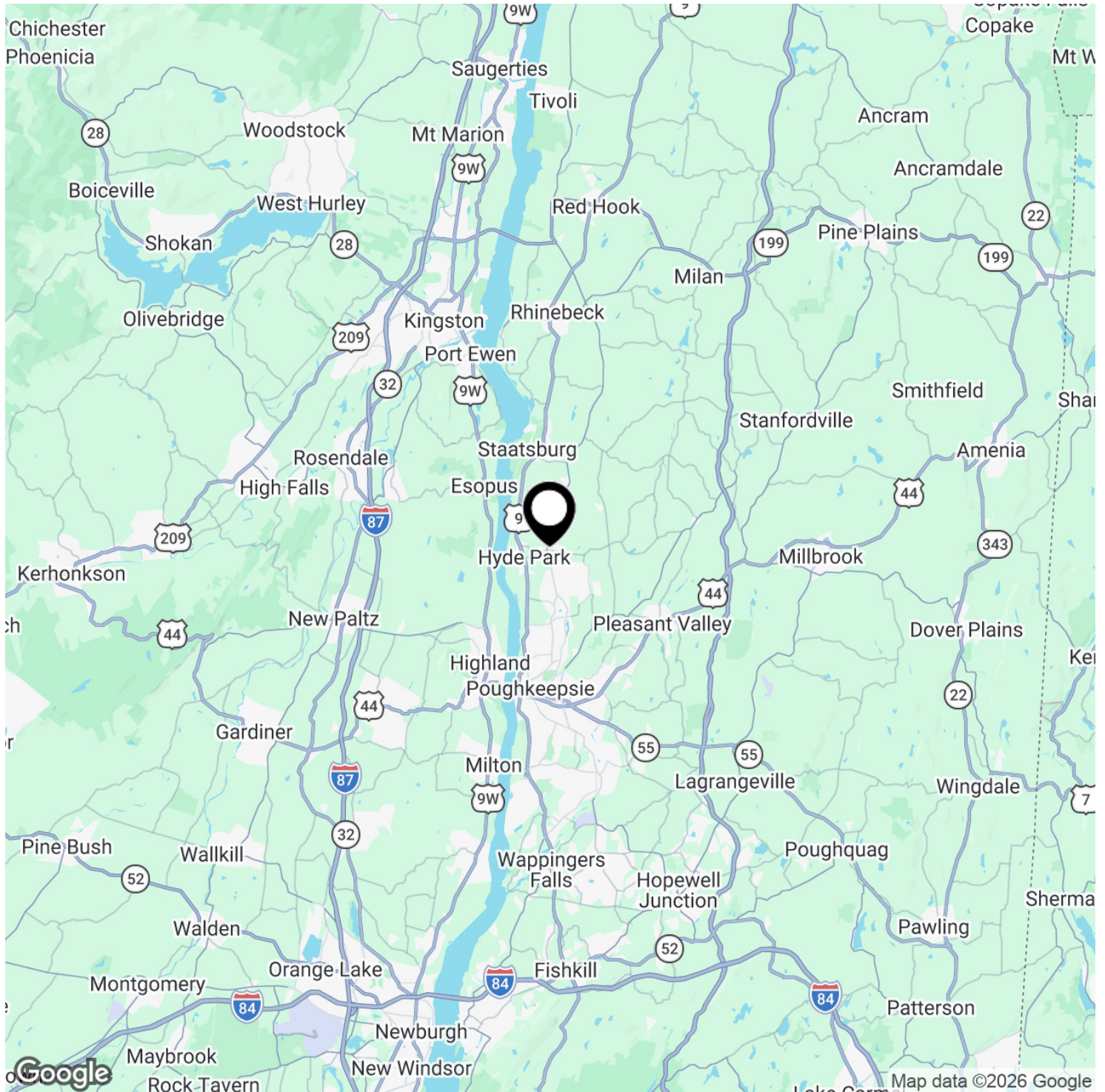


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LOCATION MAP



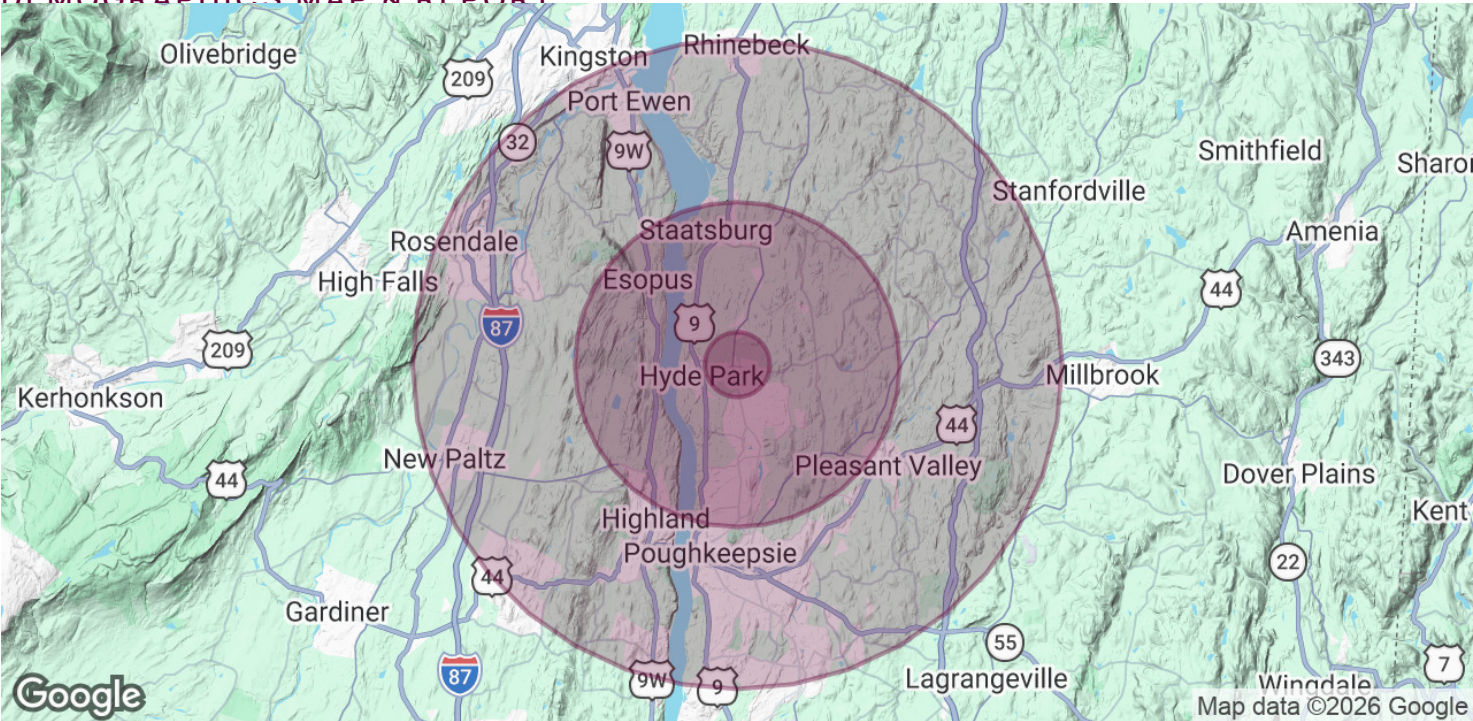
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,030	35,178	159,343
Average Age	54.6	41.3	42.4
Average Age (Male)	52.3	38.7	41.4
Average Age (Female)	56.6	42.8	43.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,019	12,781	62,893
# of Persons per HH	2.0	2.8	2.5
Average HH Income	\$86,700	\$118,417	\$117,758
Average House Value	\$258,602	\$299,183	\$337,482

2023 American Community Survey (ACS)