



**PRIME PAD SITE**

**PRIME PAD SITE .75 ACRES APPROVED FOR ±7,000 SQ. FT.  
LEASE PRICE: TBD**

**Property Highlights**

- .25 mile from NYS I-87 Exit 20
- Parking for 35+ cars
- 43,610 AADT
- Big Lot, CVS, Family Dollar, Quest Diagnostics and Auto Zone are anchors.
- A Gateway to the Hudson Valley and Catskill Regions with 2.1+ million annual visitors.
- Demand generators: HITS Equestrian Events with 48,000 attendees, Woodstock Film Festival, Garlic Festival, Hunter Ski Center, leisure, recreation, resort destinations, and a strong residential and 2nd home market from the NY Metro area.
- Serves consumers from a 15-mile radius with potential for banking, fast food, healthcare, professional services.

For more information, please contact:

**Irene “Rene” S. MacPherson, CIPS**  
Associate Real Estate Broker

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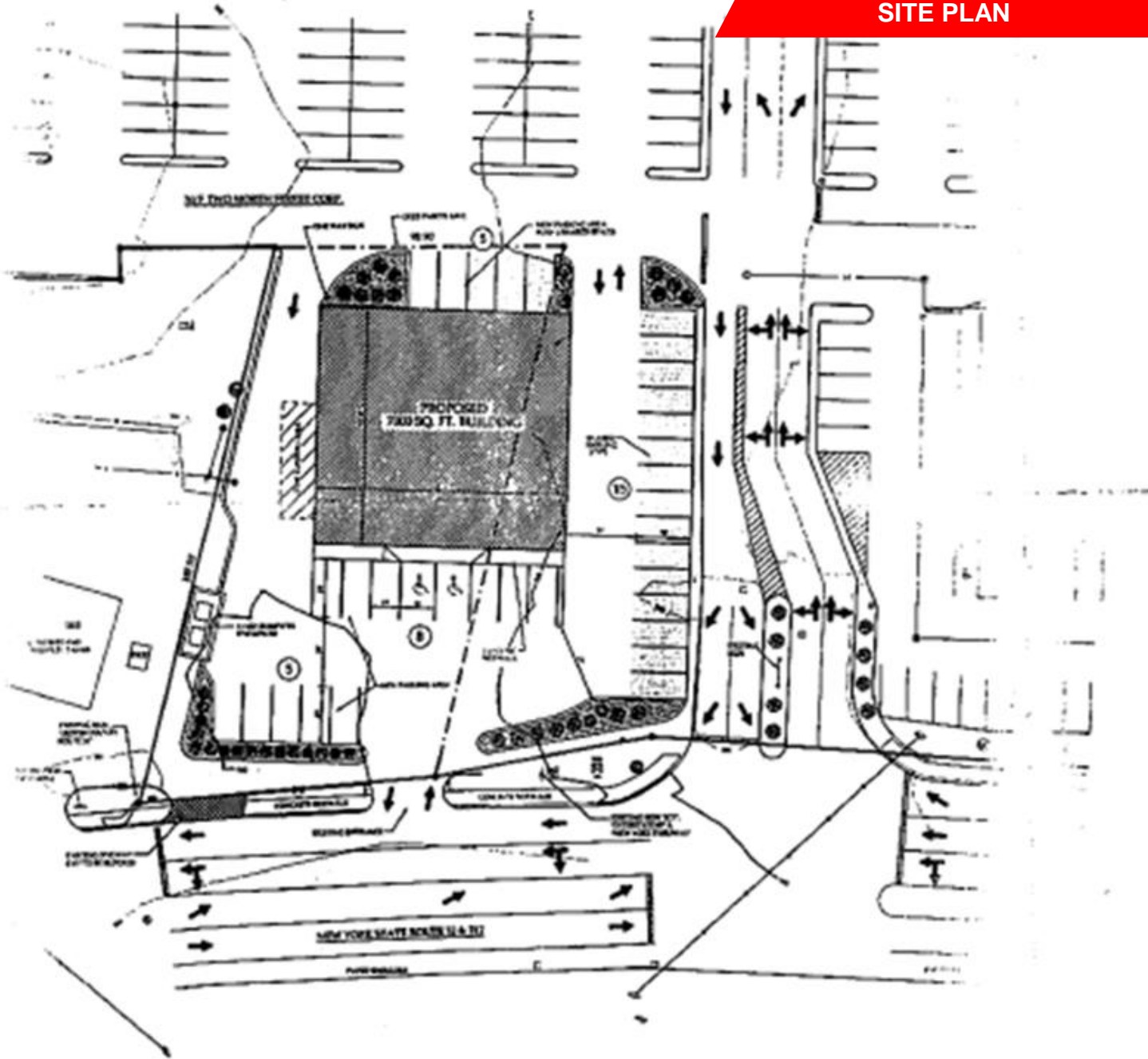
**Dennis B. Launer**  
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SITE PLAN



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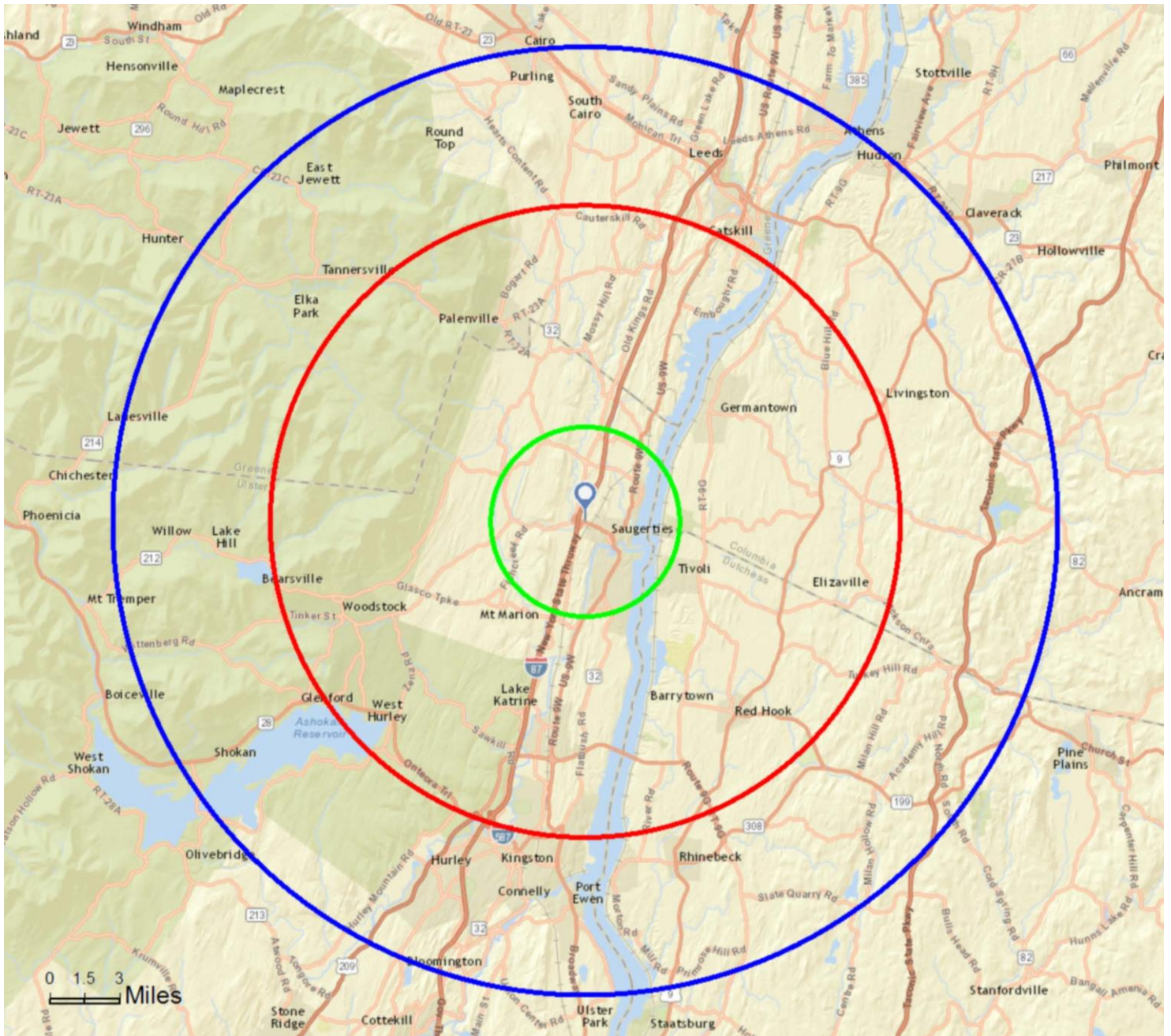
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| Demographic Summary | 3 MILES  | 10 MILES | 15 MILES |
|---------------------|----------|----------|----------|
| Population          | 11,453   | 61,447   | 134,124  |
| Households          | 4,944    | 25,412   | 56,751   |
| Average Income      | \$79,213 | \$85,540 | \$82,197 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



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