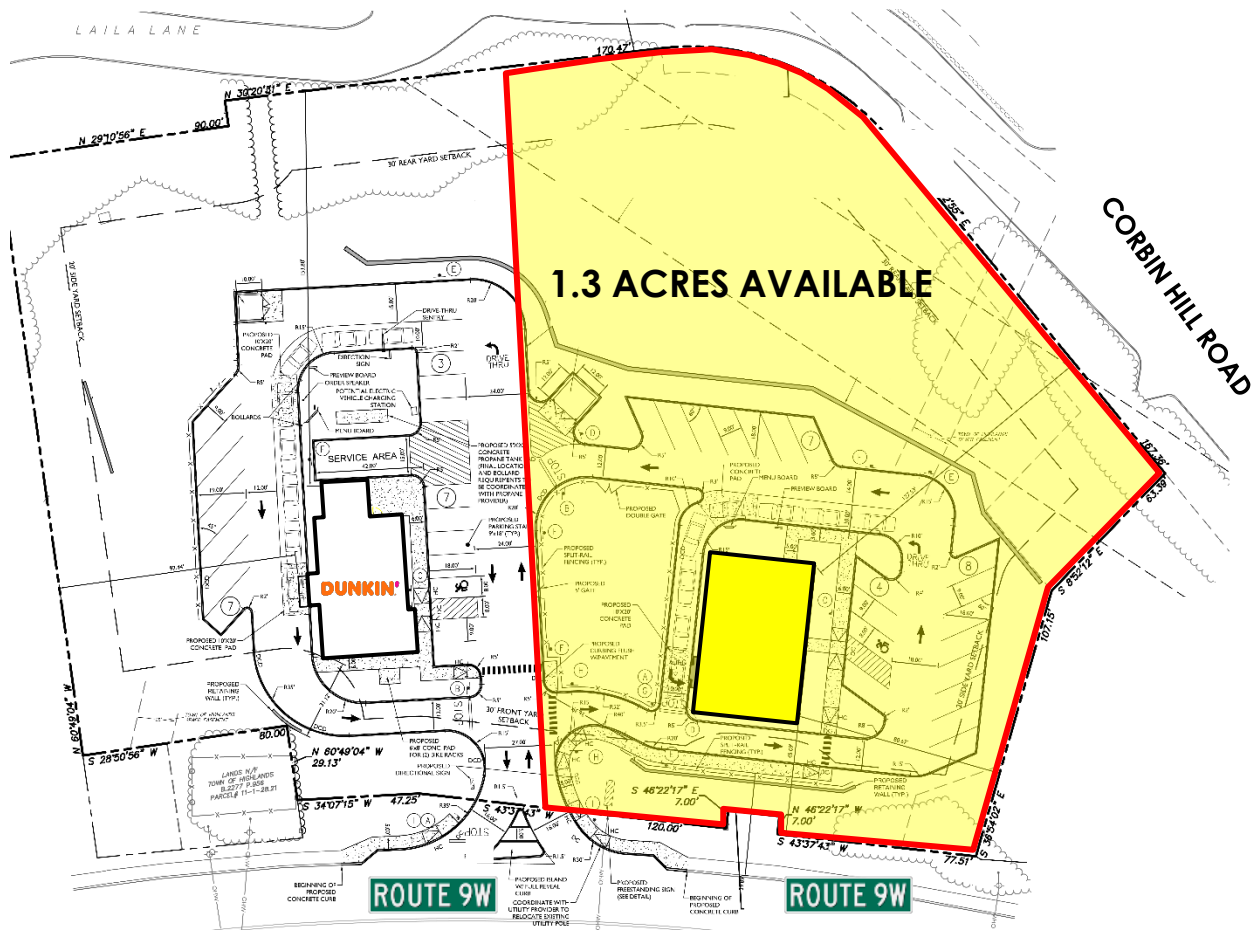


# Fort Montgomery (Highland Falls, NY)

## 897-921 Route 9W

## PAD SITE FOR SALE/LEASE



### 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/RENT:

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



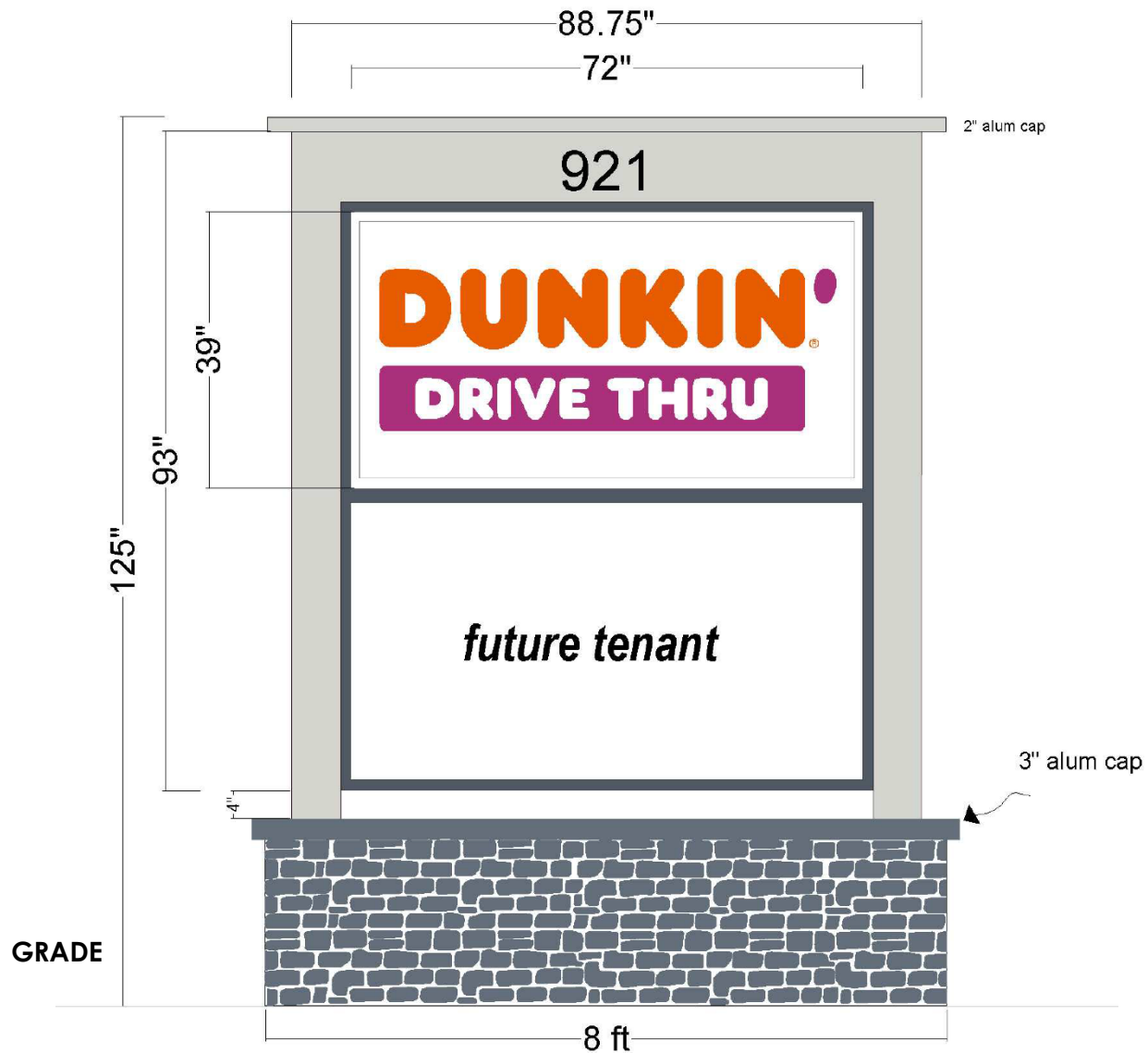
**ROYAL**  
PROPERTIES

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

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