

Montgomery, NY

2095 Route 208

FREESTANDING BUILDING WITH DRIVE-THRU FOR LEASE



AVAILABLE:

2,600 SF Freestanding Building with Drive-Thru

NEIGHBORING RETAILERS:

ShopRite, Walgreens, Rite Aid, Advanced Auto Parts, Subway, Hudson Valley Federal Credit Union, State Farm, Orange Bank & Trust, Family Dollar, McDonalds, Dollar General, Burger King and more

ADDITIONAL INFORMATION:

- Located on 0.57 Acre of Land
- Large Pylon Sign and Excellent Visibility
- Close Proximity to the on/off ramp to Interstate 84
- Minutes from New 1 Million + SF Amazon Distribution Center
- 22 Parking Spaces

Traffic Counts:

17,100 Cars per Day Along Route 208
51,020 Cars Per Day Along I-84
12,226 Cars Per Day Along 17K

RENT:

Call For Details

TAXES:

\$20,188

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	12,132	28,842	60,942
Avg. HH Income	\$115,221	\$113,813	\$113,532

**For More Information,
Please Contact:**

914-237-3400

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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