



SALE / LEASE RESTAURANT / COMMERCIAL BUILDING U.S. ROUTE 9 – HYDE PARK, NY



NEAR FDR & VANDERBILT ESTATES

- **U.S. Route 9, Hyde Park, NY 12538**
 - 4200 Albany Post Road [A]
 - 4202 Albany Post Road [B]
 - 3 Van Dam Road [C]
 - **Location:** U.S. RT 9 / Albany Post Rd near Franklin D. Roosevelt and Vanderbilt Mansion National Historic Sites
 - **Square Footage:** 2,880 ± SF
To Be Confirmed
 - **Amenities:** Indoor Seating
Potential for Outdoor Seating
Handicap Accessible
Cooler / Freezer / Dishwasher
Hood / Ansul System
 - **Acreage:** [A] 0.35 ± Acres
[B] 0.52 ± Acres
[C] 0.57 ± Acres
1.44 ± Acres Total
 - **Frontage:** [A] U.S. Rte 9 / Albany Post Rd - 87.1'
[B] U.S. Rte 9 / Albany Post Rd - 25'
 - **Zoning:** TCHD, Town Center Historic District
- | Demographics: | 3 Miles | 5 Miles | 7 Miles |
|-----------------|----------|----------|----------|
| Population | 15,378 | 45,613 | 98,586 |
| Avg. HH Income | \$81,422 | \$75,330 | \$73,684 |
| # of Households | 5,578 | 16,097 | 36,260 |
- **Area Traffic Count:**
CR 40A / St Andrew Rd to CR41 / E Market St. - 20,163 AADT
 - **Asking Price:** **Sale:** \$695,000
Lease: \$4,500 Per Month, Triple Net



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** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **