

# Montgomery, NY

## FREESTANDING BUILDING WITH DRIVE-THRU FOR SALE/LEASE

### 2095 Route 208



#### 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, McDonald's, 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

#### ASKING PRICE/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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Scott@RoyalPropertiesInc.com



# ROYAL

PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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**DOLLAR GENERAL**

**HERITAGE**  
Financial Credit Union

**walden**  
SAVINGS bank

17k

12,226 Cars per Day Along Route 17K

17k

**MONTGOMERY PLAZA**  
**FAMILY DOLLAR** **Do it Best**  
KeyBank

**2095 ROUTE 208 EAST**  
**SITE**

208

**MIDDLE & HIGH SCHOOL**

**Holiday Inn Express**

**State Farm**

**Rhinebeck Bank**

**ORANGE Bank & Trust COMPANY**

**Staples DISTRIBUTION CENTER**

**McDonald's**

**Walgreens**

**BURGER KING**

INTERSTATE 84

**MONTGOMERY TOWNE SQUARE**

**ShopRite**

**SITE**

**RITE AID**

**H&R BLOCK**

**verizon**

**Just-A-Buck**

**Advance Auto Parts**

**SUBWAY**

51,020 Cars per Day Along I-84

17,100 Cars per Day Along Route 208

208

**ROYAL PROPERTIES**

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**SITE**

ORANGE  
Bank & Trust  
COMPANY  
Where the brightest bankers live.

