



HOULIHAN LAWRENCE  
COMMERCIAL

# Redevelopment Opportunity

243-245 Orange Turnpike, Sloatsburg, NY 10974

***+/- 2.6 ACRES LOCATED ALONG ORGANGE TURNPIKE***

Exclusively Represented By:

**Garry Klein**

Associate Broker  
914 588 1585  
gklein@houlihanlawrence.com

**Netanel Cohen**

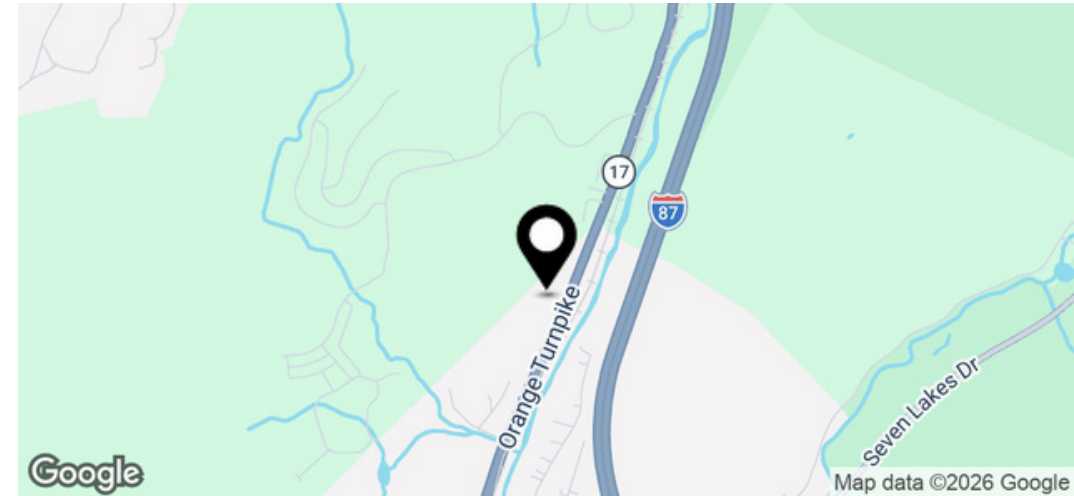
RE Salesperson  
845 540 3012  
ncohen@houlihanlawrence.com

OFFERING MEMORANDUM



# Executive Summary

FOR SALE



## Offering Summary

<b>Sale Price</b>	<b>\$2,100,000</b>
Taxes	\$55,000
Zoning	MU-1 Mixed-Use
Lot Size	2.6 Acres
Number of Lots	2
Existing Building	4,310 SF Former Restaurant
Add't Structures	Garage/Storage Building & Cottage
Utilities	Available
Potential Uses	Multifamily, Self-storage, Car Wash, School, House of Worship, Commercial Uses

## Property Overview

An exceptional opportunity to acquire approximately 2.6 acres of commercially zoned land located along Orange Turnpike (NYS Route 17) in the Village of Sloatsburg, Rockland County, New York.

The property is improved with a former restaurant building containing approximately 4,310 square feet, complete with commercial kitchen, bar, dining facilities and full basement, as well as a detached storage/garage structure and a renovated cottage. While the existing improvements may be suitable for adaptive reuse, the property's highest and best use may be redevelopment under the Village's MU-1 Mixed Use zoning designation.

The site offers significant frontage along Orange Turnpike, one of the area's primary commercial corridors, and is strategically positioned near the New York State Thruway, Route 17, Route 287 and major regional employment centers.

This offering presents developers, investors, institutions and owner-users with the rare opportunity to control one of the larger commercially-zoned development parcels in Sloatsburg.



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# Highlights

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## Existing Improvements

- Former restaurant building approximately 4,310 SF
- Commercial kitchen
- Full-service bar
- Dining facilities
- Full basement
- Detached garage/storage building
- Renovated cottage

## Strong Regional Access

- Immediate access to Route 17
- Minutes from Interstate 87 / New York State Thruway
- Convenient access to Interstate 287
- Approximately 35 miles from Manhattan



Potential uses include:

- Multifamily Residential
- Mixed-Use Development
- Self-Storage Facility
- Express Car Wash
- School or Educational Facility
- House of Worship
- Medical Office
- Professional Office
- Retail Uses
- Hospitality Uses
- Specialty Commercial Development

(Subject to municipal approvals and zoning compliance.)



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# Development Opportunity

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The property's MU-1 zoning district is designed to encourage a variety of residential and commercial uses that promote economic development and efficient land utilization.



## Potential redevelopment concepts include:

### Multifamily Residential

The Village of Sloatsburg has experienced increasing demand for housing alternatives due to its proximity to employment centers throughout Rockland, Bergen and Orange Counties.

Potential development concepts may include:

- Garden apartments
- Workforce housing
- Mixed-use residential development
- Transit-oriented housing

### Self-Storage Facility

The site's visibility, frontage and regional accessibility create an attractive opportunity for a climate-controlled self-storage facility serving:

- Northern Rockland County
- Southern Orange County
- Northern Bergen County

### Express Car Wash

The site's frontage and traffic exposure may support a modern express tunnel car wash concept with membership-based recurring revenue.

### Educational or Institutional Uses

Potential uses include:

- Private school
- Daycare facility
- Religious school
- Community education center

### House of Worship

The parcel size and parking potential may accommodate a religious institution seeking a highly visible location.



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# Aerial

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# Aerial

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COMMERCIAL TEAM AT HOULIHAN LAWRENCE

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# Existing Structure

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# Location Overview

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## Property Highlights

Sloatsburg is strategically positioned at the southern gateway to the Hudson Valley and serves as a key transportation corridor between New York City and Upstate New York.

### Major regional advantages include:

- Access to New York State Thruway (I-87)
- Access to Interstate 287
- Access to Route 17
- Nearby NJ Transit rail service
- Proximity to Bergen County, NJ
- Proximity to White Plains and Westchester County

### Major employers throughout the region include:

- Good Samaritan Hospital
- Montefiore Health System
- Valley Health System
- Amazon distribution facilities
- Regional logistics and warehousing operations



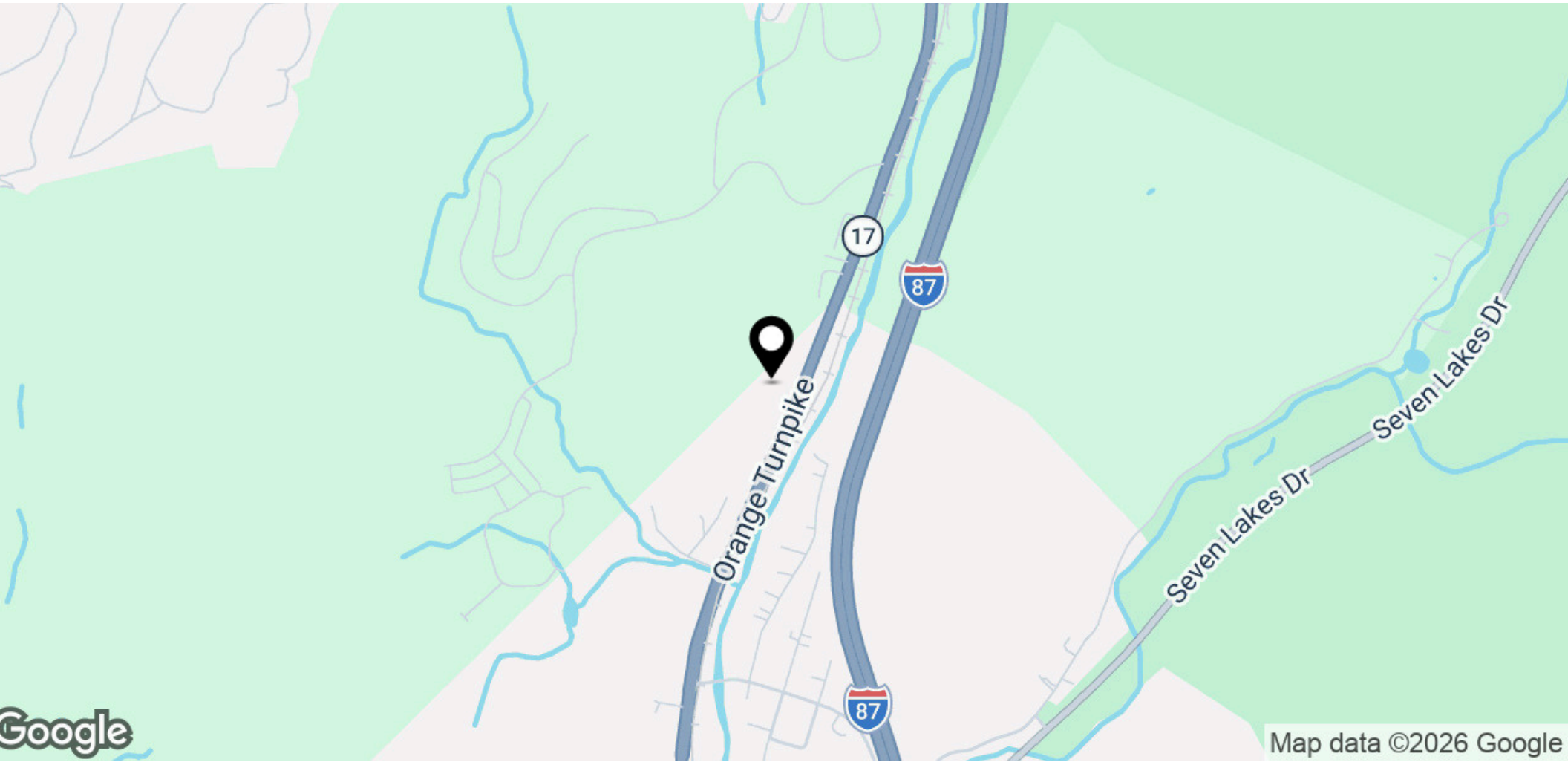
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# Map

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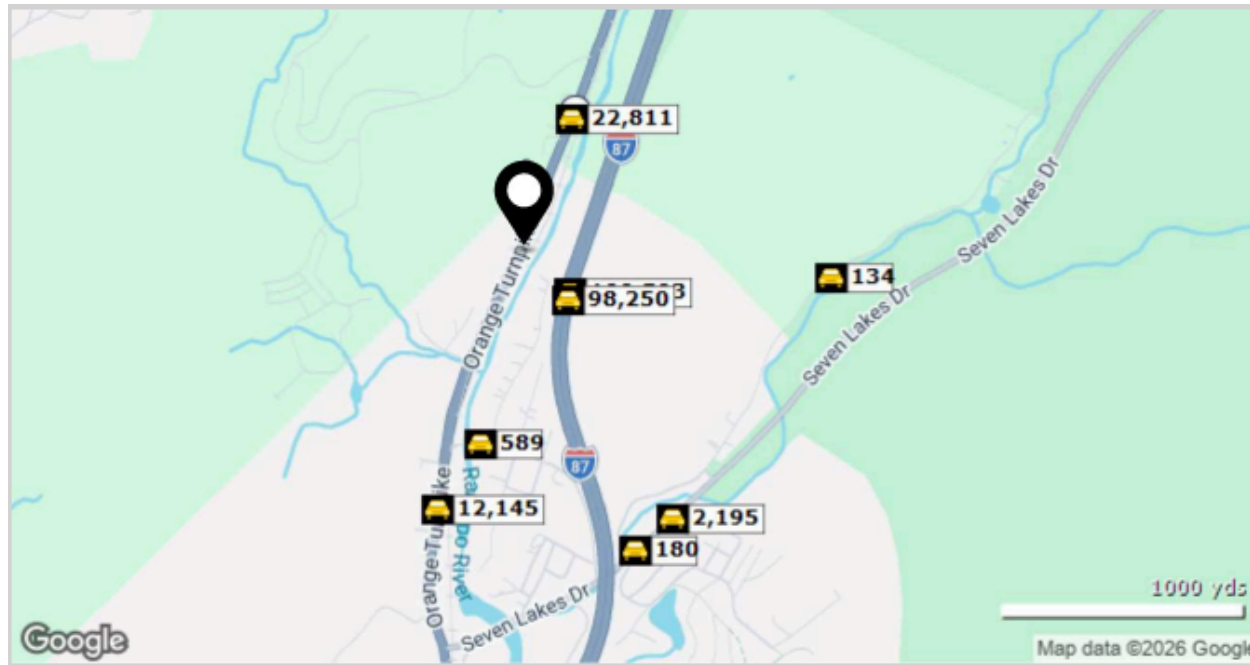
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# Traffic Count

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Street	Cross Street	Cross Str. Dist	Year	Avg. Daily Volume	Volume Type	Miles
<b>1</b> I- 87	<b>Seven Lakes Dr</b>	<b>0.67 S</b>	<b>2022</b>	<b>98,541</b>	<b>MPSI</b>	<b>.20</b>
<b>2</b> I- 87	<b>Seven Lakes Dr</b>	<b>0.67 S</b>	<b>2024</b>	<b>100,503</b>	<b>MPSI</b>	<b>.20</b>
<b>3</b> New York State Thruway	<b>Seven Lakes Dr</b>	<b>0.67 S</b>	<b>2025</b>	<b>98,250</b>	<b>MPSI</b>	<b>.21</b>
<b>4</b> State Hwy 17	<b>S Side Pl</b>	<b>0.05 NE</b>	<b>2025</b>	<b>22,811</b>	<b>MPSI</b>	<b>.27</b>
<b>5</b> Washington Avenue	<b>Lincoln St</b>	<b>0.03 E</b>	<b>2023</b>	<b>589</b>	<b>AADT</b>	<b>.54</b>
<b>6</b> Orange Turnpike	<b>Post Rd</b>	<b>0.10 S</b>	<b>2023</b>	<b>12,145</b>	<b>AADT</b>	<b>.71</b>
<b>7</b> Stony Brook Drive	<b>Green St</b>	<b>0.29 NE</b>	<b>2023</b>	<b>134</b>	<b>AADT</b>	<b>.75</b>
<b>8</b> Seven Lakes Dr	<b>Laurel Rd</b>	<b>0.08 SW</b>	<b>2024</b>	<b>2,202</b>	<b>MPSI</b>	<b>.79</b>
<b>9</b> Seven Lakes Dr	<b>Laurel Rd</b>	<b>0.08 SW</b>	<b>2025</b>	<b>2,195</b>	<b>MPSI</b>	<b>.79</b>
<b>10</b> Seven Lakes Drive	<b>Laurel Rd</b>	<b>0.01 NE</b>	<b>2025</b>	<b>180</b>	<b>MPSI</b>	<b>.83</b>



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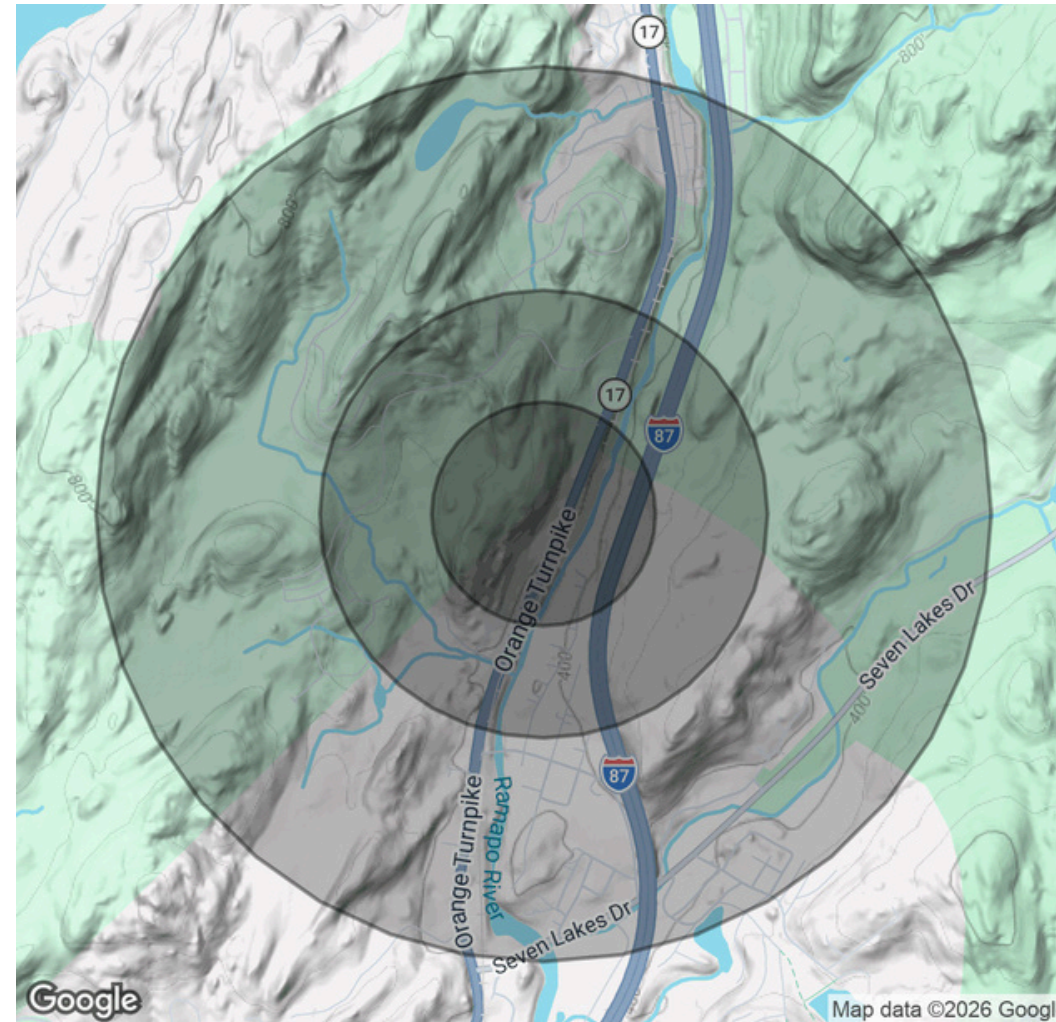
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# Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	258	647	1,828
Average Age	45.7	44.9	44.3
Average Age (Male)	46.4	45.6	44.6
Average Age (Female)	45.4	45	45.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
		240	
Total Households	99	2.7	670
# of Persons per HH	2.6	\$146,393	2.7
Average HH Income	\$141,968	\$428,345	\$149,587
Average House Value	\$408,217		\$459,683

2023 American Community Survey ACS



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