



# CLASS A OFFICE BUILDING - FOR LEASE

103 EXECUTIVE DRIVE, NEW WINDSOR, NY 12553



INTERSTATE 84 & INTERSTATE 87 & NYS ROUTE 17K AKA I86

**ADDRESS:** 103 Executive Drive  
New Windsor, NY 12553

**LOCATION:** **Newburgh Beacon Bridge**  
(11 Minutes / 5.5 Miles)  
**Beacon Metro North**  
(18 Minutes / 8.8 Miles)  
**NYS Route 17K aka i86 Exit 36**  
(7 Minutes / 2.4 Miles)  
**I84 Exit 36/I87 Exit 17**  
(7 Minutes / 2.7 Miles)

**SPACES AVAILABLE:** Suite 500: 4,900 SF  
Suite 503: 1,354 SF

**BUILDING SIZE:** 27,000 SF

**ASKING PRICE:** Available upon request and review of Tenants requirements



### PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer office spaces for lease on 103 Executive Drive, New Windsor, NY 12553. This location is 11 minutes from the Newburgh Beacon Bridge, 7 Minutes from NYS Route 17K aka i86 exit 36, and 7 Minutes from I84 Exit 36 and 6 Minutes from New York Stewart International Airport. Current Co-Tenants are Empire Business Center, NYS Child & Family Services and NYS Dept of Agriculture.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

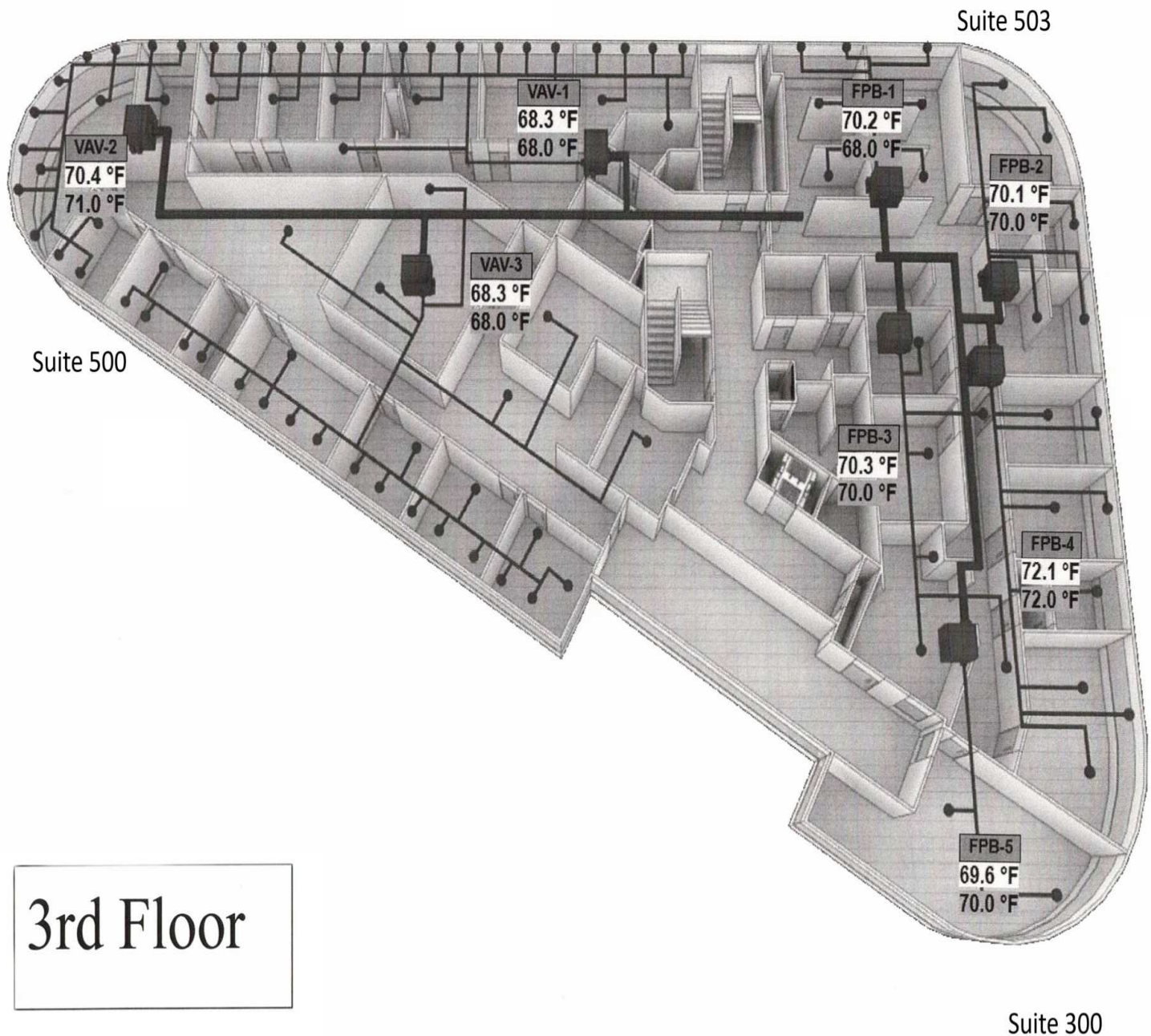
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# FLOOR PLANS

103 EXECUTIVE DRIVE, NEW WINDSOR, NY 12553

## THIRD FLOOR



3rd Floor



CR Properties Group, LLC  
 295 Main Street  
 Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

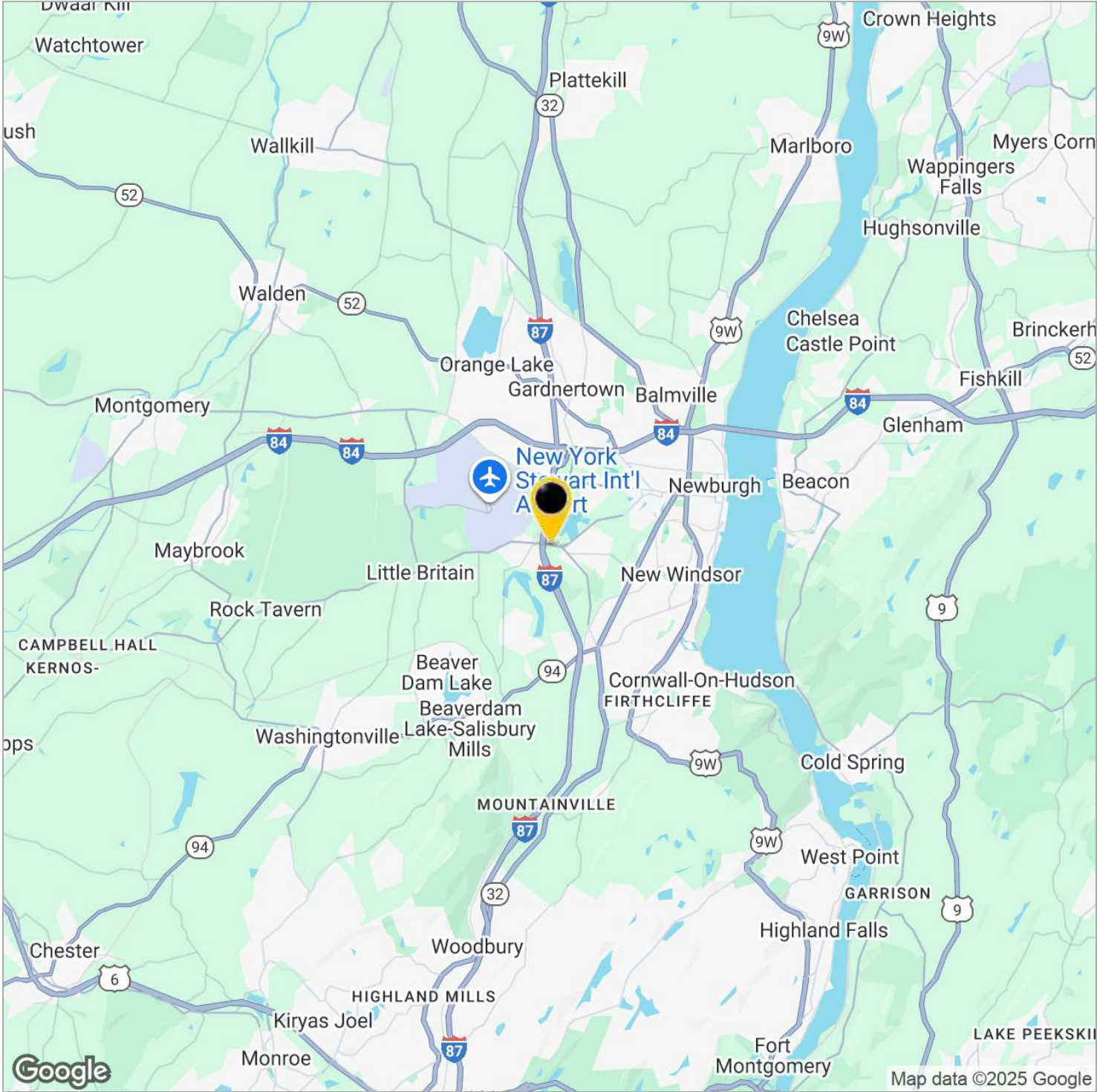
For more information:

Thomas M. Cervone  
 845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# NEWBURGH BEACON BRIDGE - 11 MINUTES BEACON METRO NORTH STATION - 18 MINUTES

## INTERSTATE 84 EXIT 36, INTERSTATE 87 EXIT 17 - 7 MINUTES



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

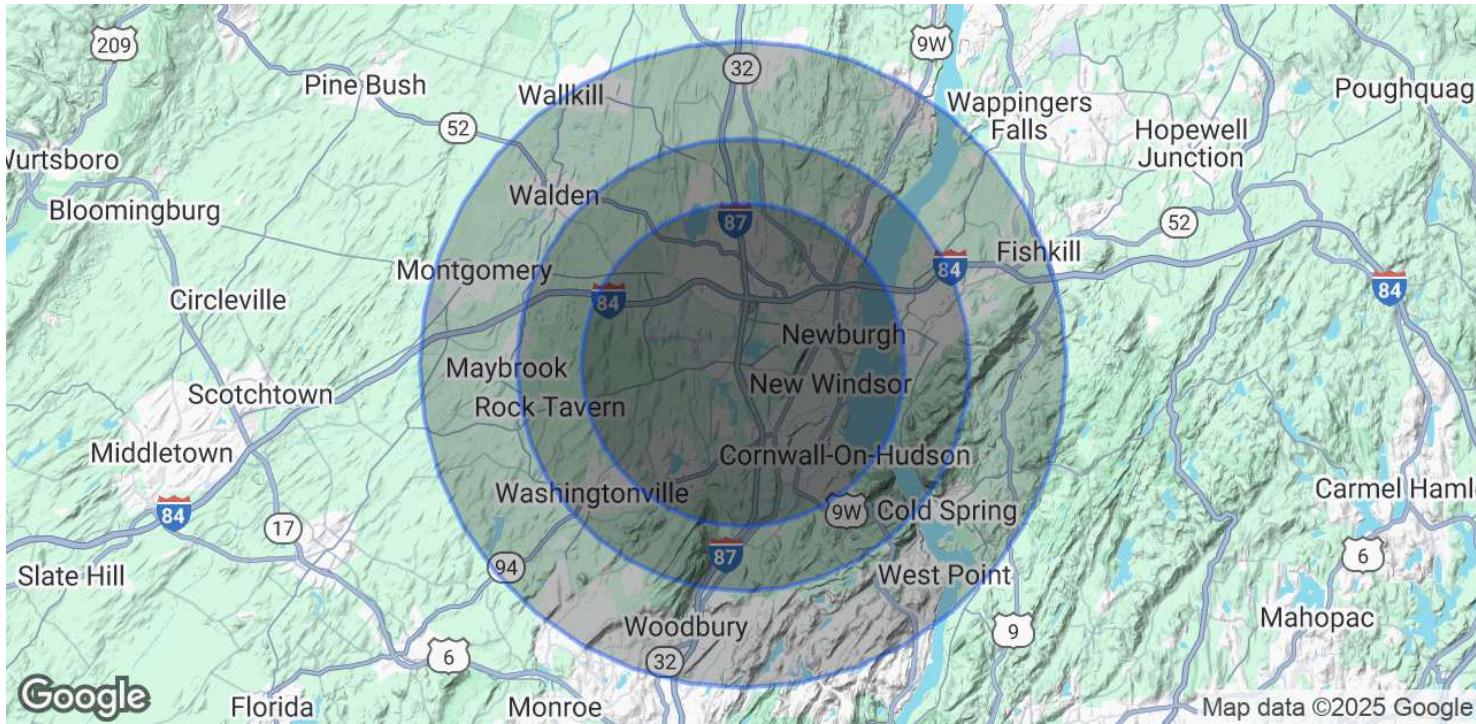
*For more information:*  
**Thomas M. Cervone**  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	88,822	133,855	256,578
Average Age	40	41	38
Average Age (Male)	39	40	37
Average Age (Female)	41	42	38

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	32,568	48,994	85,328
# of Persons per HH	2.7	2.7	3
Average HH Income	\$113,157	\$118,539	\$117,216
Average House Value	\$358,251	\$385,369	\$465,139

Demographics data derived from AlphaMap



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