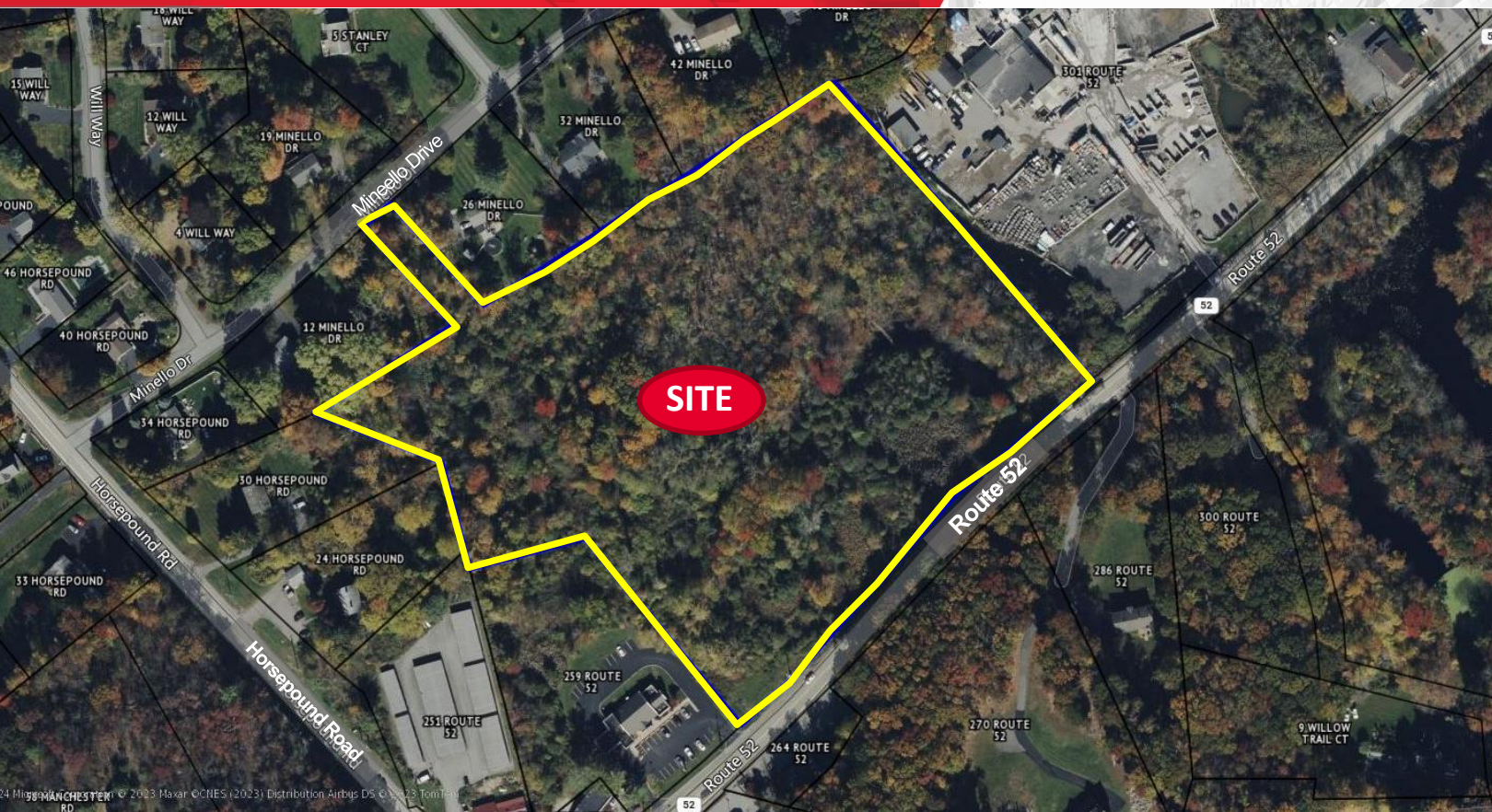


FOR SALE

10.6± Acres Zoned Commercial

261 Route 52, Kent, NY | Putnam County



10.65± Acres along Route 52 – Zoned Commercial

Sale Offering

Pyramid Brokerage Company is pleased to offer for sale this 10+ acre site situated along Route 52 in the Town of Kent (Putnam County), NY. The site is zoned Commercial. Current zoning allows for numerous permitted uses along with uses that will require Planning Board approval. Some of the uses include the following:

Car washes, shopping centers, supermarkets, self-storage facilities, nursery schools, hotels and motels, funeral homes, restaurants, retail stores, office buildings, nursing homes, automotive.

Highlights

- Onsite well and septic
- Zoning regulations for Town of Kent Commercial district found [HERE](#)
- Traffic count: 11,614 AADT
Source: NYS DOT (2019, estimate)

Demographic Summary	10 Miles Radius
Population	143,451
Households	53,085
Average H.H. Income	\$162,250

Source: Esri forecasts for 2022; US Census Bureau 2020 decennial census data in 2020 geographics

Asking price: \$2,250,000

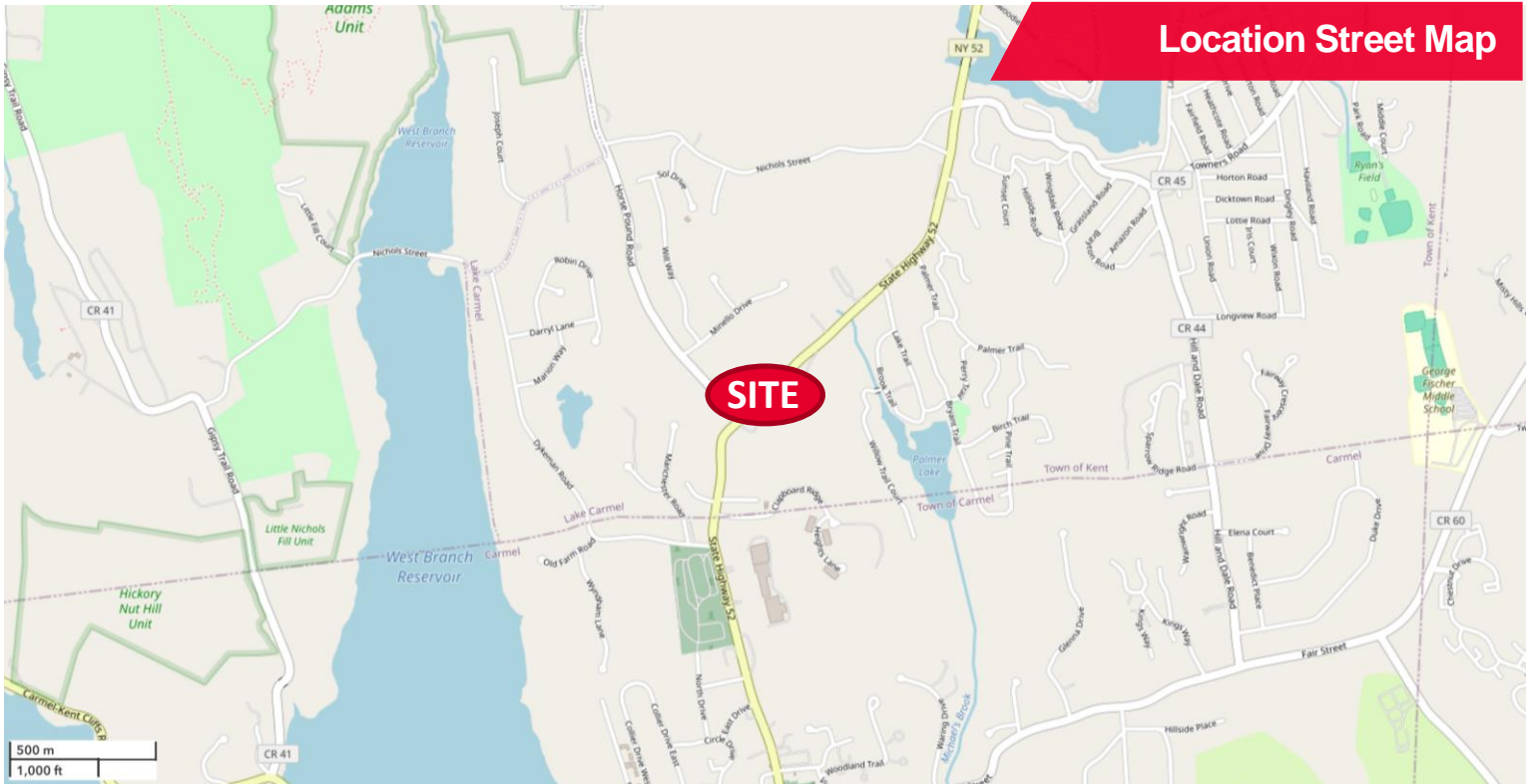
Contact

PETER H. MALONE
Real Estate Salesperson
+1 914 213 2863
pmalone@pyramidbrokerage.com

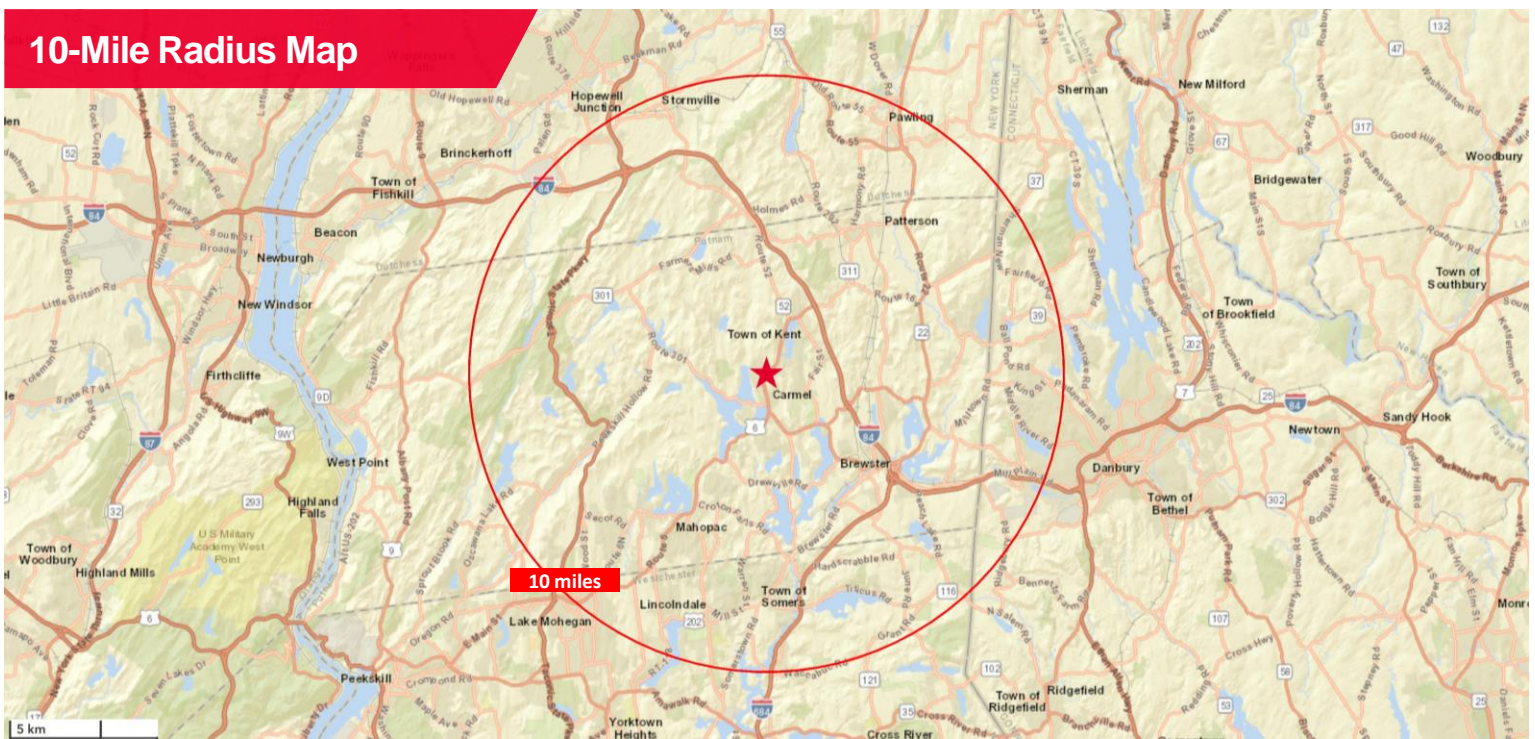
356 Meadow Avenue, 2nd Floor
Newburgh, New York 12550
+1 845 522 5900
pyramidbrokerage.com

10.6± Acres Zoned Commercial

Route 52, Town of Kent, NY | Putnam County



Location Street Map



10-Mile Radius Map

Contact

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