

897-921 ROUTE 9W

Fort Montgomery (Highland Falls), NY | Orange County

PAD SITE FOR
SALE/LEASE

1.33 SF± ACRE PARCEL | PROPOSED 2,500-7,500 SF FREESTANDING BUILDING W/DRIVE-THRU



BROKER CONTACT

SCOTT MILICH

914-237-3400, Ext. 116

SMilich@RoyalPropertiesInc.com

SCOTT MESHIL

914-237-3400, Ext. 106

Scott@RoyalPropertiesInc.com

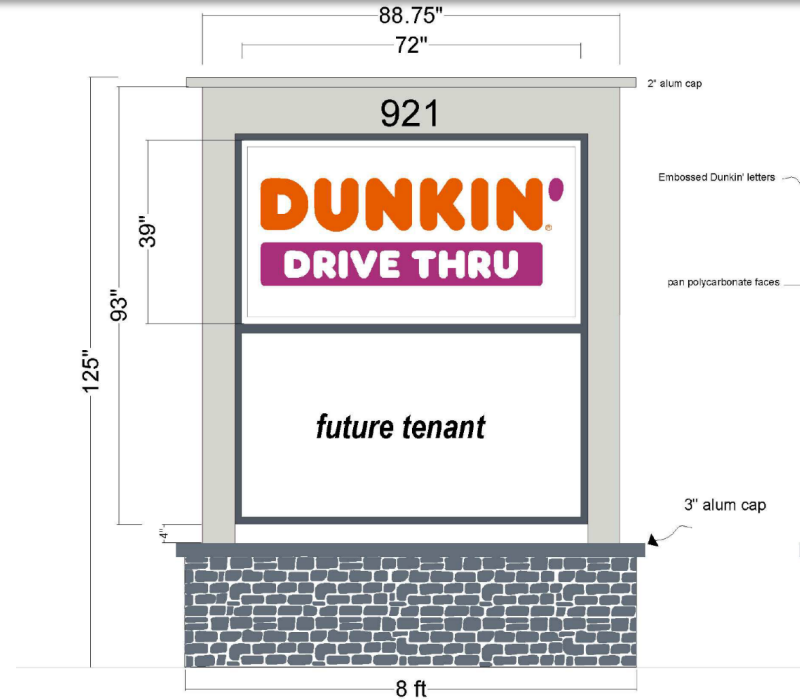
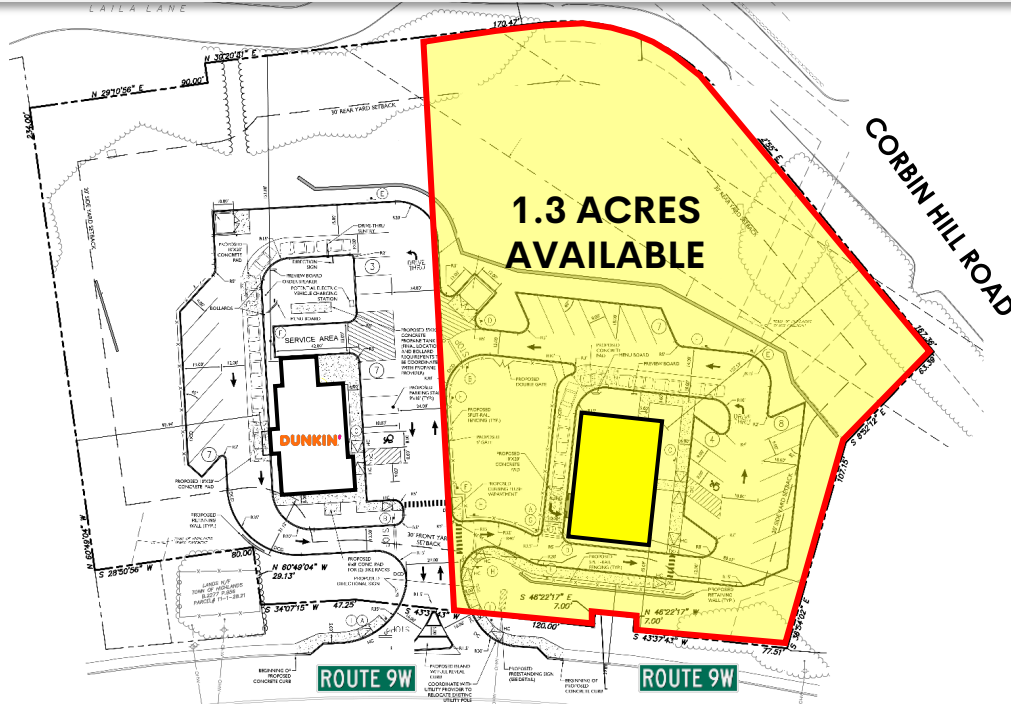


897-921 ROUTE 9W

Fort Montgomery (Highland Falls), NY | Orange County

**PAD SITE FOR
SALE/LEASE**

1.33 SF± ACRE PARCEL | PROPOSED 2,500-7,500 SF FREESTANDING BUILDING W/DRIVE-THRU



AVAILABLE:

1.33 Acre Parcel with Approval for 2,500-7,500 SF Freestanding Building with Drive-thru

NEIGHBORING RETAILERS:

Dunkin', Holiday Inn Express & Suites, United States Post Office, U-Haul and more

TRAFFIC COUNTS:

18,371 Cars Per Day Along Route 9W

ADDITIONAL INFORMATION:

- New Development on Route 9W at Corbin Hill Road
- Just South of West Point & just North of Bear Mountain Bridge
- Pad site with approval in hand & much of the site work completed

RENT:

Call For Details

CAM/TAXES:

Call For Details

	AREA DEMOGRAPHICS		
	3 Miles	5 Miles	10 Miles
Population	6,637	40,198	245,869
Avg. HH Income	\$122,678	\$125,032	\$133,228

BROKER CONTACT

SCOTT MILICH
914-237-3400, Ext. 116
SMilich@RoyalPropertiesInc.com

SCOTT MESHIL
914-237-3400, Ext. 106
Scott@RoyalPropertiesInc.com



897-921 ROUTE 9W

Fort Montgomery (Highland Falls), NY | Orange County

PAD SITE FOR
SALE/LEASE

1.33 SF± ACRE PARCEL | PROPOSED 2,500-7,500 SF FREESTANDING BUILDING W/DRIVE-THRU

