

SALE

902 NEW YORK 35

Cross River, NY 10518



PROPERTY DESCRIPTION

Situated in the sought-after Cross River area, this prime property offers a wealth of opportunity for prospective land and other investors. Spanning an expansive 88,575 square feet, the property boasts a strategic location with easy access to major roadways and transportation. Its versatile zoning and potential for development make it an ideal choice for those seeking to build, expand, or capitalize on land investments in this thriving area. With its prime positioning and potential for various land use options, this property presents a compelling prospect for investors looking to make an impact in the Cross River area.

PROPERTY HIGHLIGHTS

- - Prime location in Cross River area
- - Expansive 88,575 square feet
- - Versatile zoning options
- - Potential for development
- - Strategic positioning for land investments
- - Diverse land use opportunities

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	2.033 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	417	9,787	64,163
Total Population	1,177	28,500	176,271
Average HH Income	\$260,050	\$248,410	\$222,983

Chris Scatterday
(203) 461-1931

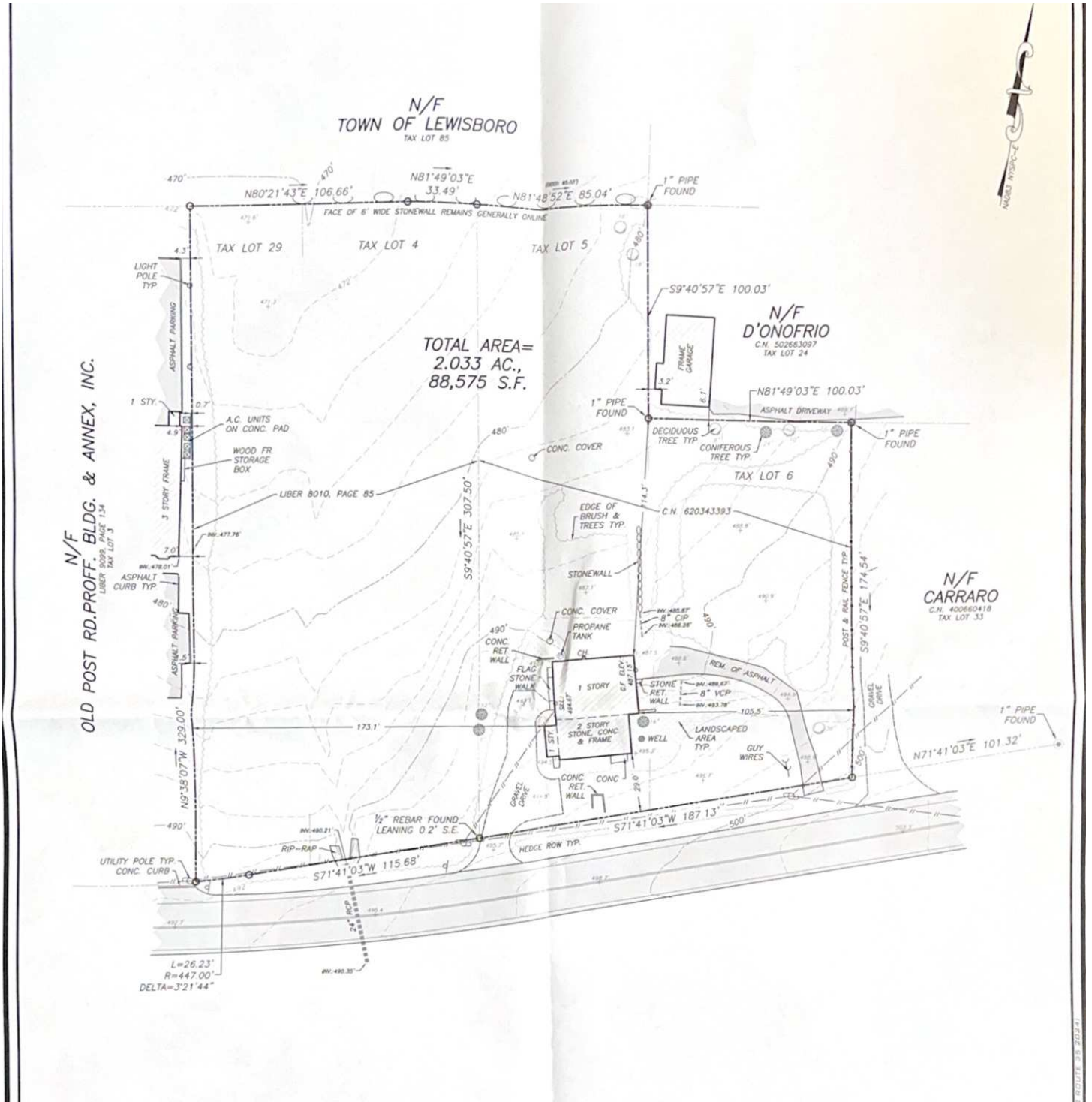


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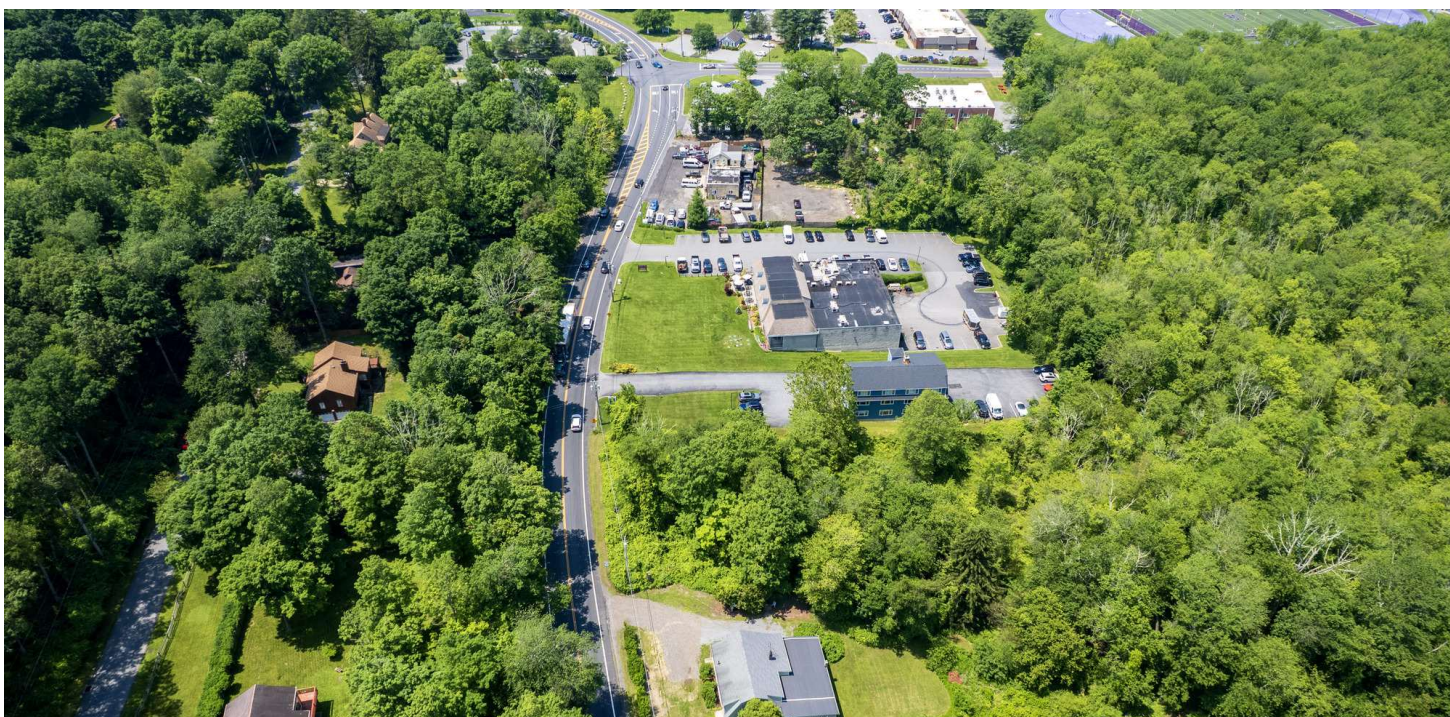
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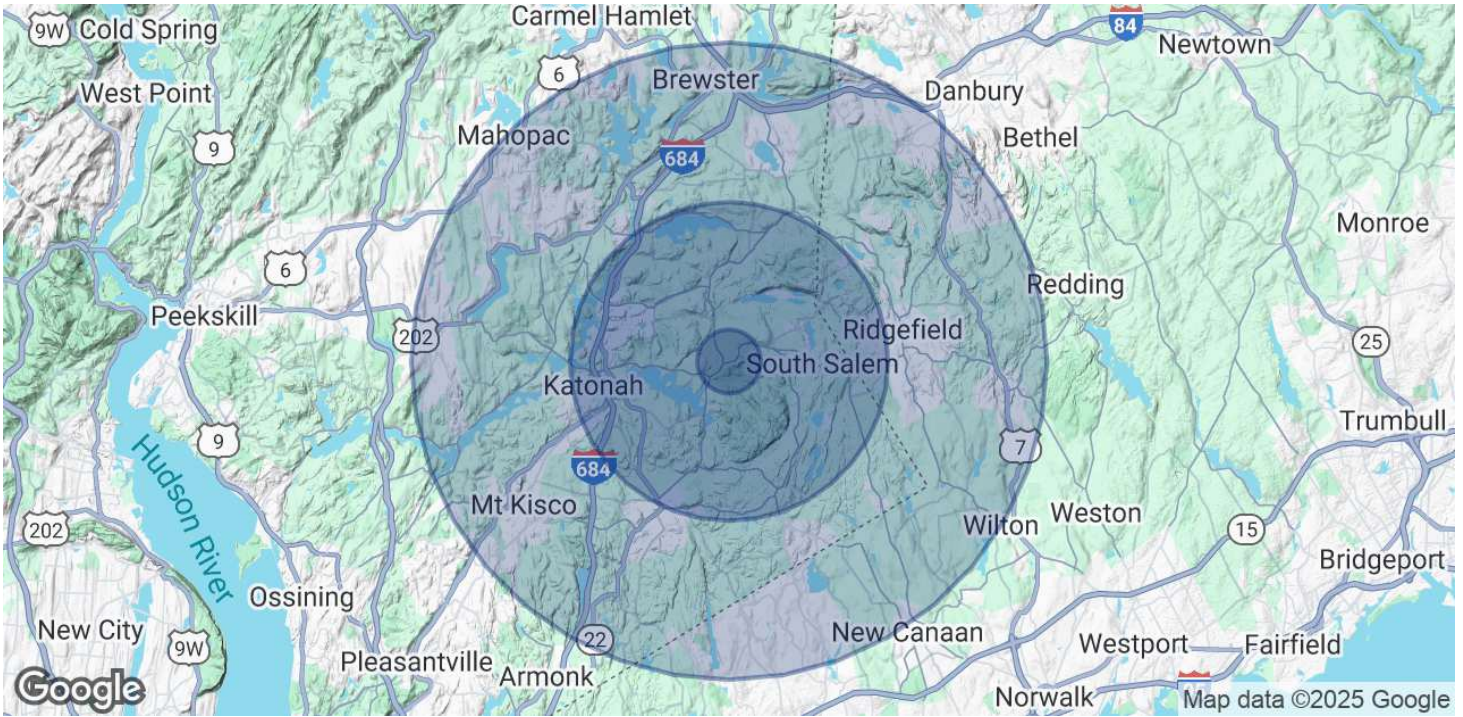
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,177	28,500	176,271
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	43	44
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	417	9,787	64,163
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$260,050	\$248,410	\$222,983
Average House Value	\$931,940	\$928,310	\$874,382

Demographics data derived from AlphaMap

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