



MIDDLETOWN ACRES LLC

Fortune Rd E , Middeltown, NY 10941



PROPERTY OVERVIEW

Approved for 100,000 SF Commercial with Water Sewer in Town of Wallkill

PROPERTY HIGHLIGHTS

- Water and Sewer
- 100,000 SF Approved for Commercial\Storage\Retail\Office
- Less than 1 mile from Galleria Mall
- Will Divide

Sale Price:	\$1,950,000
Lot Size:	22.0 Acres
APN #:	335200.041.000-0001-094.120/ 0000
Zoning:	TC (Town Center) and Ent L (Enterprise Light)
Market:	Town of Wallkill
Sub Market:	Orange County
Cross Streets:	Tower Drive

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

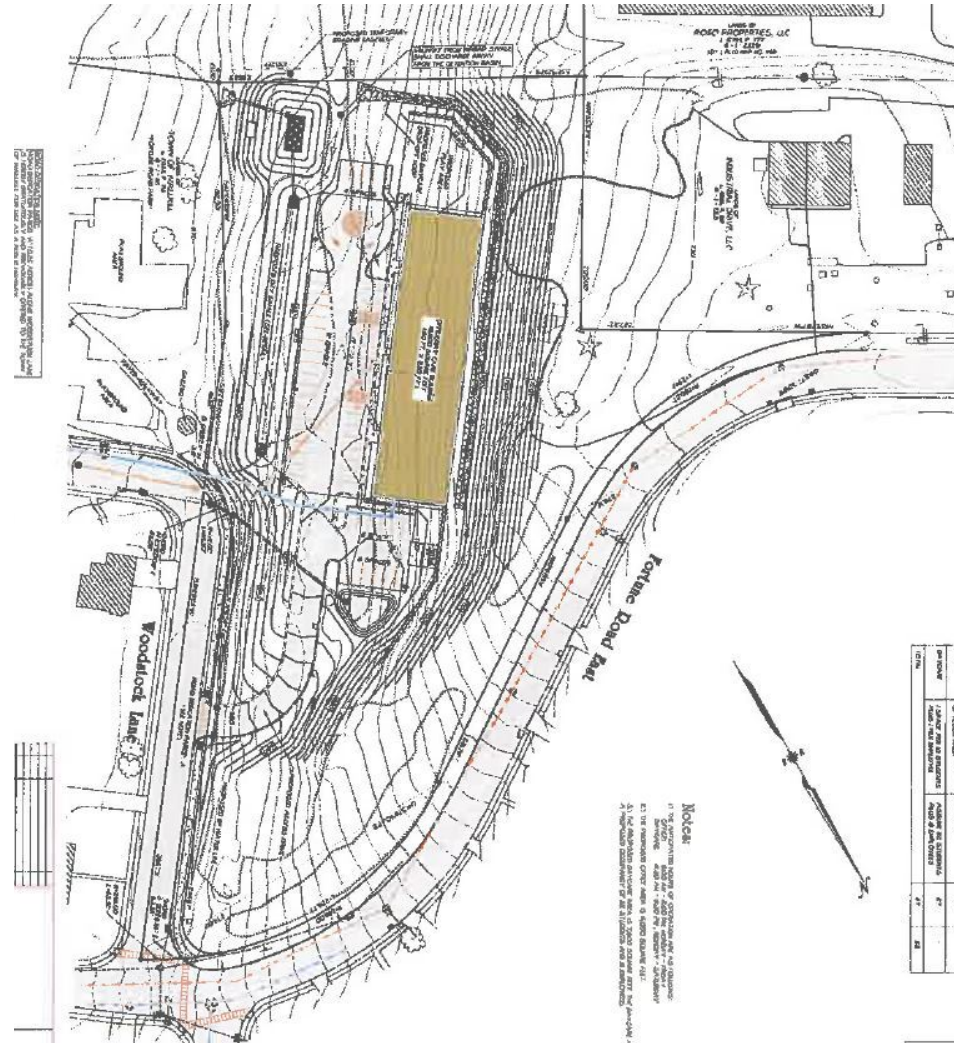
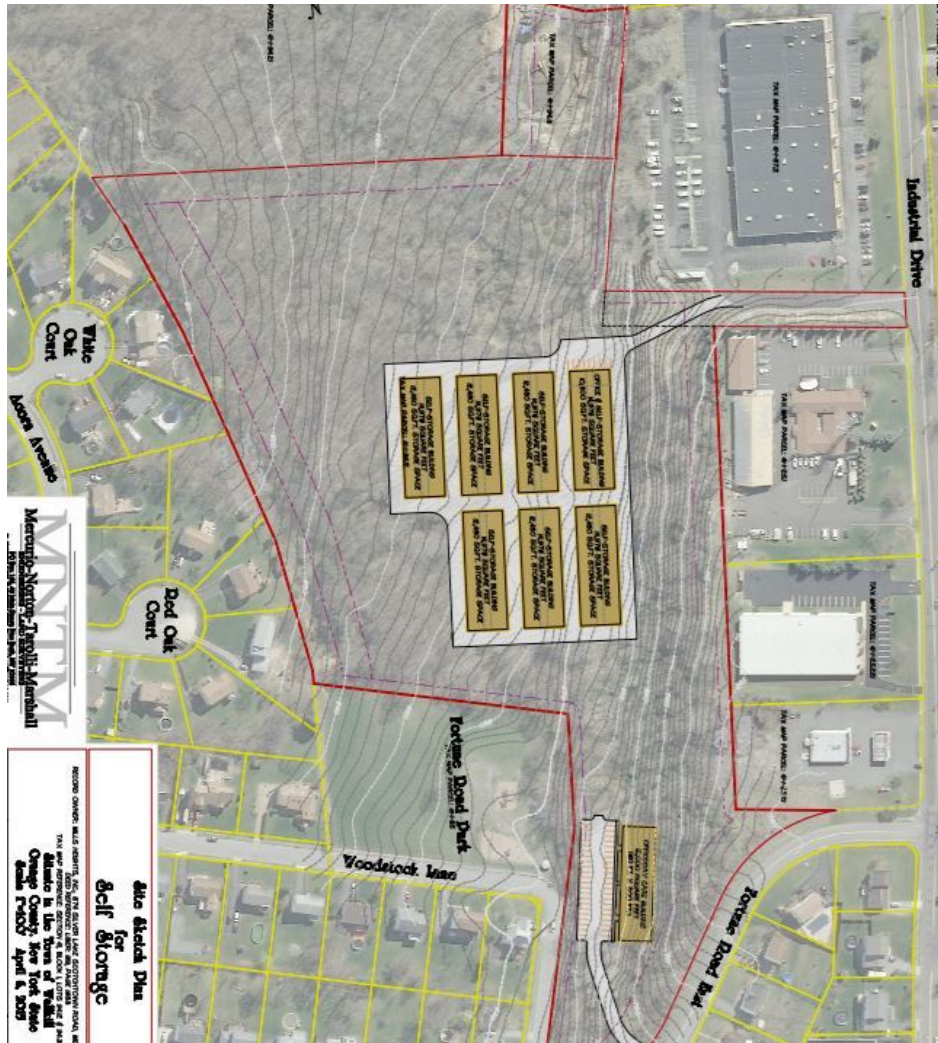
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www.kwcommercial.com

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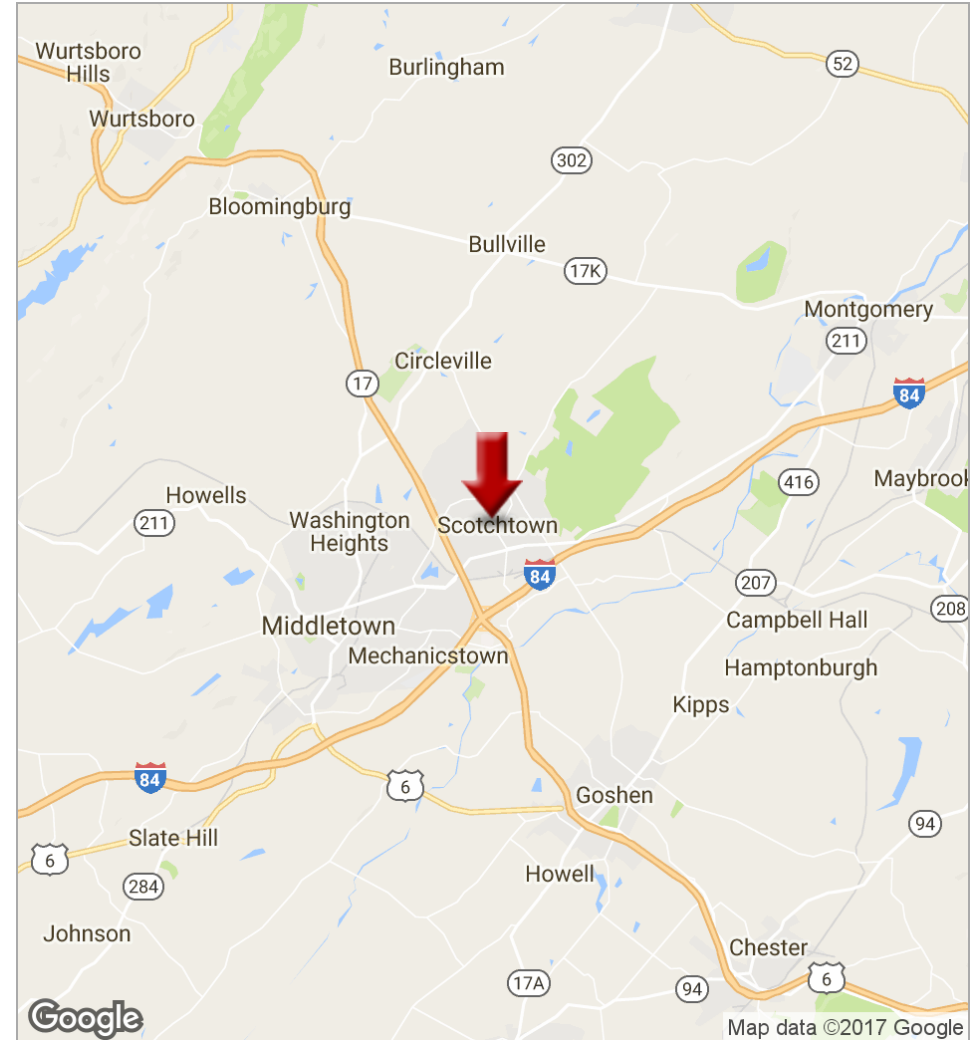
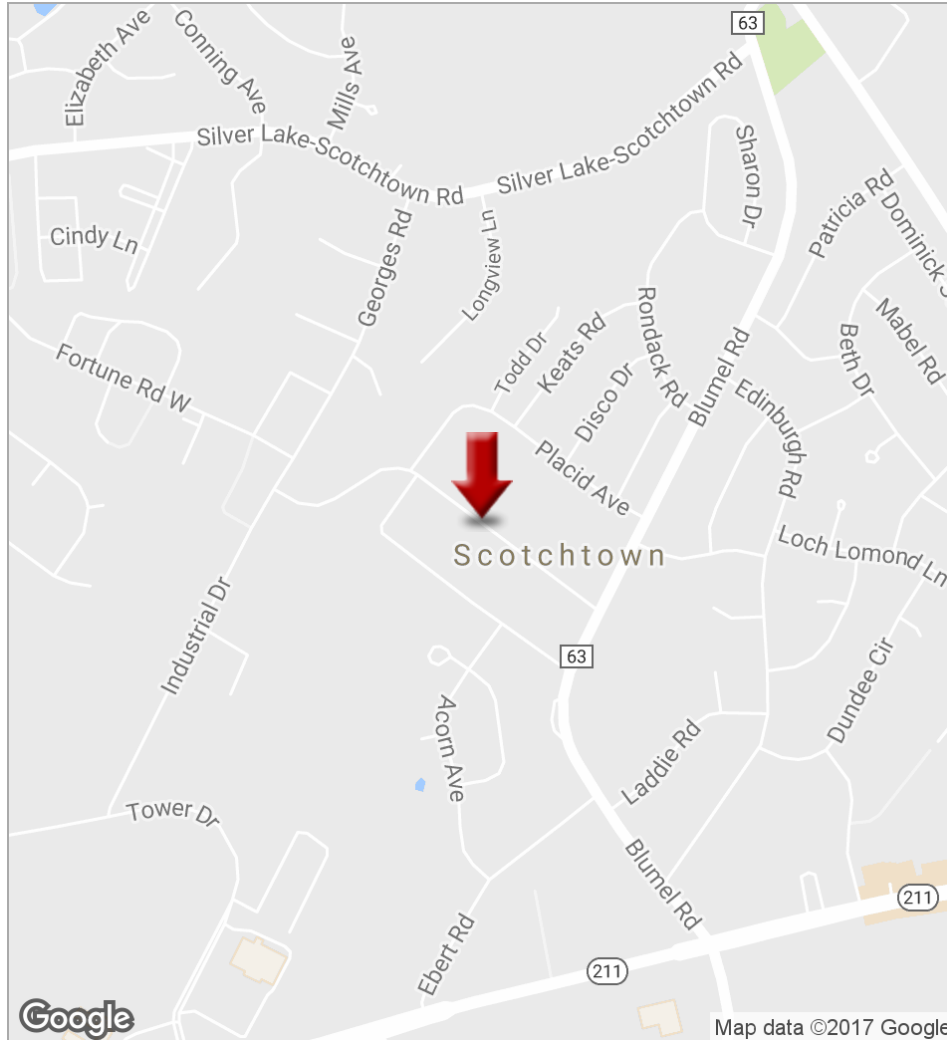
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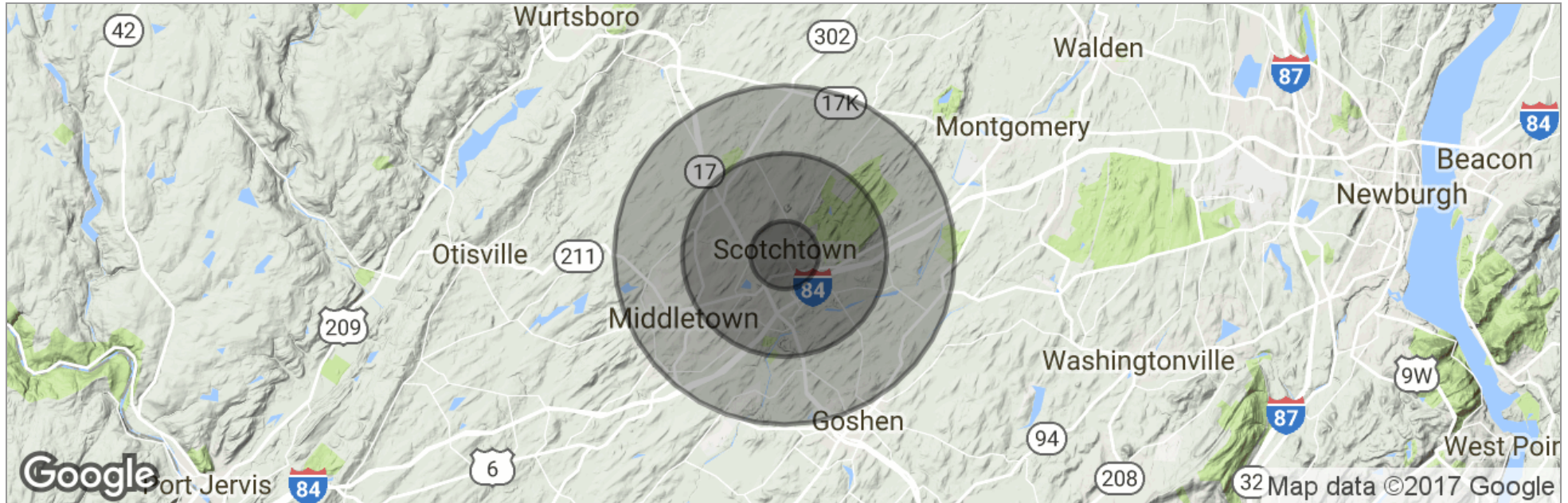
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	1 Mile	3 Miles	5 Miles
Total Population	6,139	25,638	60,677
Population Density	1,954	907	773
Median Age	38.2	37.4	36.6
Median Age (Male)	39.3	36.6	35.9
Median Age (Female)	38.0	38.5	37.2
Total Households	2,410	9,455	21,565
# of Persons Per HH	2.5	2.7	2.8
Average HH Income	\$73,177	\$72,152	\$71,620
Average House Value	\$328,997	\$299,192	\$299,233

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