

# OFFERING MEMORANDUM

USPS | 1809 NY-22, WINGDALE, NY 12594

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



\*Actual Site

# DIRECTORY



1809 NY-22, WINGDALE, NY 12594

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\*Actual Site

Exclusively Listed By  
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## CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

# OFFERING & INVESTMENT SUMMARY

USPS // Wingdale, NY



**\$1,422,000**  
Sale Price



**6.30%**  
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

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

<b>GROSS INCOME</b>	\$93,552
<b>TAXES</b>	Reimbursed
<b>INSURANCE</b>	\$2,580.50
<b>MAINTENANCE &amp; RESERVES</b>	\$1,416
<b>NET OPERATING INCOME</b>	\$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

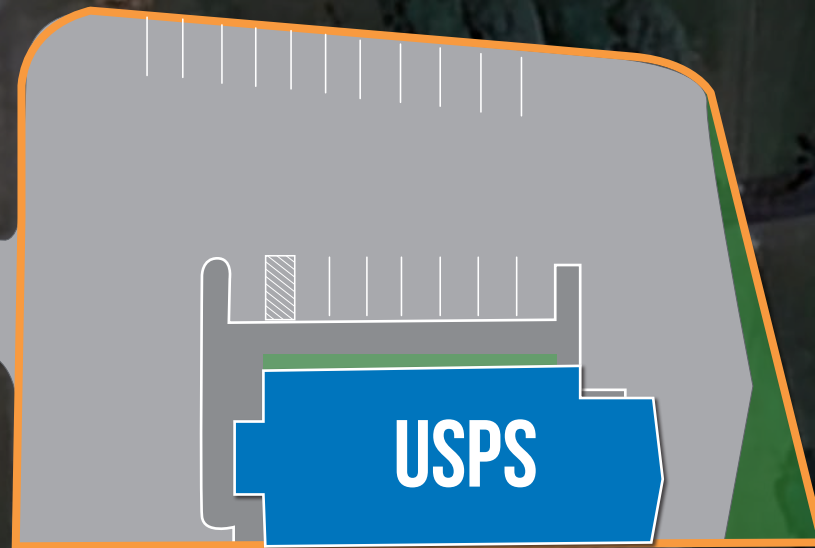
Income	\$93,552.00
Expenses	\$3,996.50
NOI	\$89,555.50

# SITE MAP

USPS // Wingdale, NY



NEW YORK 22



  
7,000  
VEHICLES  
PER DAY

# REGIONAL OVERVIEW

USPS // Wingdale, NY



**WINGDALE**  
New York



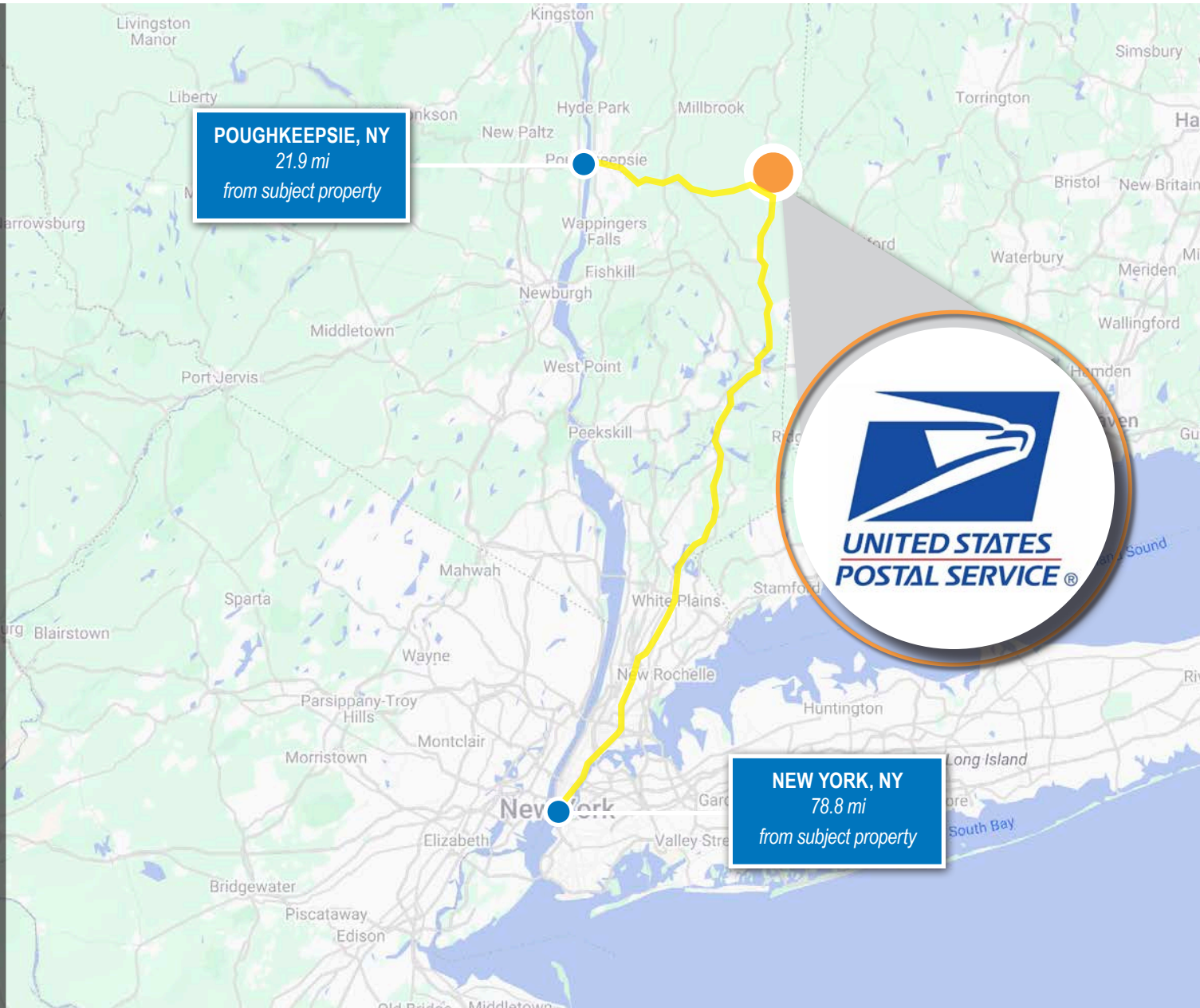
**POUGHKEEPSIE**  
NY, 36 Min from Property



**NEW YORK**  
NY, 104 Min from Property



**NY-22**  
01 Min from Property



# CITY OVERVIEW

USPS // Wingdale, NY



Cousins  
Pizza

WINGDALE  
ELEMENTARY SCHOOL

DUNKIN'  
DONUTS

Dover Plains Library

COUSINS CAFE  
WOODFIRE PIZZA

R  
RIVERVIEW TAVERN

22

55

55

# NEARBY USPS LOCATIONS

USPS // Wingdale, NY

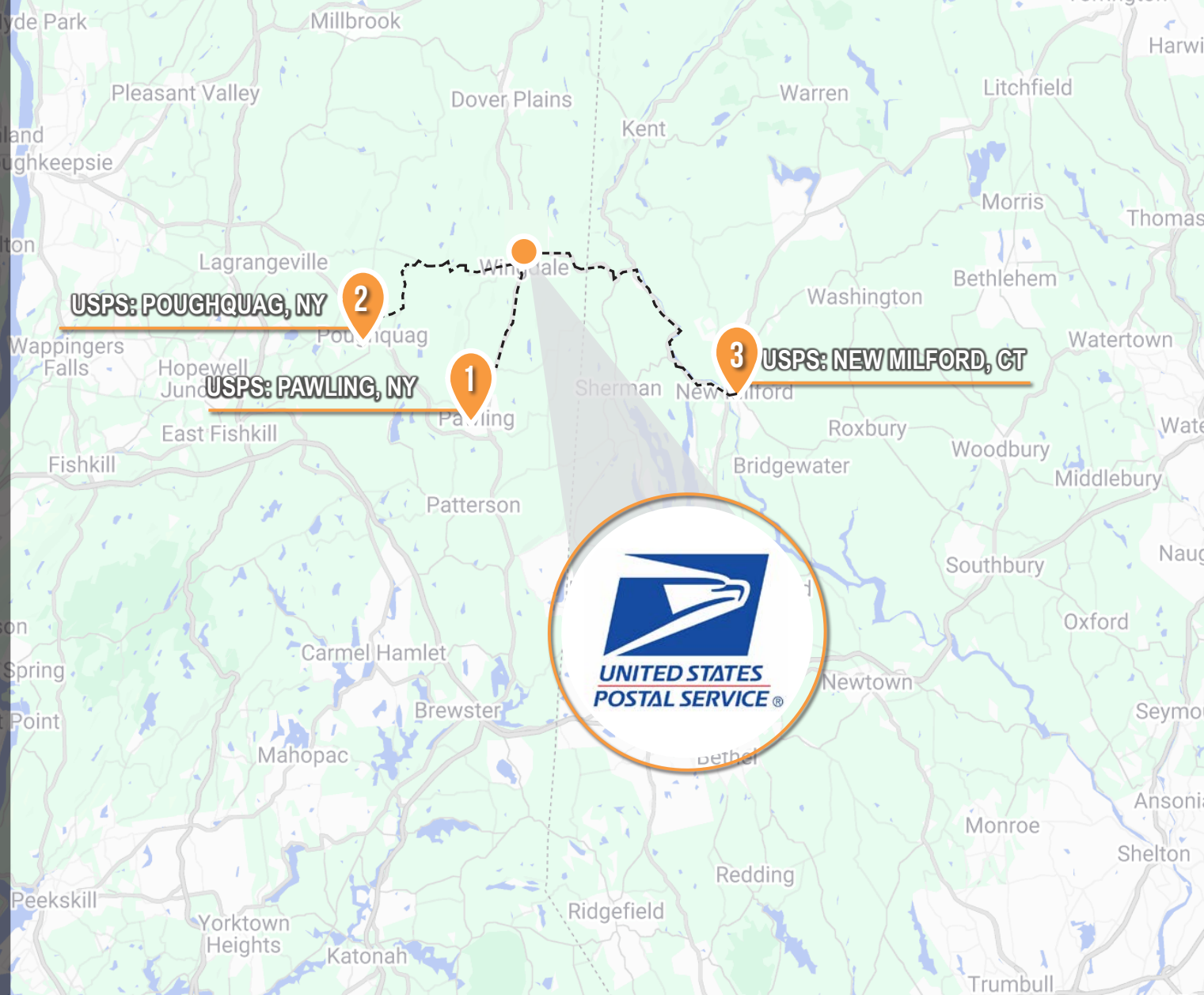


## USPS LOCATION PROXIMITY MAP

**1** 11 Min to  
**PAWLING, NH**  
6.7 Miles

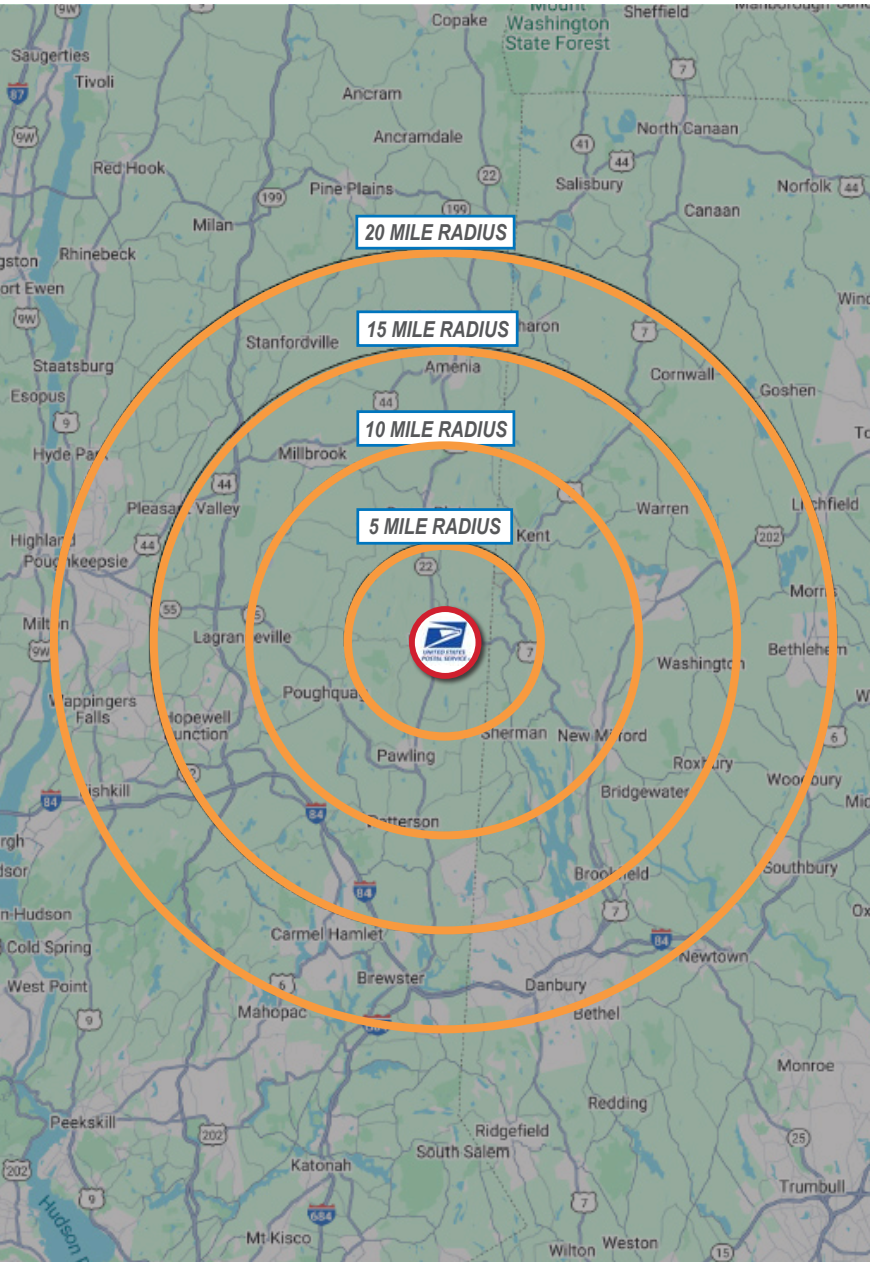
**2** 15 Min to  
**POUGHQUAG, NY**  
9.8 Miles

**2** 22 Min to  
**NEW MILFORD, CT**  
13.4 Miles



# DEMOGRAPHICS

USPS // Wingdale, NY



## DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
<b>POPULATION</b>			
Estimated Population (2025)	10,260	68,400	180,603
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	3,862	25,983	67,751
<b>HOUSEHOLD INCOME</b>			
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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