

CASA MIA

2040 Goshen Turnpike, Middletown, NY 10941



SALE PRICE:	\$599,000
PRICE PER UNIT:	-
LOT SIZE:	0.05 Acres
BUILDING SIZE:	3,264 SF
YEAR BUILT:	1940
RENOVATED:	2010
ZONING:	ENT-L
MARKET:	Town Of Wallkill
SUB MARKET:	Middletown
CROSS STREETS:	Route 211

PROPERTY OVERVIEW

Traffic count over 24000 cars daily
High density
Flexible Zoning
Corner Lot
Water/Sewer

PROPERTY FEATURES



KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

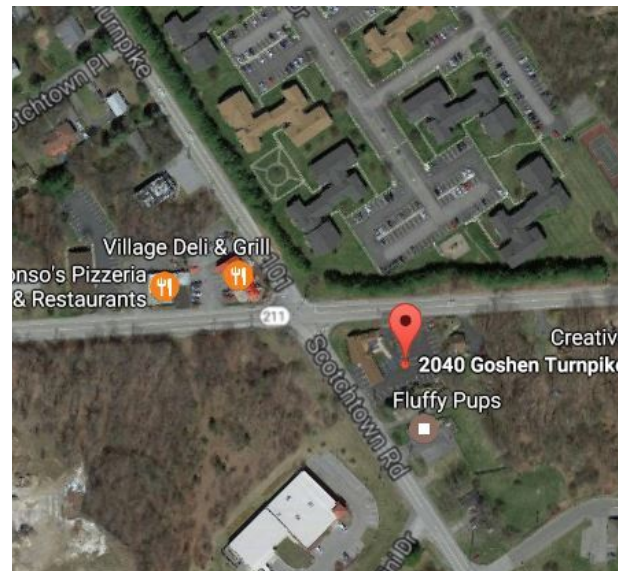
JOSEPH DISTELBURGER
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845.344.7170
jdistelburger@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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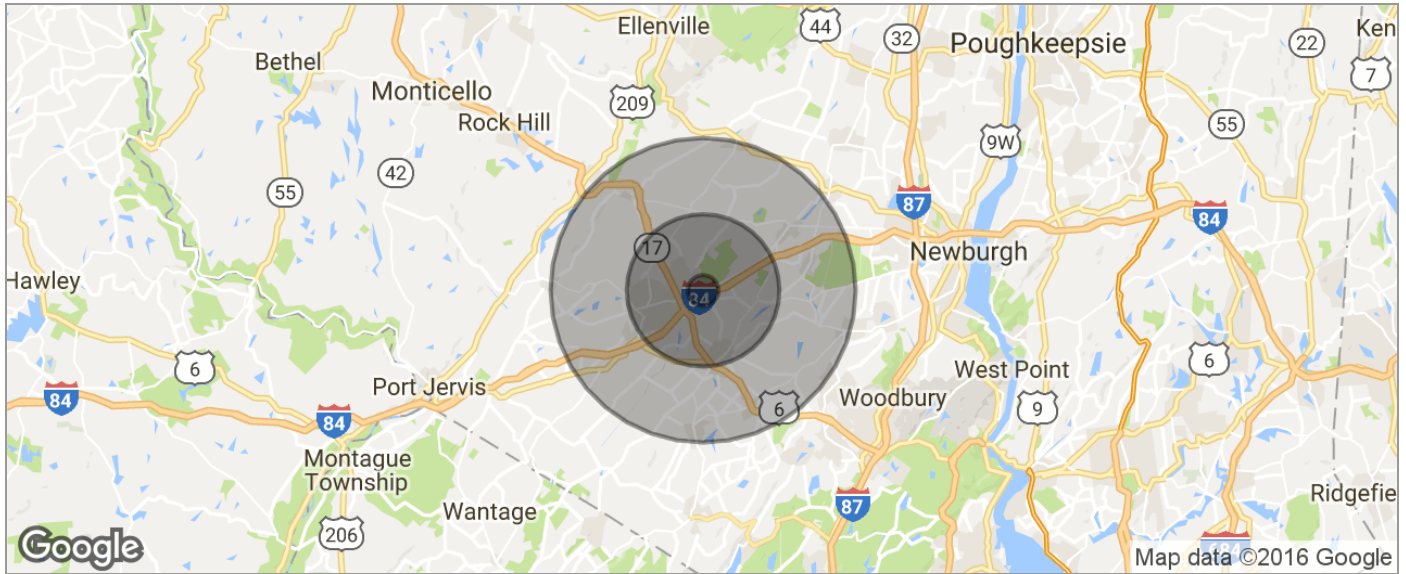
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,616	48,030	137,423
MEDIAN AGE	37.9	37.0	38.1
MEDIAN AGE (MALE)	40.9	36.1	37.3
MEDIAN AGE (FEMALE)	37.1	38.2	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,016	17,008	47,611
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$76,413	\$74,682	\$79,857
AVERAGE HOUSE VALUE	\$324,610	\$321,797	\$340,768
RACE	1 MILE	5 MILES	10 MILES
% WHITE	64.3%	63.2%	71.7%
% BLACK	12.0%	13.8%	11.3%
% ASIAN	4.1%	2.9%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.4%
% OTHER	11.8%	15.3%	11.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	26.0%	27.7%	21.0%

* Demographic data derived from 2010 US Census

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