



7 w. main street

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# W. Main Street Washingtonville, NY

Name	W. Main Street
Location	7 W. Main Street Washingtonville, NY
County	Orange County
Square Feet	± 3,744 SF
Price	\$405,000
Potential Uses	office, retail



## PROPERTY DESCRIPTION

This 3,744 sq. ft. building sits on 0.073 acres of land in Washingtonville, New York. It is located on the corner of South Street and the highly trafficked W. Main Street. Parking spaces are directly in front of the building on W. Main Street. Originally suited for a bank, it has many potential office, professional, or retail uses. There are many restaurants and businesses in the surrounding area, including; Subway, Dunkin' Donuts, and NAPA Auto Parts. The property is directly across the street from the Moffat Library and Blooming Grove Recreation Department. Traffic count of 15,000 vehicles per day. This building is currently occupied by the tenant, with lease expiration December 31, 2018.

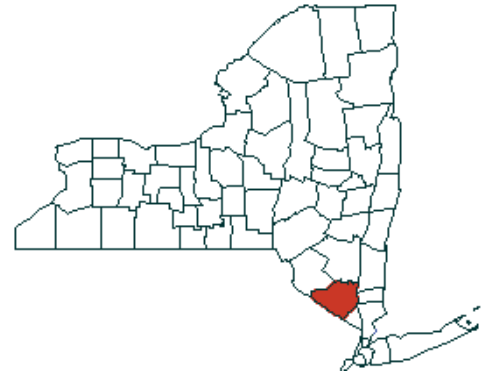
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# Washingtonville

## ORANGE COUNTY



Orange County is a county located in the U.S. state of New York. As of the 2010 census, the population was 372,813. The county seat is Goshen. This county was first created in 1683 and reorganized with its present boundaries in 1798.

The Village of Washingtonville is located in the Town of Blooming Grove, New York. Washingtonville was first settled in 1731 and was named in honor of George Washington who was said to have watered his horse at the trough under the big Elm Tree in the center of the village. In its earlier years, Washingtonville was called Matthews Field, even before it became known as Little York.

A part of the Rip Van Dam patent, it was sold to Vincent Matthews in 1721. Matthews, reportedly was the second settler of the region, although the first white settler. Its earliest inhabitant was an Indian by the name of Moringamus, whose wigwam or tepee was once pitched back near where the Coleman bottled-gas plant is now located.

Washingtonville is an inviting bedroom community, home of the Brotherhood Winery which is the oldest continually operating winery in the United States and our historic Moffat Library. There are many fine businesses operating here. The Village has an extremely professional Police Force and a dedicated group of individuals who volun-



teer their services for our Fire Department.

Population consists of over 7,000 residents in the 2.5 square miles located at the junction of NY-94 and NY-208. Washingtonville's school system encompasses five schools which provide an outstanding education for our K-12 students.

### LARGEST EMPLOYERS:

Northern Metropolitan Hospital Association

Allegro Landscaping

First Alliance Protection Systems

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# NEW YORK

New York is a state in the northeastern United States. New York was one of the original thirteen colonies that formed the United States. With an estimated 19.8 million residents in 2015, it is the fourth-most-populous state in the United States.



The state's largest city, New York City, makes up over 40% of the population of New York State. Two-thirds of the state's population lives in the New York metropolitan area, and nearly 40% lives on Long Island. The state and city were both named for the 17th-century Duke of York, future King James II of England. With an estimated population of 8.55 million in 2015, New York City is the most populous city in the United States and the premier gateway for legal immigration to the United States. The New York Metropolitan Area is one of the most populous urban agglomerations in the world. New York City is a global city, home to the United Nations Headquarters and has been described as the cultural, financial, and media capital of the world, as well as the world's most economically powerful city. The next four most populous cities in the state are Buffalo, Rochester, Yonkers, and Syracuse, while the state capital is Albany. New York has a diverse geography. The state is bordered by New Jersey and Pennsylvania to the south and Connecticut, Massachusetts, and Vermont to the east.



New York's gross state product in 2015 was \$1.44 trillion. If New York State were an independent nation, it would rank as the 12th or 13th largest economy in the world, depending upon international currency fluctuations. However, in 2013, the multi-state, New York City-centered Metropolitan Statistical Area produced a gross metropolitan product (GMP) of nearly US \$1.4 trillion, while in 2012, the corresponding Combined Statistical Area generated a GMP of over US \$1.55 trillion, both ranking first nationally by a wide margin and behind the GDP of only twelve nations and eleven nations, respectively.

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# AERIAL MAP



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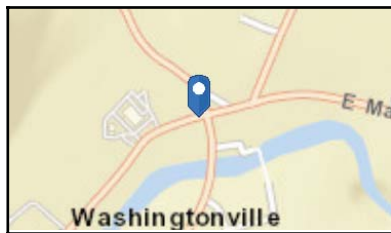
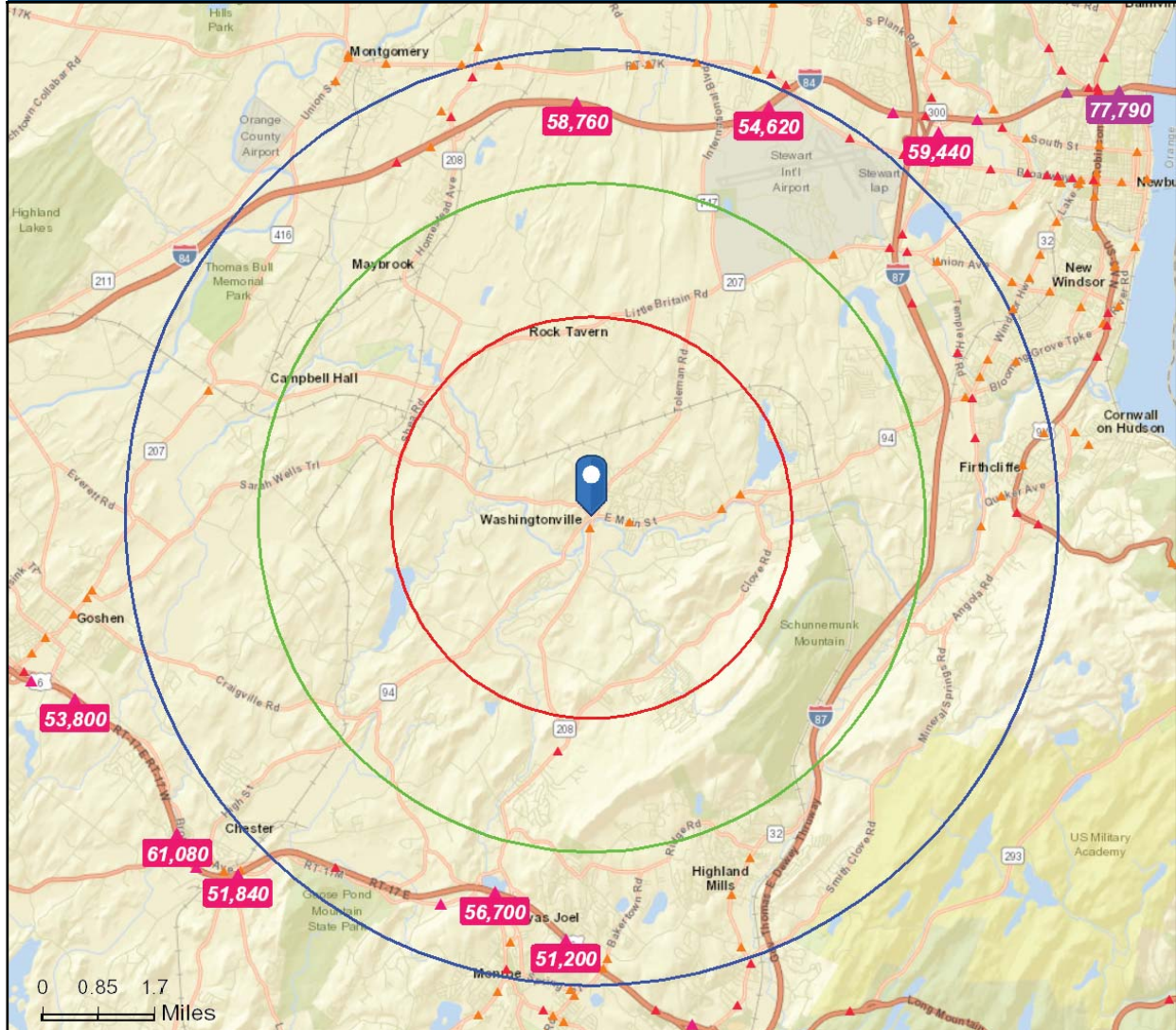


# TRAFFIC COUNT

## Traffic Count Map

7 W Main St, Washingtonville, New York, 10992  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 41.42761  
Longitude: -74.16715



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day





# EXECUTIVE SUMMARY

## Executive Summary

7 W Main St, Washingtonville, New York, 10992  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 41.42761  
Longitude: -74.16715

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	14,988	28,851	73,250
2010 Population	15,805	32,332	85,557
2017 Population	15,912	32,690	91,770
2022 Population	16,115	33,193	95,751
2000-2010 Annual Rate	0.53%	1.15%	1.57%
2010-2017 Annual Rate	0.09%	0.15%	0.97%
2017-2022 Annual Rate	0.25%	0.31%	0.85%
2017 Male Population	49.2%	49.3%	49.8%
2017 Female Population	50.8%	50.7%	50.2%
2017 Median Age	42.5	41.0	30.8

In the identified area, the current year population is 91,770. In 2010, the Census count in the area was 85,557. The rate of change since 2010 was 0.97% annually. The five-year projection for the population in the area is 95,751 representing a change of 0.85% annually from 2017 to 2022. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	82.0%	81.1%	83.9%
2017 Black Alone	7.2%	7.3%	6.1%
2017 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2017 Asian Alone	2.3%	3.3%	2.8%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	4.9%	4.6%	4.2%
2017 Two or More Races	3.0%	3.2%	2.7%
2017 Hispanic Origin (Any Race)	17.7%	17.0%	13.8%

Persons of Hispanic origin represent 13.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.1 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	4,899	9,604	22,495
2010 Households	5,416	10,884	26,189
2017 Total Households	5,409	10,902	27,545
2022 Total Households	5,457	11,022	28,504
2000-2010 Annual Rate	1.01%	1.26%	1.53%
2010-2017 Annual Rate	-0.02%	0.02%	0.70%
2017-2022 Annual Rate	0.18%	0.22%	0.69%
2017 Average Household Size	2.94	2.99	3.31

The household count in this area has changed from 26,189 in 2010 to 27,545 in the current year, a change of 0.70% annually. The five-year projection of households is 28,504, a change of 0.69% annually from the current year total. Average household size is currently 3.31, compared to 3.24 in the year 2010. The number of families in the current year is 21,503 in the specified area.

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# EXECUTIVE SUMMARY

## Executive Summary

7 W Main St, Washingtonville, New York, 10992  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 41.42761  
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	3 miles	5 miles	7 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$97,494	\$98,182	\$79,103
2022 Median Household Income	\$103,345	\$104,600	\$86,218
2017-2022 Annual Rate	1.17%	1.27%	1.74%
<b>Average Household Income</b>			
2017 Average Household Income	\$114,412	\$117,557	\$101,314
2022 Average Household Income	\$128,073	\$132,160	\$113,879
2017-2022 Annual Rate	2.28%	2.37%	2.37%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$39,165	\$39,219	\$30,593
2022 Per Capita Income	\$43,666	\$43,895	\$34,070
2017-2022 Annual Rate	2.20%	2.28%	2.18%

### Households by Income

Current median household income is \$79,103 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$86,218 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$101,314 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$113,879 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$30,593 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$34,070 in five years, compared to \$34,828 for all U.S. households

### Housing

2000 Total Housing Units	5,276	10,488	23,913
2000 Owner Occupied Housing Units	4,099	7,711	16,179
2000 Renter Occupied Housing Units	800	1,893	6,316
2000 Vacant Housing Units	377	884	1,418
2010 Total Housing Units	5,788	11,734	28,399
2010 Owner Occupied Housing Units	4,621	9,097	18,872
2010 Renter Occupied Housing Units	795	1,787	7,317
2010 Vacant Housing Units	372	850	2,210
2017 Total Housing Units	5,851	11,858	29,927
2017 Owner Occupied Housing Units	4,590	9,064	19,453
2017 Renter Occupied Housing Units	820	1,838	8,092
2017 Vacant Housing Units	442	956	2,382
2022 Total Housing Units	5,923	12,023	30,917
2022 Owner Occupied Housing Units	4,618	9,138	19,941
2022 Renter Occupied Housing Units	839	1,884	8,563
2022 Vacant Housing Units	466	1,001	2,413

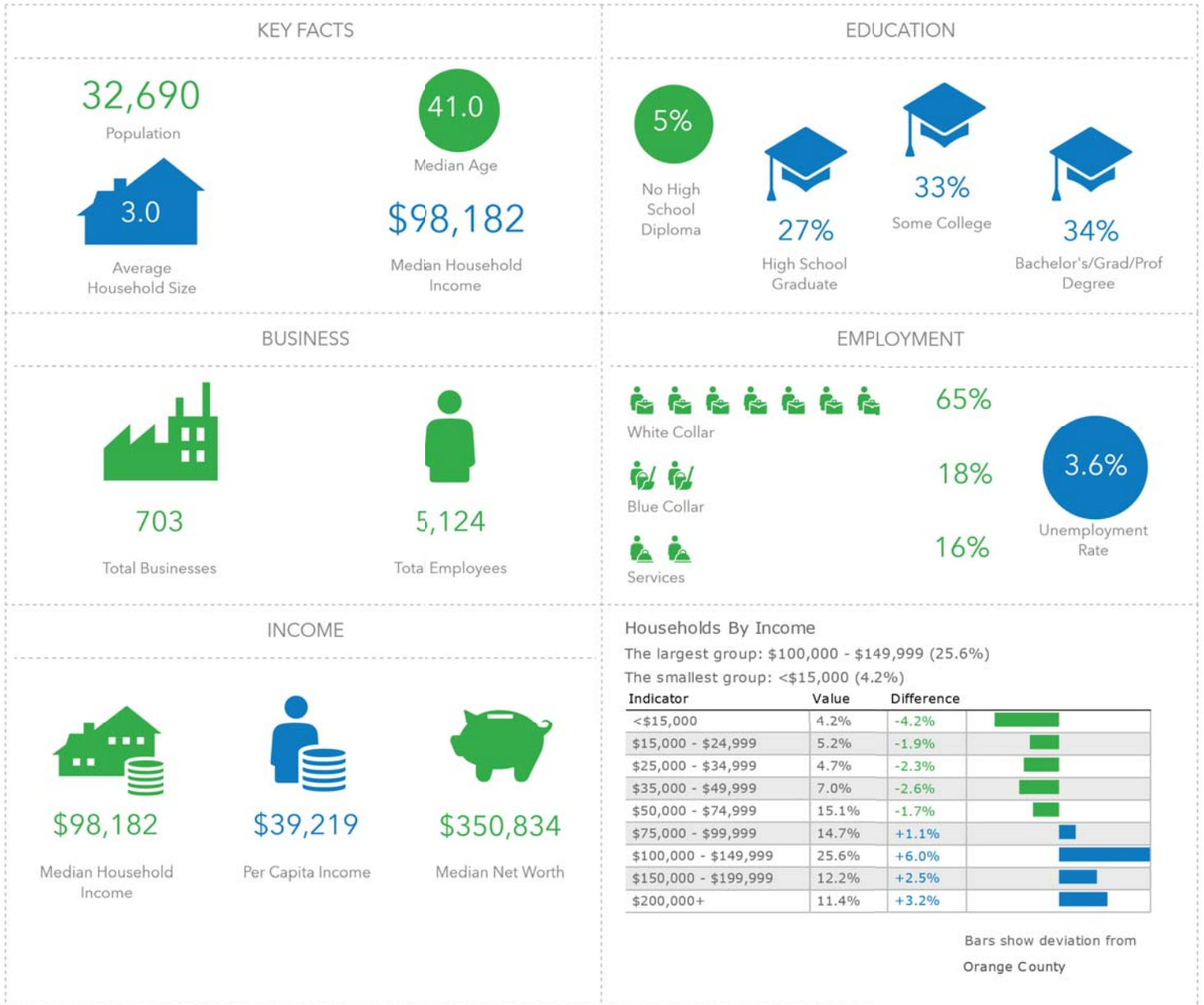
Currently, 65.0% of the 29,927 housing units in the area are owner occupied; 27.0%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 28,399 housing units in the area - 66.5% owner occupied, 25.8% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 2.36%. Median home value in the area is \$322,201, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.92% annually to \$372,001.

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# DEMOGRAPHIC - INFOGRAPHIC



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