



RETAIL & OFFICE & MEDICAL & SERVICE

942+946 NYS ROUTE 376, TOWN OF EAST FISHKILL, NY



PRE-BUILT RETAIL OFFICE MEDICAL & SERVICE SPACES

ADDRESS: 942 Route 376, Summerlin East
 946 Route 376, Summerlin West
 East Fishkill, NY 12590 (Township)
 Wappingers Falls, NY (Mailing)

LOCATION: North West Corner of Route 376 &
 Robinson Lane, Opposite Lake Walton
 Road, near Taconic State Parkway

GROSS SF: 41,322 ± SF - Summerlin East
 17,911 ± SF - Summerlin West

TRAFFIC COUNT: 11,938 AADT
 NYS Rt 376 @ Myers Corners Rd

ASKING PRICE: First Floor Base Price \$19 Per SF/PYR
 Second Floor Base Price \$17 Per SF/PYR
 Additional Charges: \$65/month garbage + recycling

Summerlin Plaza - West

Unit	Tenant	Sq Ft
1 - 2	Last Chance Bar & Grill	2,200
3-4	VACANT	2,398
5	Hidden Closet Boutique	1,016
6A	Farmer's Insurance	957
6B - 7	VACANT	2,060
6.1	EPC Sports	2,130
6.2	EPC Sports	2,130
8	Fiorenza Flowers	1,191
9	Naranjo Jewelry	951
10	Oicle Land Surveying	959
11	Northern Medical Group	960
12	Northern Medical Group	959

Summerlin Plaza - East

Unit	Tenant	Sq Ft
1 - 2	Analog Coffee	2,692
3	VACANT	1,240
4	C & C Glass	1,226
5	Willow Book Shop and Lounge	1,240
6	Personal Touch Flooring	1,226
7 - 8	VACANT	2,480
9	Verizon Wireless	1,240
10 - 11	Endless Sun	2,480
12	Reliance Fire Protection	1,226
13	Entirely You SPA	1,240
14	Twin Tides Tattoo	1,226
15 - 16	Nuvance Health Medical Practice	2,480
17 - 18	Renu Medispa	2,954

Summerlin Plaza - East (Office)

Unit	Tenant	Sq Ft
201 - 204	Lexington Care	5,590
205 - 207	VACANT	2,400
208	MTY Bookkeeping	941
209	Monarch Lash	824
210 - 211	Brent Financial Group, LLC	1,196
212	LMDH Companies	1,200
213	VACANT	635
214	Dynamic Solutions	835
215 - 216	Ashraf Holdings	1,747
217	Rose Contracting	804
218	Ashraf Holdings	2,200



CR Properties Group, LLC
 295 Main Street
 Poughkeepsie, NY 12601
www.crproperties.com



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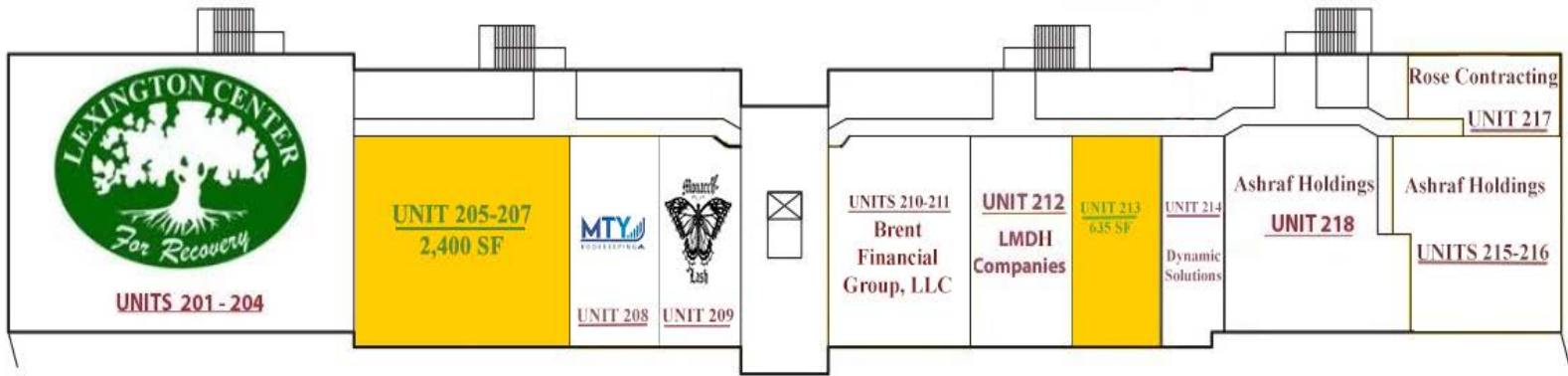
For more information:

Thomas M. Cervone
 845.485.3100
tom@crproperties.com



1ST LEVEL: RETAIL / PRE-BUILT MEDICAL SUITES
2ND LEVEL: CLASS A OFFICE SPACE, ATRIUM WITH ELEVATOR

TENANT INCENTIVE PACKAGES & BUILT TO SUIT ASSISTANCE AVAILABLE



**SUMMERLIN EAST OFFICES
 SECOND FLOOR**



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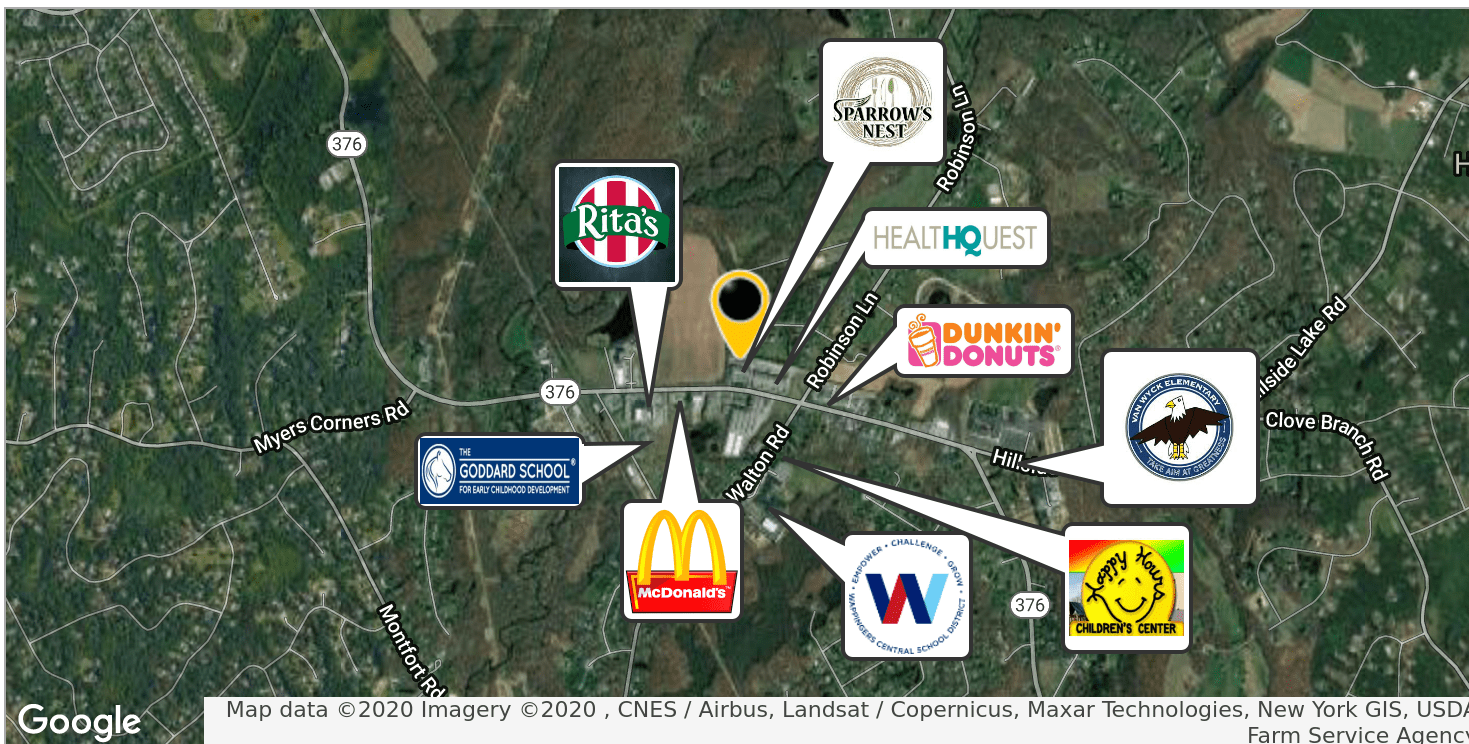
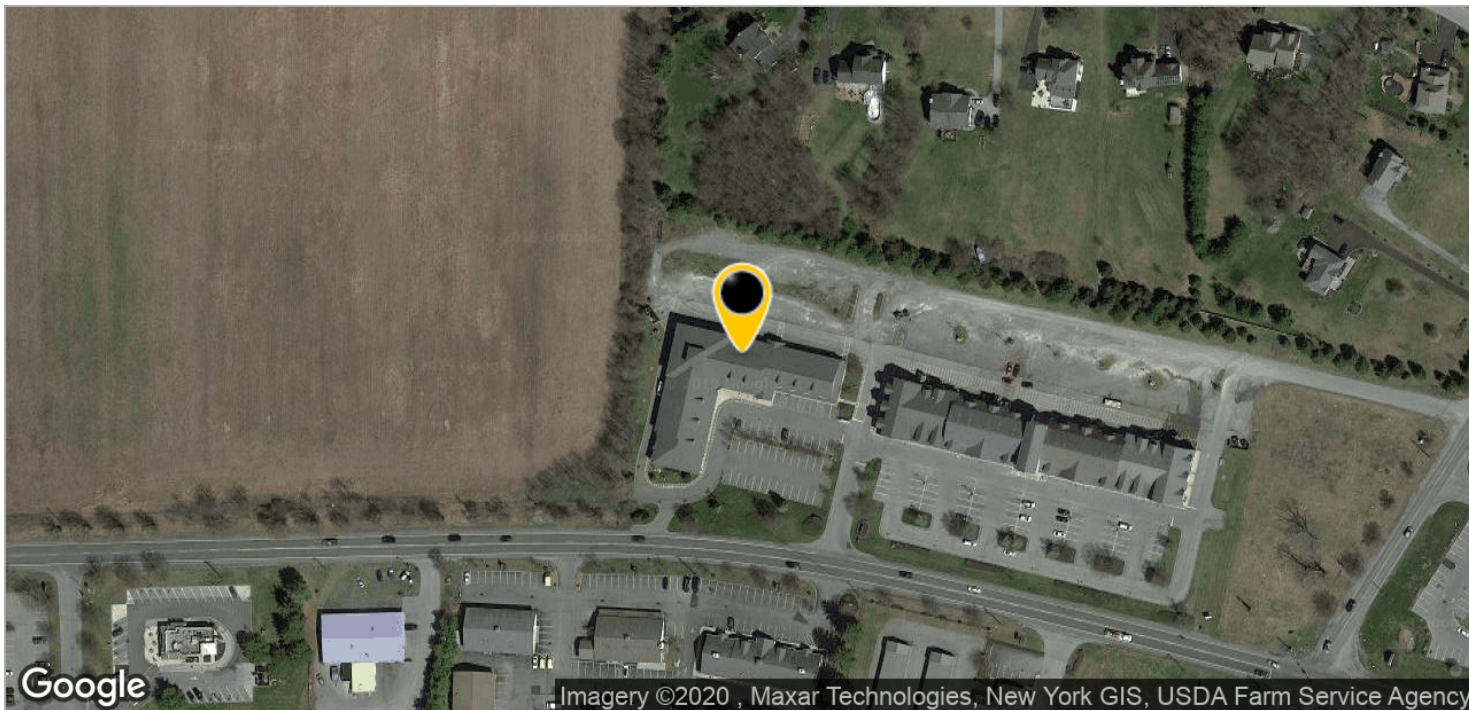
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TACONIC STATE PARKWAY - (7 MINUTES / 4.1 MILES)
 U.S. ROUTE 9 - (10 MINUTES / 6 MILES)

TRAFFIC COUNT: 11,938 NYS ROUTE 376 @ MYERS CORNERS RD



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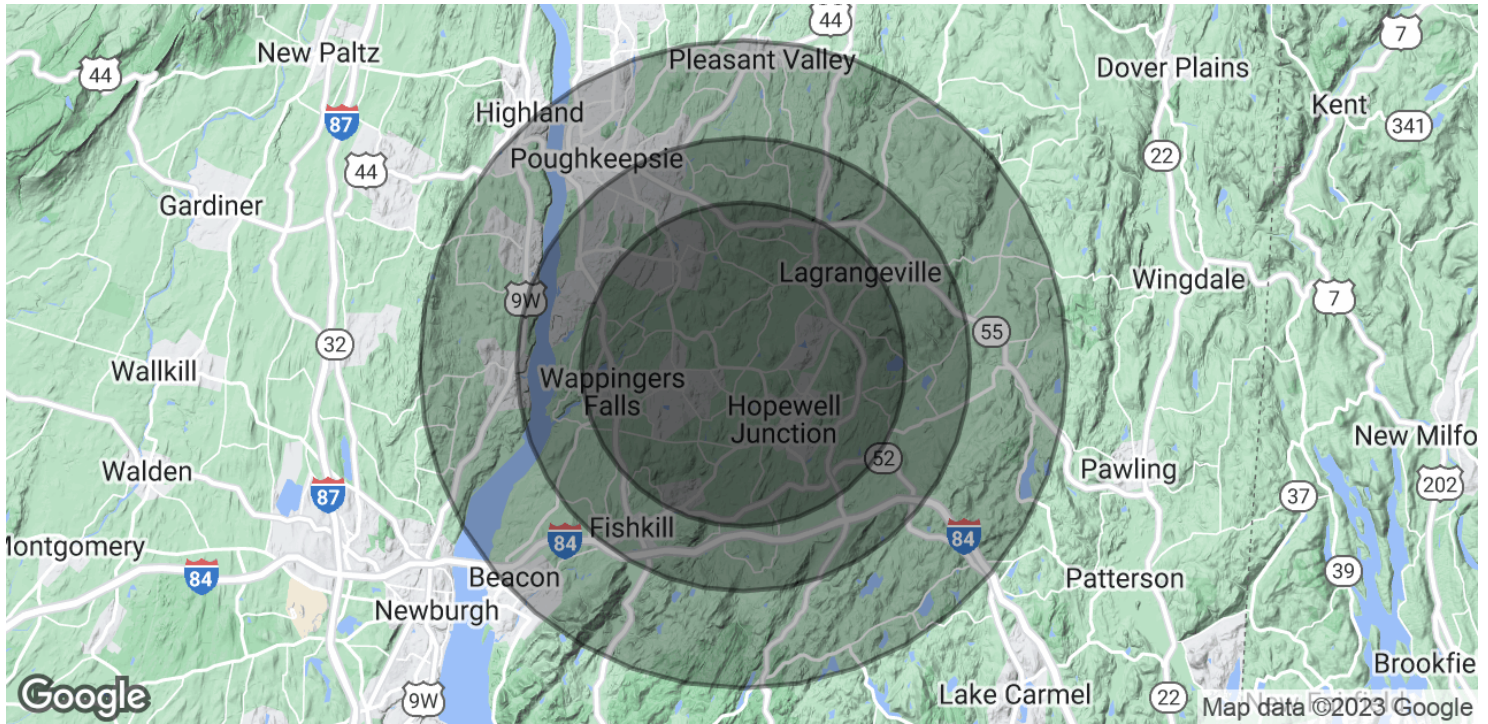
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DEMOGRAPHICS & DATA

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	58,585	100,447	195,146
Average Age	45.1	44.2	43.0
Average Age (Male)	43.8	42.7	41.9
Average Age (Female)	46.3	45.3	43.3

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	21,862	38,337	78,365
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$120,389	\$115,916	\$103,083
Average House Value	\$429,475	\$390,075	\$320,914

* Demographic data derived from 2020 ACS - US Census



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