

## RETAIL FOR SALE

# 30 CARPENTER PL

30 Carpenter Place, Monroe, NY 10950



<b>SALE PRICE:</b>	\$745,000
<b>PRICE PER UNIT:</b>	\$745,000
<b>LOT SIZE:</b>	0.69 Acres
<b>BUILDING SIZE:</b>	2,186 SF
<b>YEAR BUILT:</b>	2008
<b>ZONING:</b>	CB
<b>MARKET:</b>	Hudson Valley
<b>SUB MARKET:</b>	Monroe
<b>CROSS STREETS:</b>	Lake St.

### PROPERTY OVERVIEW

Great opportunity for restaurateur to own freestanding building/business. Located in a great location in downtown Village of Monroe near the lakes. Fully operating industrial kitchen with all amenities. Free span building provides opportunity to rearrange more seating. Currently seats 48 with room for expansion. Additional patio seating of 12.

### PROPERTY FEATURES

- Private parking
- Industrial kitchen appliances
- Central Air
- Busy location
- Beautiful building

**KW COMMERCIAL**  
9 Bert Crawford Rd  
Middletown, NY 10940

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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.

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

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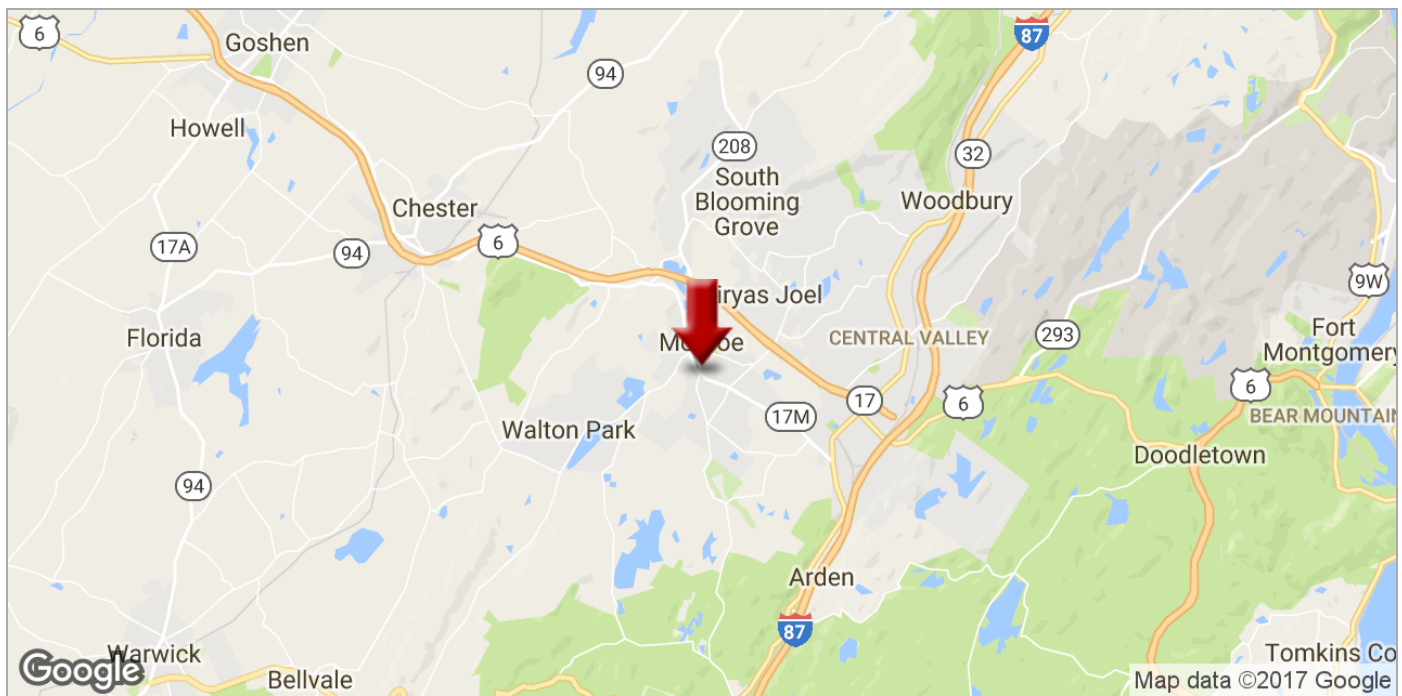
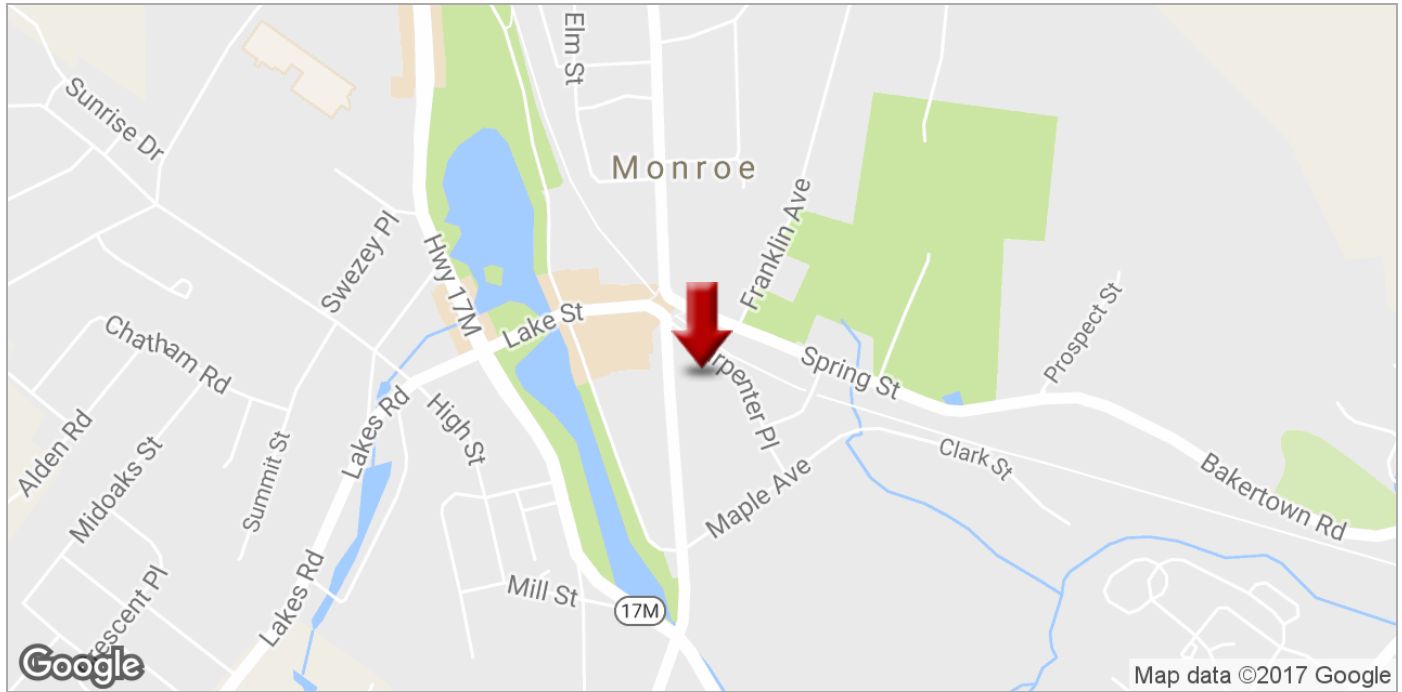
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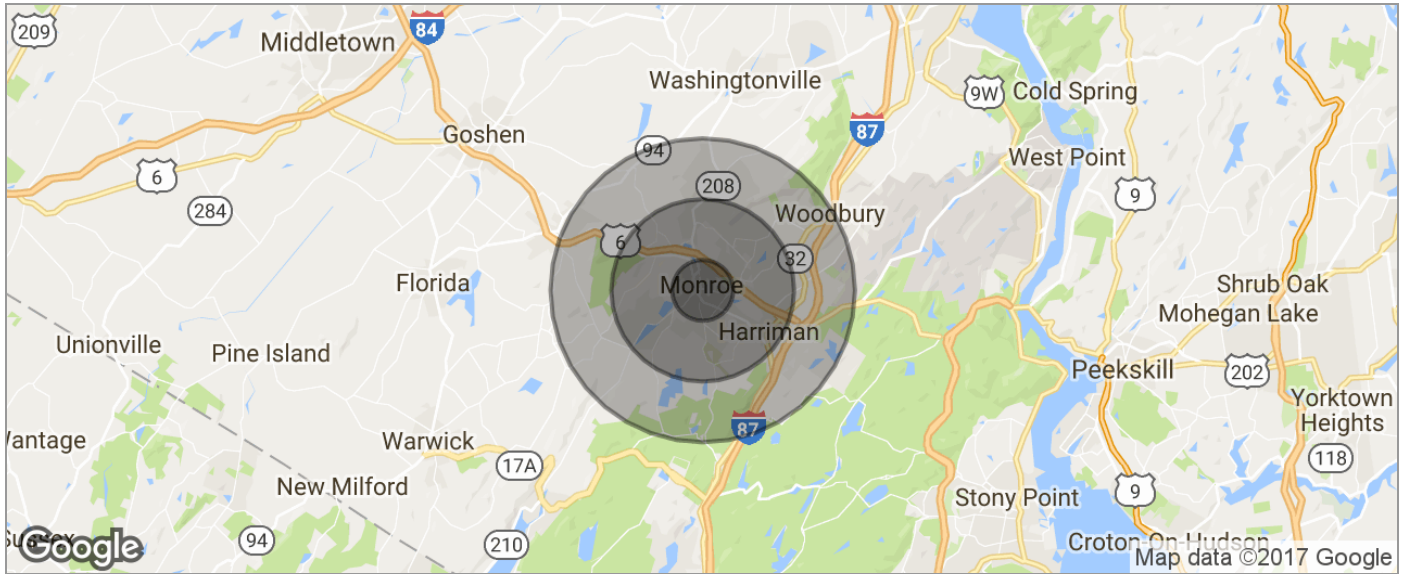
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,915	49,570	70,671
MEDIAN AGE	35.2	24.2	28.9
MEDIAN AGE (MALE)	34.9	24.2	28.9
MEDIAN AGE (FEMALE)	37.6	24.6	29.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,542	12,655	20,007
# OF PERSONS PER HH	3.2	3.9	3.5
AVERAGE HH INCOME	\$94,219	\$79,440	\$90,462
AVERAGE HOUSE VALUE	\$357,742	\$373,489	\$381,774
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	87.1%	89.7%	87.3%
% BLACK	2.6%	2.3%	3.4%
% ASIAN	1.7%	2.5%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	6.7%	4.0%	4.1%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	21.4%	9.2%	9.8%

\* Demographic data derived from 2010 US Census

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