



# FOR LEASE

## COUNTRY COMMONS

### NYS ROUTE 55 @ NYS ROUTE 82 SEC

### LAGRANGE, NEW YORK



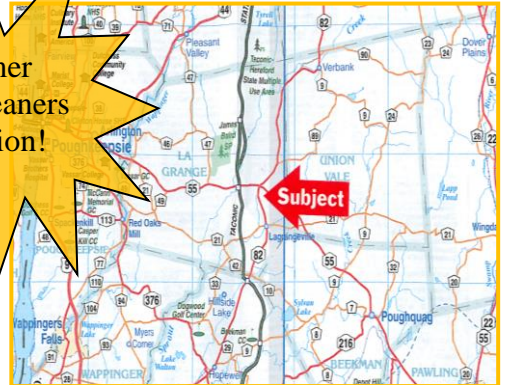
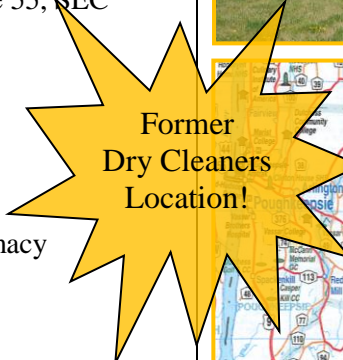
## RETAIL / OFFICE STOREFRONTS

- **1516-1520 Route 55**  
LaGrange, NY 12540
- **Directions:** Taconic State Parkway East on NYS Route 55 towards Pawling to intersection of NYS Route 82 & NYS Route 55, SEC
- **Available Square Footage:**
  - 1,000 ± SF - Storefront
- **Co-Tenants:**



Mid-Hudson Valley Federal Credit Union  
Hallmark  
Carlo's Trattoria Restaurant & Bar  
Chop Stix Chinese Food  
Shear Unisex Salon  
Smokes 4 Less

LaGrange Pharmacy  
NB Cleaners  
Pizza Express  
Wine & Liquor  
Hollywood Nail Spa  
Allstate Insurance



<b>Demographics:</b>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	7,800	27,390	69,148
Avg. HH Income	\$125,524	\$126,304	\$115,744
# of Households	2,629	9,363	23,280

- **Area Traffic Count:** NYS Route 55 at NYS Route 82 - 16,850 AADT  
NYS Route 82 at NYS Route 55 - 6,120 AADT
- **Lease Price:** \$18.50 Per SF

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



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**1,000 +/- SF Available!**

