



Island Associates Real Estate Inc.

We create value

For Lease
158 Broadway
Newburg, NY



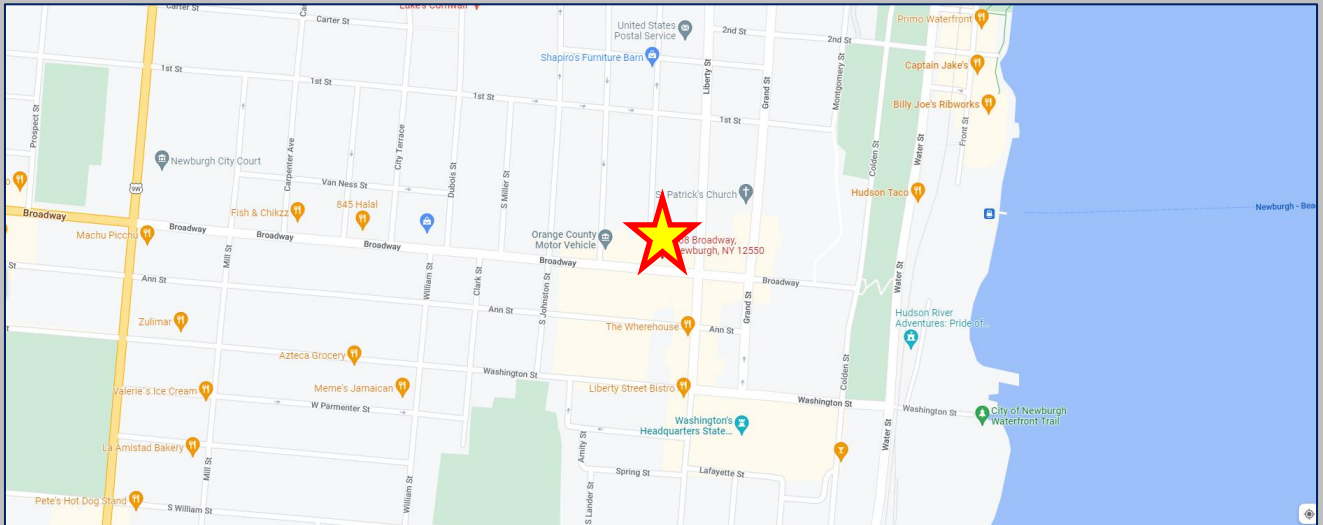
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Property Information

+/- 1,750 SF Retail Available

Price: \$20.00 SF Gross



Beautiful renovated storefront space in mixed use building

- ❖ High ceilings, Poured concrete floors
- ❖ Perfect for a bar/tavern, cafe, office, retail, personal service, art studio, yoga studio, medical office etc.
- ❖ New HVAC
- ❖ Located directly on Broadway, walking distance to the Waterfront, Downing Park.
- ❖ Downtown Neighborhood Zoning.
- ❖ Daily Traffic Counts of 15,494

Located in the Historic district, money is pouring into this area the time to get in and set up shop is now.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Population | 20,888 | 61,241 | 104,489 |
| Average HH Income | \$57,324 | \$84,523 | \$96,284 |

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



158 BROADWAY, NEWBURGH, NY 12550

AREA REPORT



VERY CONVENIENT

This home is in a very convenient area. Some daily errands in this location require a car and most major services are within 1 mile.



GROCERIES



PHARMACY



COFFEE



ATM



MEDICAL



<0.1 MILES

0.1 MILES

0.1 MILES

0.2 MILES

0.3 MILES



MOVIE THEATER



GYM



CLEANERS



GAS

0.7 MILES

0.6 MILES

0.5 MILES

0.4 MILES



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FOOD REPORT



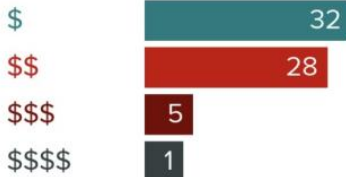
NEIGHBORHOOD EATS

This home is located near **60** moderately priced restaurants and has an **average** variety of cuisines.

77



WITHIN 5 MILES



GOOD EATS BY CATEGORY

| | |
|-----------------------|----|
| FAST FOOD | 11 |
| PIZZA | 10 |
| ITALIAN | 9 |
| AMERICAN | 7 |
| ASIAN | 7 |
| MEXICAN | 7 |
| INTERNATIONAL | 6 |
| CAFES | 6 |
| COFFEE AND TEA HOUSES | 6 |
| BARS | 3 |
| OTHER | 9 |



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