

MAIN STREET RETAIL SPACE - NEW CONSTRUCTION

364 MAIN STREET, BEACON, NY 12508

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	37,176 SF
Available SF:	1,500 - 8,800 SF
Lot Size:	0.54 Acres
Number of Units:	23
Year Built:	2025
Zoning:	Central Business

PROPERTY OVERVIEW

Brand New leasing opportunity at 364 Main Street, Beacon, NY, 12508. Situated in the heart of Central Beacon Main Street, this property offers unparalleled convenience with onsite parking, water/sewer amenities, and Central Business zoning. Versatile space options available to bring your business vision to life. With its central location and flexible retail suite sizes, this property provides the ideal canvas for a wide range of business endeavors. Retail suites will be available Q3/Q4 2025. Three story mixed use building with 20 luxury apartments and 8,800 square feet of ground floor retail. The Main Street retail space totals 8,800 and can be broken up into three suites of various sizes and configurations.

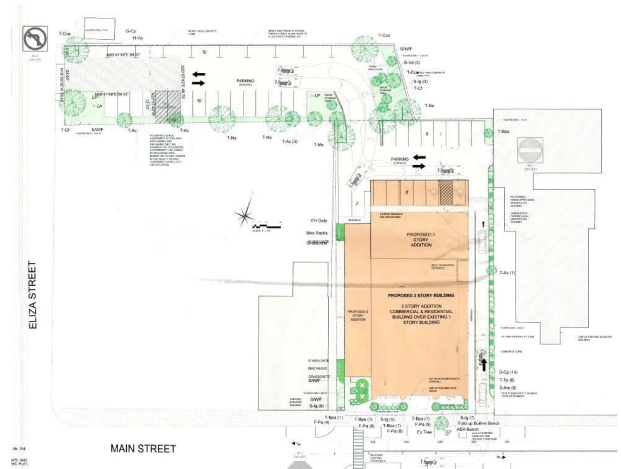
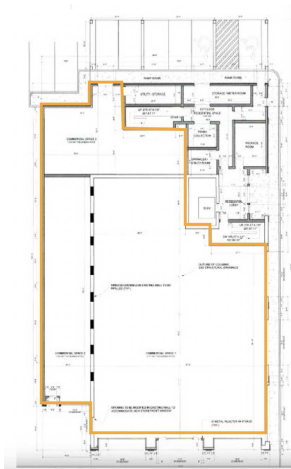
The building is located in between Eliza Street and Fishkill Avenue on Main Street in Beacon. +/- 20 parking spaces available for commercial tenants. Large windows, multiple retail access points, street signage, and easy access to the parking off Main and Eliza. Beacon has been said to be one of the top cities to live in New York, which is reflected in its growing population. This is also seen in the city's current development pipeline, with ~10 new projects (ranging from retail, multi-family and mixed-use) surrounding Main Street. This new building is centrally located next to the Metro-North (easy access to NYC), the Newburgh-Beacon Bridge, Route 9 and Interstate 84.



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ADDITIONAL PHOTOS

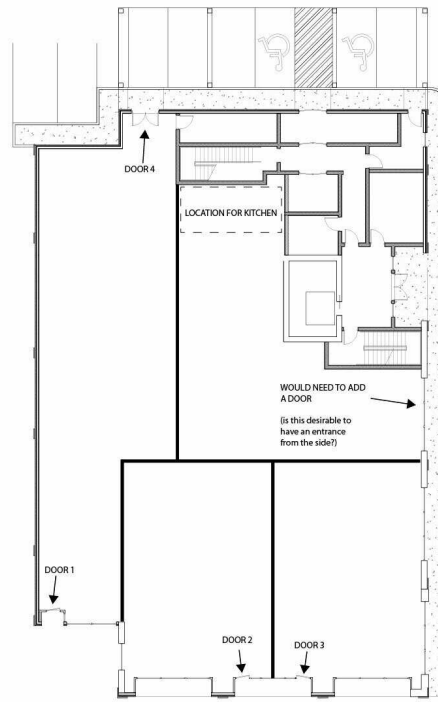
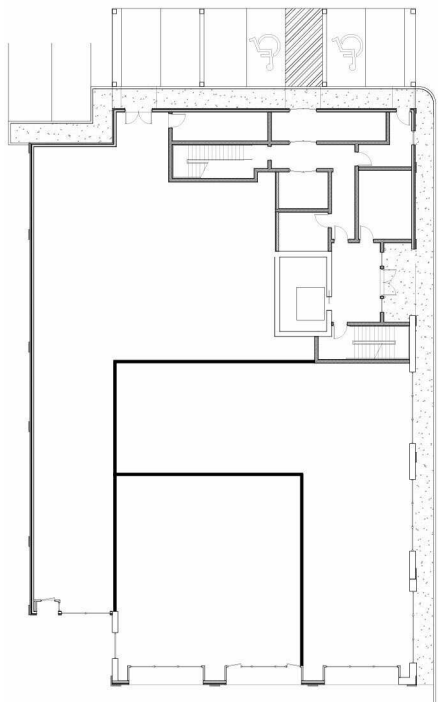
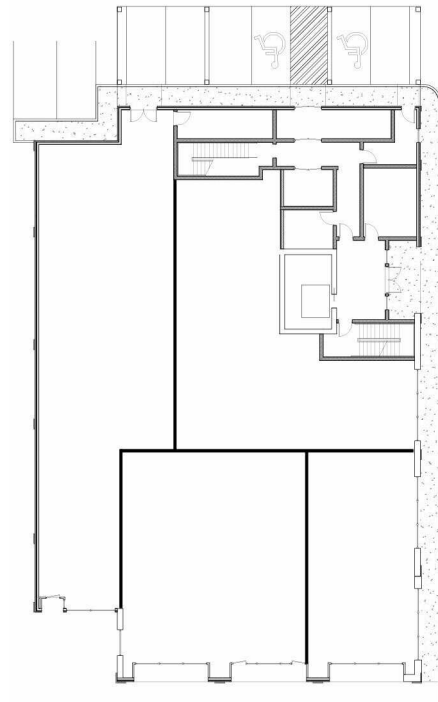
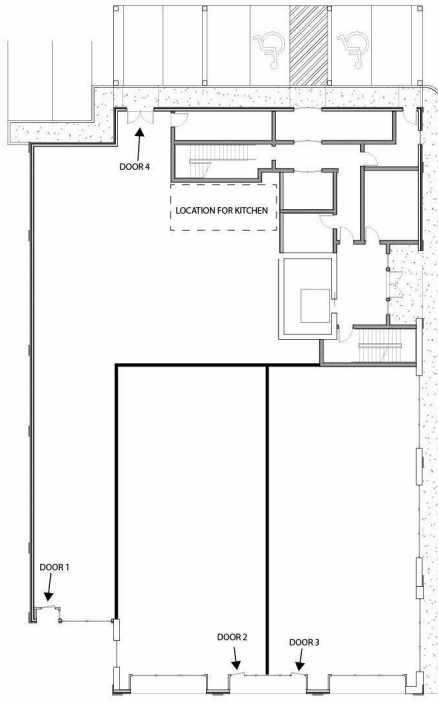


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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 8,800 SF	Lease Rate:	\$35.00 SF/yr

AVAILABLE SPACES

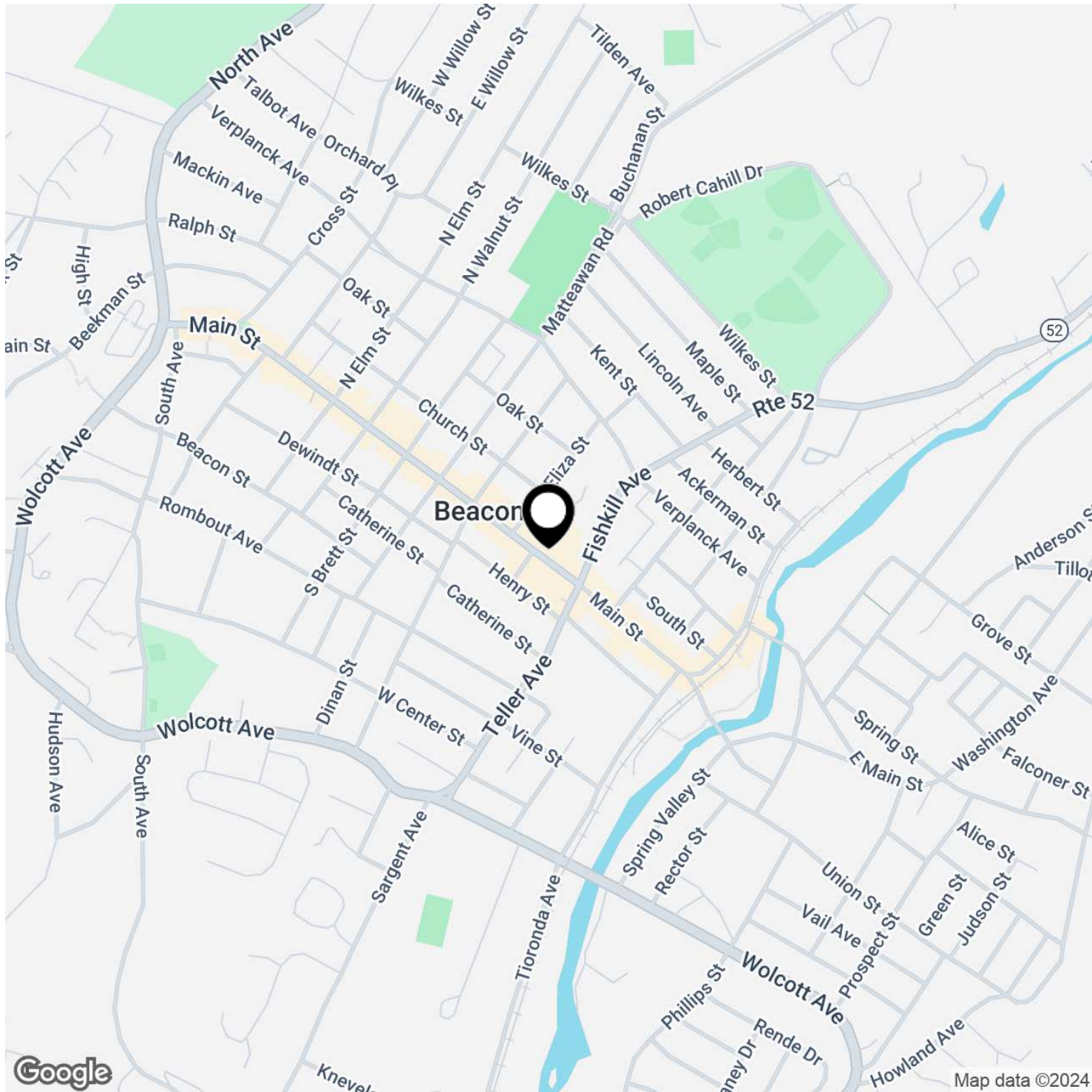
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
364 Main Street	Available	1,500 - 8,800 SF	NNN	\$35.00 SF/yr	-
364 Main Street	Available	2,000 - 2,500 SF	NNN	\$35.00 SF/yr	-
364 Main Street	Available	2,500 - 3,000 SF	NNN	\$35.00 SF/yr	-
364 Main Street	Available	3,000 - 4,000 SF	NNN	\$35.00 SF/yr	-
364 Main Street	Available	4,000 - 5,000 SF	NNN	\$35.00 SF/yr	-
354 Main Street	Available	5,000 - 8,800 SF	NNN	\$35.00 SF/yr	-



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LOCATION MAP



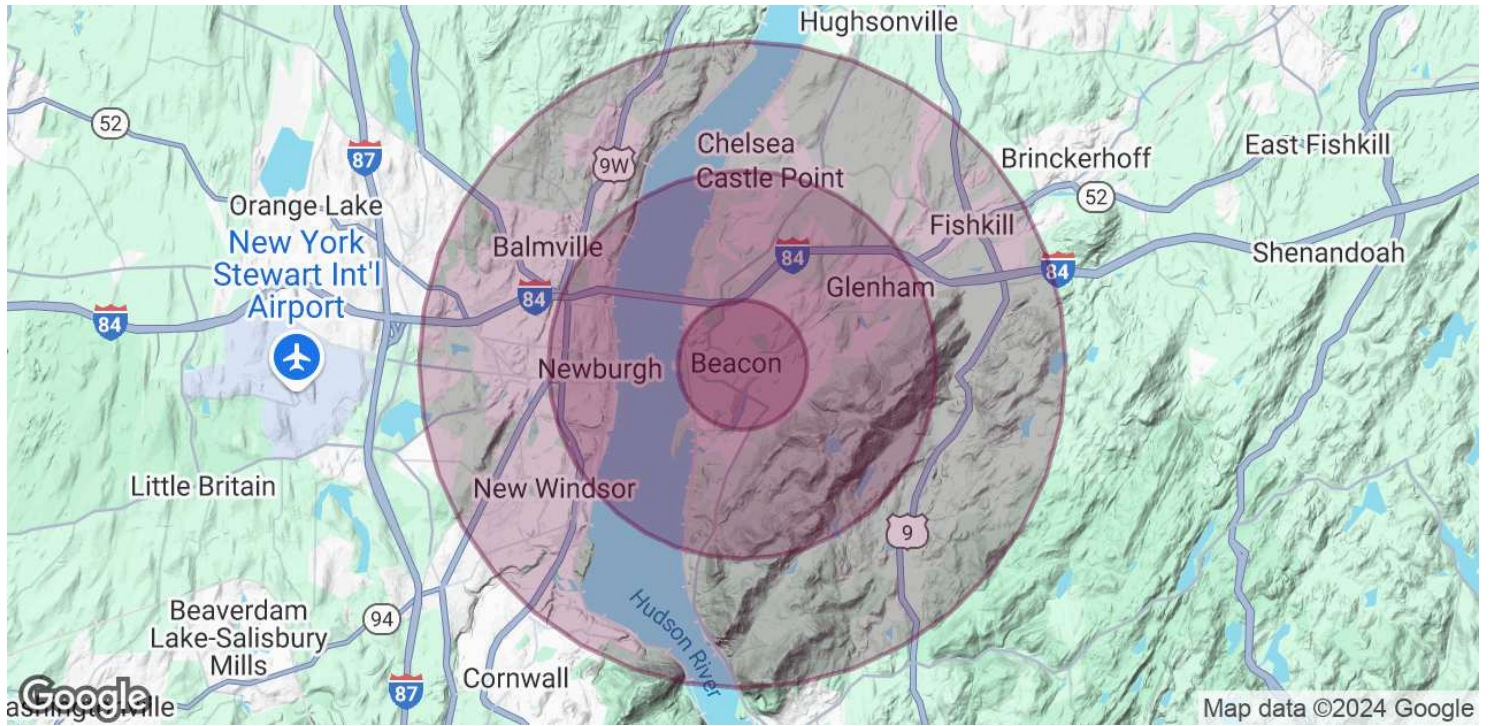
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,462	45,425	99,406
Average Age	39.7	36.7	35.8
Average Age (Male)	40.3	36.7	35.6
Average Age (Female)	38.7	36.0	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,095	16,067	35,164
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$69,408	\$69,437	\$72,197
Average House Value	\$311,425	\$315,952	\$315,667

2020 American Community Survey (ACS)