



FORMER T.G.I FRIDAY'S RESTAURANT

23 CRYSTAL RUN CROSSING, MIDDLETOWN, NY 10941



MIDDLETOWN, NY - NYS ROUTE 17K VISIBILITY AND FRONTAGE

OFFERING SUMMARY

ADDRESS: 23 Crystal Run Crossing
Middletown, NY 10941

LOCATION: NYS Route 17, Exit 122
(2 Minutes / 0.4 Mile)
Interstate 84, Exit 19
(6 Minutes / 2.5 Miles)
New York Route 211
(6 Minutes / 2.5 Miles)
Interstate 87, Exit 16
(18 Minutes / 17 Miles)

NEARBY: Garnet Health (383 Beds)
Crystal Run Galleria 1,200,000 SF

BUILDING SIZE: 6,960 SF

TRAFFIC COUNT: 60,716 AADT - NYS Route 17K
6,841 AADT - Crystal Run Crossing
Key Money - Price Available Upon Request

LEASING PRICE: \$25.00 SF/yr (NNN)



LOCATION OVERVIEW

Middletown is a city located in Orange County, New York, in the Hudson Valley region. It's a vibrant community with a rich history and a variety of amenities. The city's downtown area is known for its historic architecture and a mix of local businesses, including restaurants, shops, and art galleries. It's a hub for local events and cultural activities. You can find theaters, galleries, and music venues, providing opportunities for enjoying the arts and entertainment. Middletown is accessible by major roadways, including, NYS 17K, Interstate 84, Exit 19 leading to Interstate 87, Exit 36.



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:

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NEARBY DEMAND GENERATORS & AREA RETAILERS

GARNET HEALTH (383 BEDS) & CRYSTAL RUN GALLERIA (1,200,000 SF)

INTERSTATE 84, INTERSTATE 87, NYS ROUTE 17K, NEW YORK ROUTE 211



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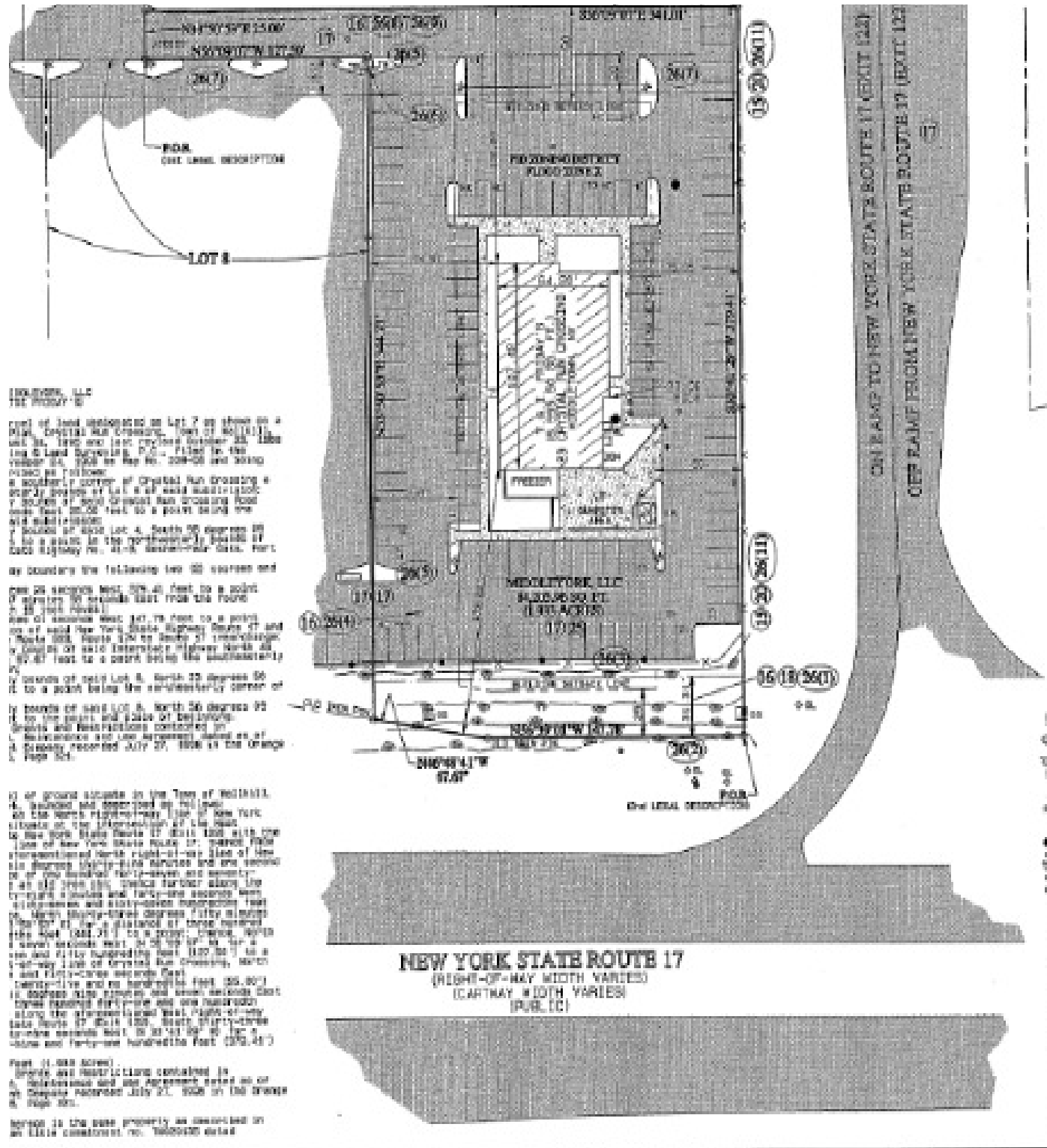
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SURVEY MAP

23 CRYSTAL RUN CROSSING, MIDDLETOWN, NY 10941

NEW YORK STATE ROUTE 17K - RESTAURANT PAD



EXHIBIT, LLC THE PROPERTY IS

part of land designated as Lot 7 as shown on a plan, dated May Crossing, one of the plans, and the 1980 and later revised versions of the said Land Surveying, P.C. - Filed in the volume 24, 200 to Map No. 200-02 and being placed as follows:

a southerly corner of Crystal Run Crossing a westerly corner of Lot 4, North 89 degrees 00' 00" East 100.00 feet to a point being the old subdivision;

7 South of said Lot 4, North 89 degrees 00' 00" to a point in the north-south line of said Highway No. 17K, hereinafter called, here by boundary the following two (2) courses and one (1) course West 179.41 feet to a point of bearing 90 degrees East from the point of said corner;

West 179.41 feet to a point on of said New York State Highway Route 17 and Route 100, North 174 to South 171 degrees 00' 00" of said intersection where North 171.41 feet to a point being the subdivision;

17 courses of said Lot 4, North 89 degrees 00' 00" to a point being the westerly corner of

17 courses of said Lot 4, North 89 degrees 00' 00" to the point of said intersection;

Grants and Restrictions contained in 1. Memorandum and Use Agreement dated as of 7/27/08 recorded July 27, 2008 in the Orange County Clerk's Office.

17) of ground situated in the Town of Middlefield, N.Y. bounded and described as follows:

An Easement right-of-way line of New York State Route 17 (Exit 124) with one (1) lane of New York State Route 17, thence North 89 degrees 00' 00" East 100.00 feet to the intersection of the line of the said New York State Highway Route 17 and the line of the said New York State Highway Route 100, thence North 174 degrees 00' 00" East 171.41 feet to a point being the intersection of the line of the said New York State Highway Route 17 and the line of the said New York State Highway Route 100, thence North 171 degrees 00' 00" East 171.41 feet to a point being the intersection of the line of the said New York State Highway Route 17 and the line of the said New York State Highway Route 100, thence North 89 degrees 00' 00" East 100.00 feet to the point of said intersection;

Grants and Restrictions contained in 1. Memorandum and Use Agreement dated as of 7/27/08 recorded July 27, 2008 in the Orange County Clerk's Office.

NEW YORK STATE ROUTE 17
 (RIGHT-OF-WAY WIDTH VARIES)
 (CARTWAY WIDTH VARIES)
 (PUBLIC)



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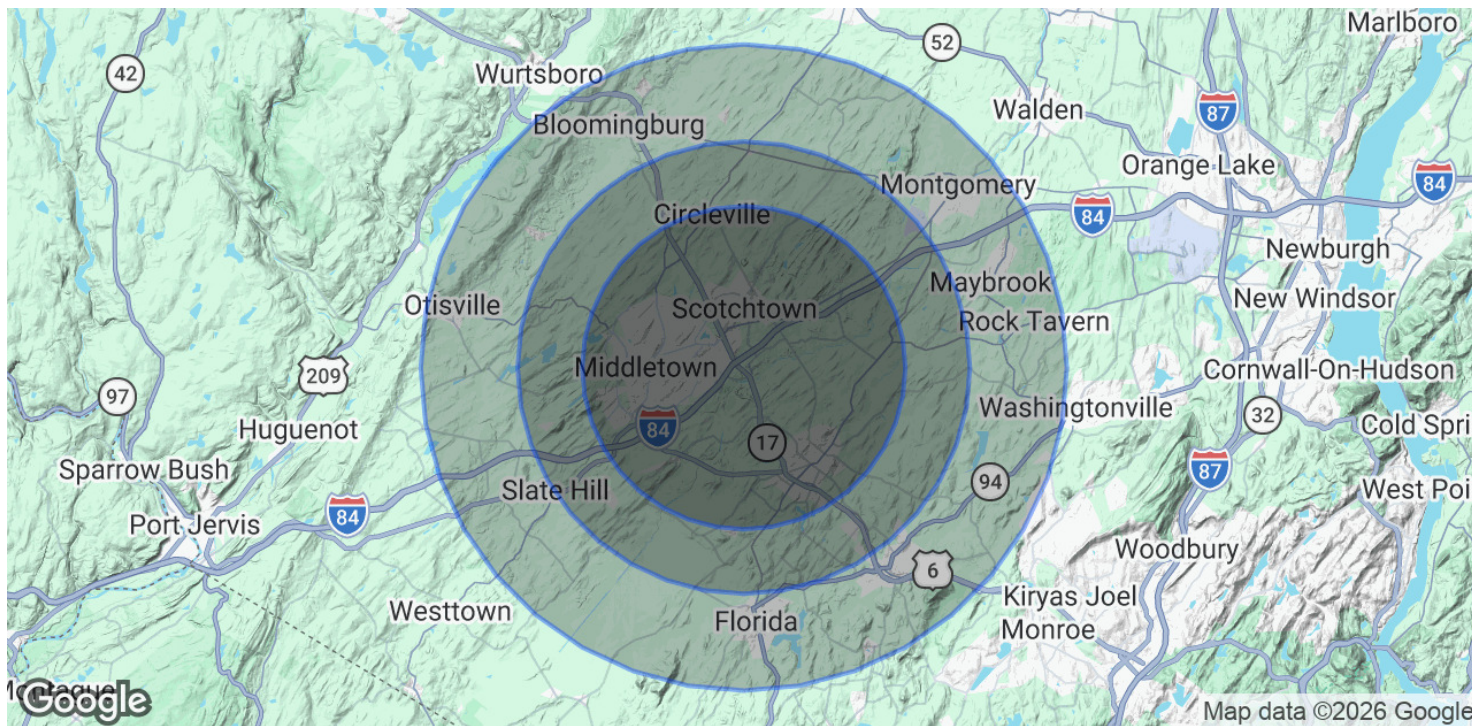
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER HUDSON VALLEY REGION



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	70,470	89,637	137,101
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	25,783	32,568	48,837
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$110,454	\$116,365	\$123,664
Average House Value	\$358,814	\$378,685	\$401,687

Demographics data derived from AlphaMap



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