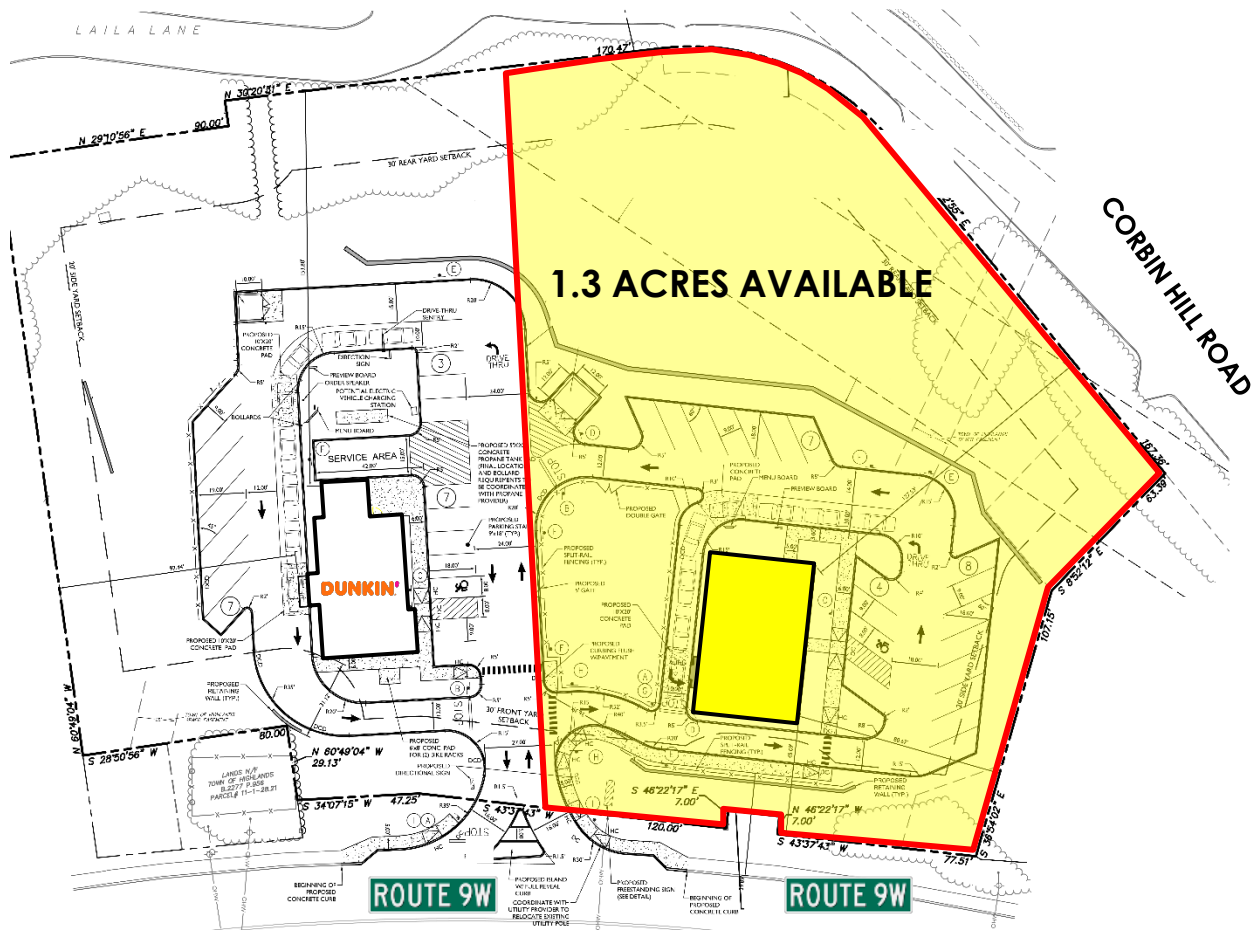


Fort Montgomery (Highland Falls, NY)

897-921 Route 9W

PAD SITE FOR SALE



AVAILABLE:

1.33 Acre Parcel with Approval for 2,500-7,500 SF Freestanding Building with Drive-thru

NEIGHBORING RETAILERS:

Dunkin', Holiday Inn Express & Suites, United States Post Office, U-Haul and more

ADDITIONAL INFORMATION:

- New Development on Route 9W at Corbin Hill Road
- Just South of West Point & just North of Bear Mountain Bridge
- Pad site with approval in hand & much of the site work completed

TRAFFIC COUNTS:

18,371 Cars Per Day Along Route 9W

ASKING PRICE:

Call For Details

TAXES:

Call for Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	6,097	38,496	238,504
Avg. HH Income	\$118,386	\$113,710	\$126,735

For More Information,
Please Contact:

914-237-3400

Scott Milich – Ext. 116
SMilich@RoyalPropertiesInc.com

Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com



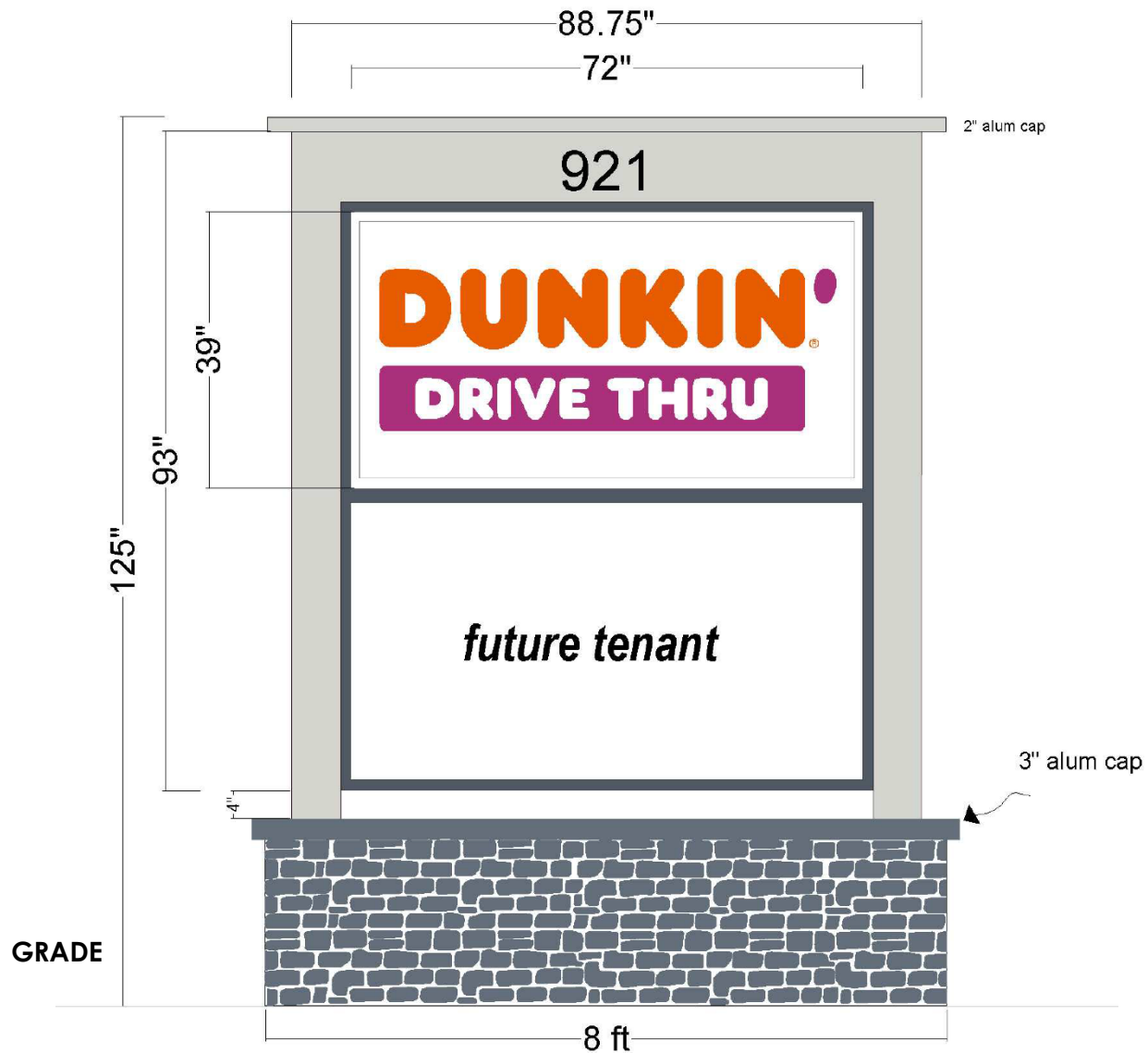
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PROPERTIES

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