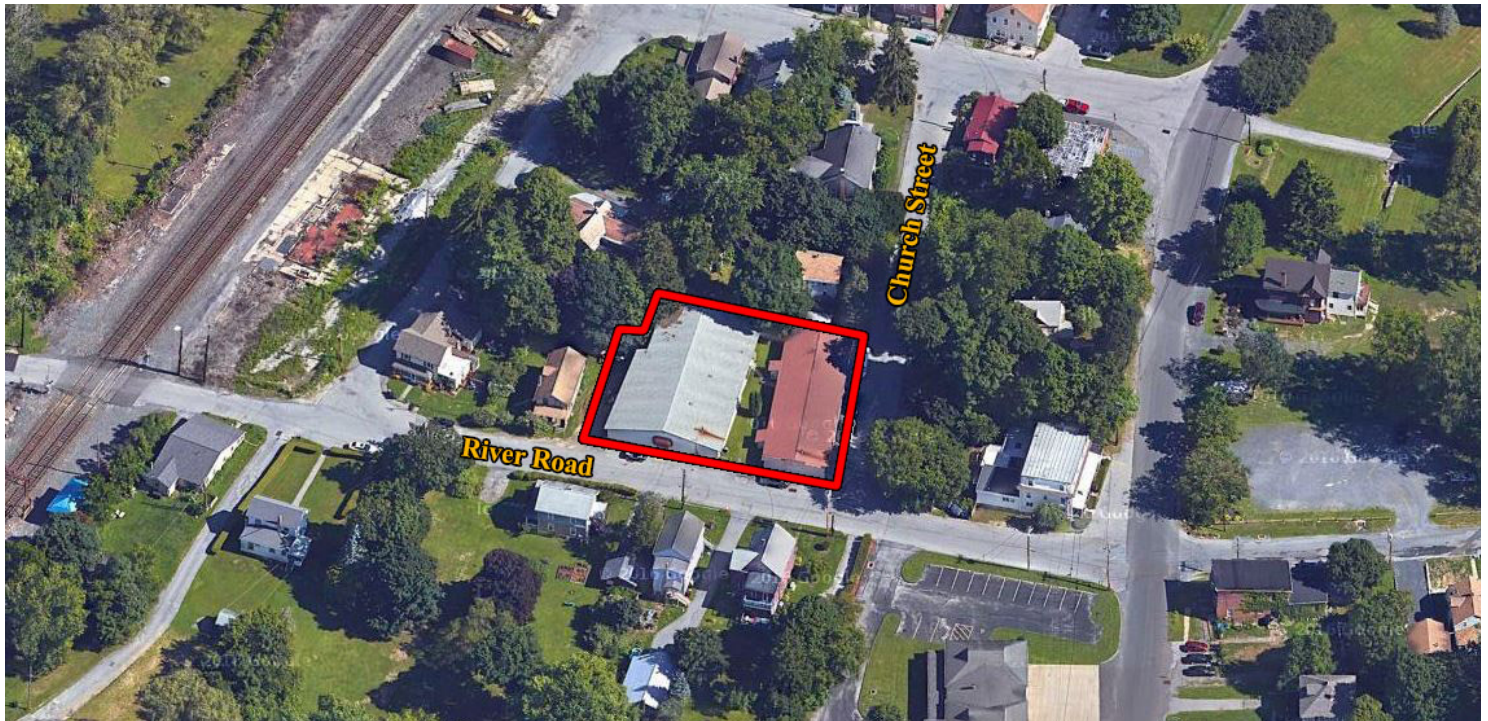




COMMERCIAL BUILDINGS

506 RIVER ROAD, STAATSBURG, NY 12580



ARTISAN / MAKERSPACE / RETAIL / SERVICE / WAREHOUSE

ADDRESS: 509 River Road
Staatsburg, NY 12580

LOCATION: Rhinebeck Village
(9 Minutes / 5.8 Miles)

Kingston-Rhinecliff Bridge
(18 Minutes / 10.3 Miles)

Rhinecliff Amtrak Train Station
(14 Minutes / 8.3 Miles)

Taconic State Parkway
(18 Minutes / 11.2 Miles)

BUILDING SIZE: Retail/Showroom: 8,000 SF
Storage: 3,500 SF
Total: 11,500 SF

ACREAGE: 0.42 Acres

ZONING: HC, Hamlet Core

ASKING PRICE: Sale: \$695,000



DEMAND GENERATORS:

- Franklin D. Roosevelt High School
- Franklin D. Roosevelt Presidential Library & Museum
- Eleanor Roosevelt National Historic Site
- Townhouse Development Project on Blair Road
- Vanderbilt Mansion National Historic Site
- Mills Mansion
- Staatsburgh State Historic Site
- Dinsmore Golf Course
- Dutchess County Fairgrounds
- Culinary Institute of America
- Dutchess Community College
- Marist University
- Vassar College
- Bard College



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:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



RETAIL / SHOWROOM & WAREHOUSE

506 RIVER ROAD, STAATSBURG, NY 12580

STAATSBURG NEAR RHINEBECK & POUGHKEEPSIE



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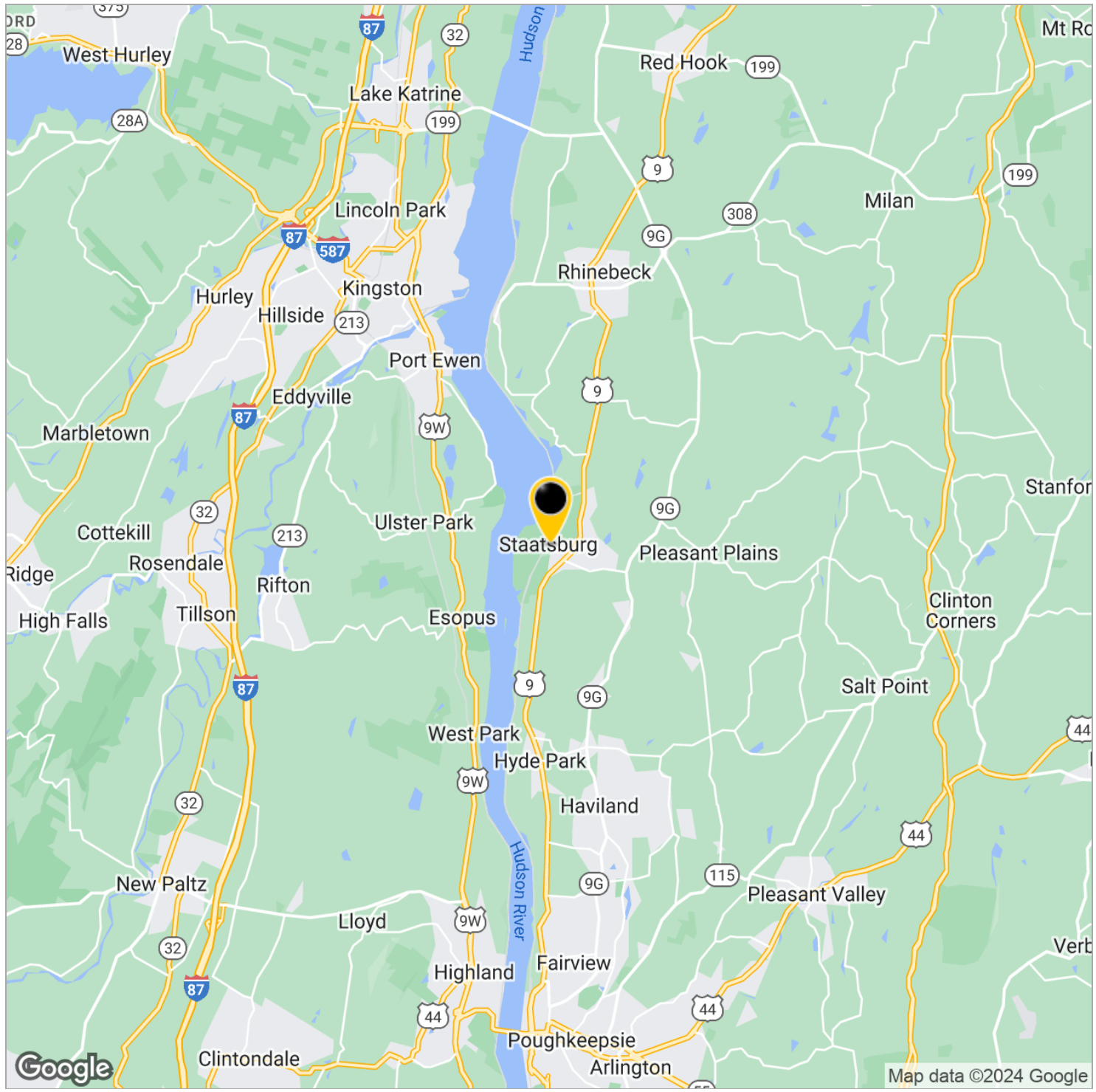
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NEAR FDR, VANDERBILT ESTATES, RHINEBECK VILLAGE 506 RIVER ROAD, STAATSBURG, NY 12580

CLOSE PROXIMITY TO MILLS MANSION & DINSMORE GOLF COURSE



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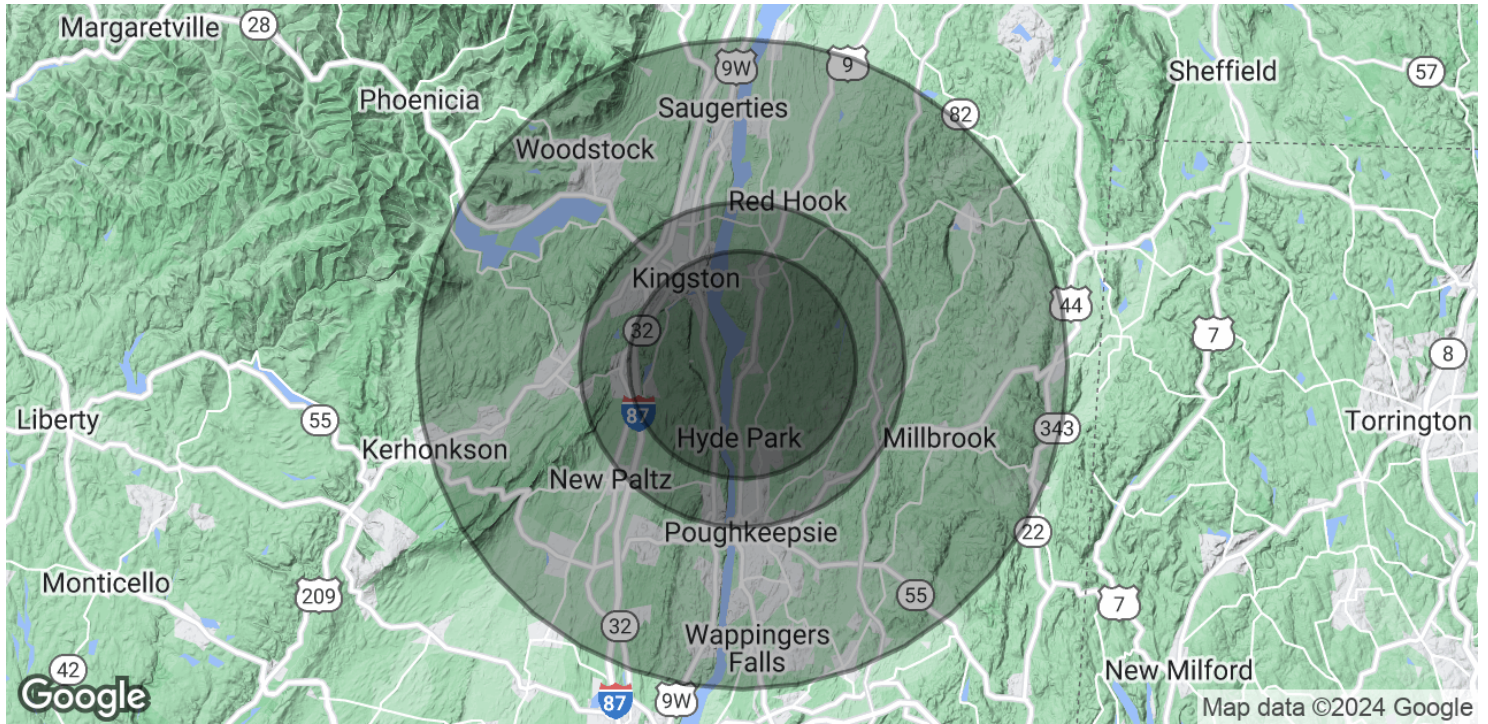
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DATA & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREAS



POPULATION

	7 MILES	10 MILES	20 MILES
Total Population	53,914	125,066	364,562
Average Age	44.5	42.8	43.4
Average Age (Male)	42.3	41.2	41.9
Average Age (Female)	46.0	44.2	44.7

HOUSEHOLDS & INCOME

	7 MILES	10 MILES	20 MILES
Total Households	23,587	55,005	160,131
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$85,377	\$80,189	\$88,561
Average House Value	\$250,569	\$236,385	\$267,327

* Demographic data derived from 2020 ACS - US Census



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