



**FOR LEASE - FLEX**  
**453 US ROUTE 9**  
**FISHKILL, NY 12524**



## SUMMARY

Exceptional 87,500 SF opportunity for retail, flex, or light industrial use at the high-traffic intersection of I-84 and US Route 9. This highly visible location offers outstanding exposure to over 75,000 vehicles per day, making it ideal for businesses seeking brand visibility and convenient access. The property features multiple loading docks, a newly paved parking lot, and flexible layouts to accommodate a wide range of users. Rare availability in a prime corridor with strong regional demographics and direct highway access.

- **Asking Rent: \$18 PSF**
- **Term: 5-15 years**
- **Size: 5,000 - 87,500 RSF**
- **Electric: Sub-metered at 100%**
- **Heating/Cooling: HVAC Air and heat**
- **Building Access: 24/7**

## EXCLUSIVE BROKERS

**ROB HEBRON CCIM, SIOR**  
**ROBERT HEBRON, SIOR**



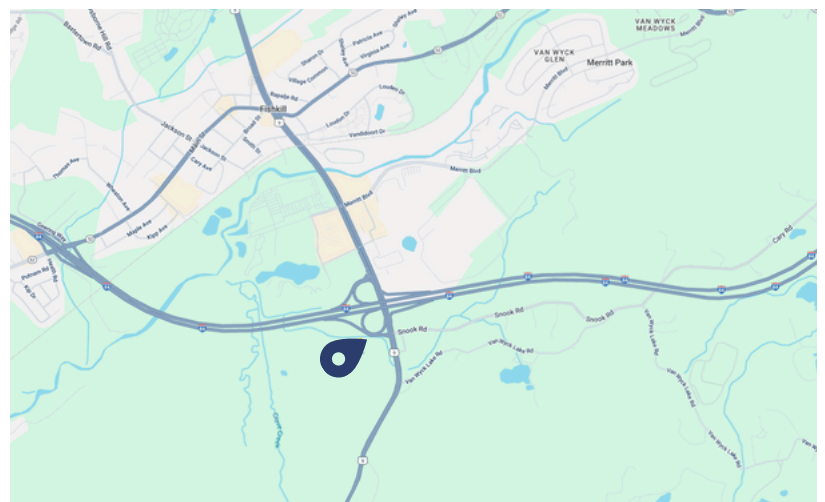
**347-528-5077**

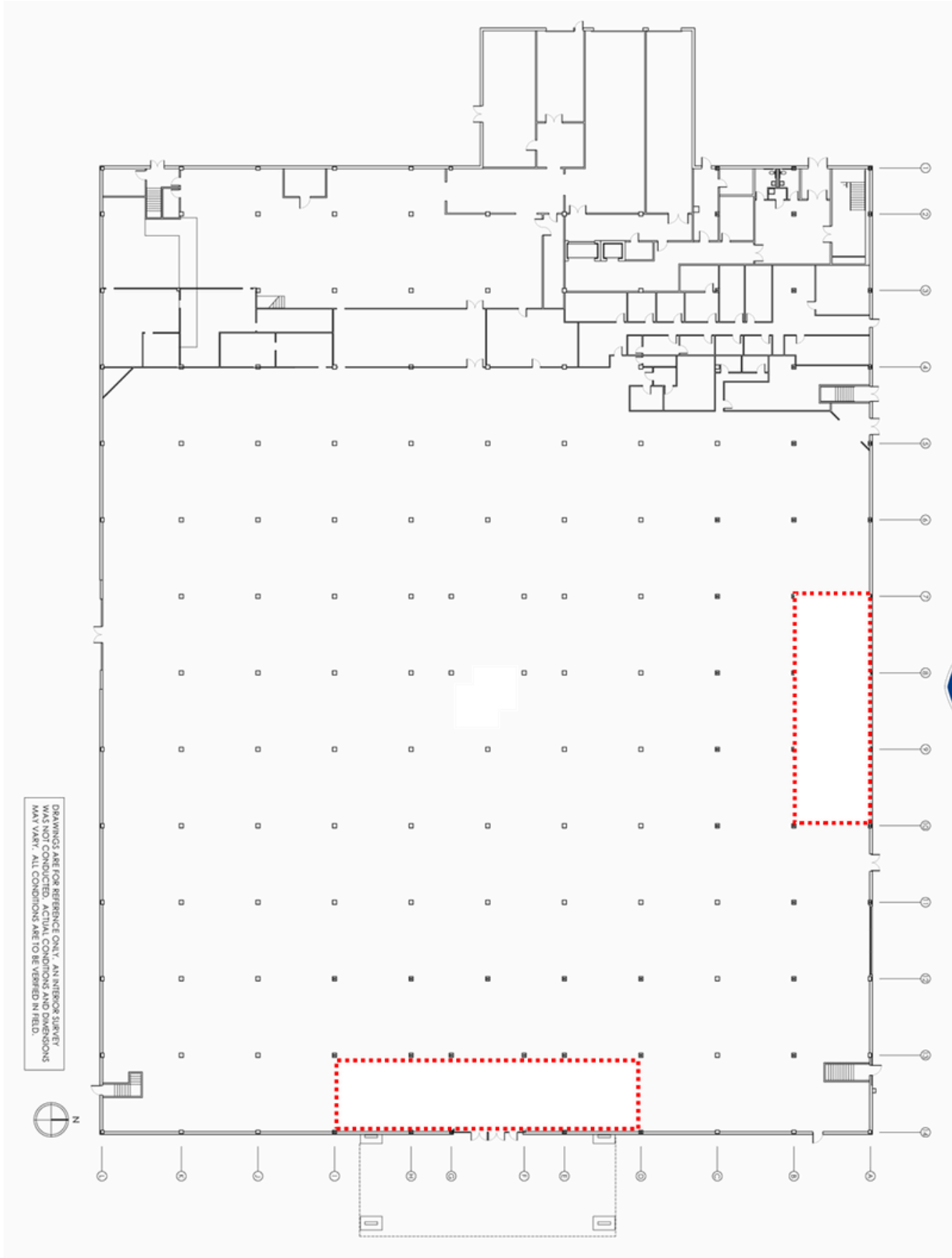


**Rob@HebronRE.com**



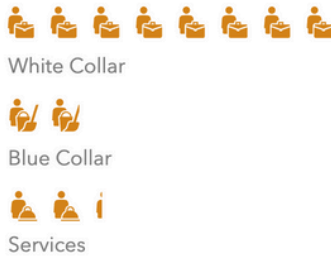
**www.HebronRE.com**





## EMPLOYMENT

15 minutes



65.8%

15.9%

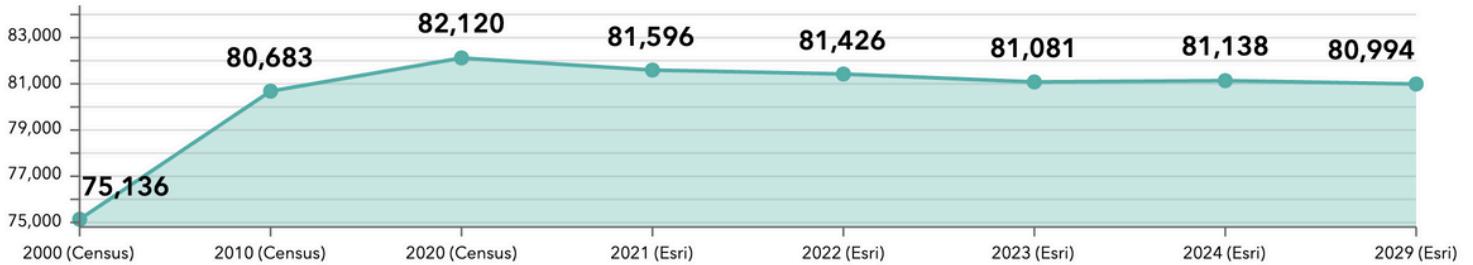
18.2%

4.1%

Unemployment Rate

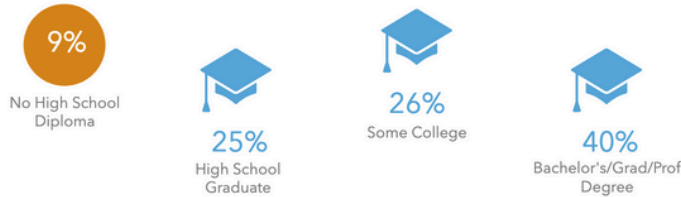
## Total Population

15 minutes



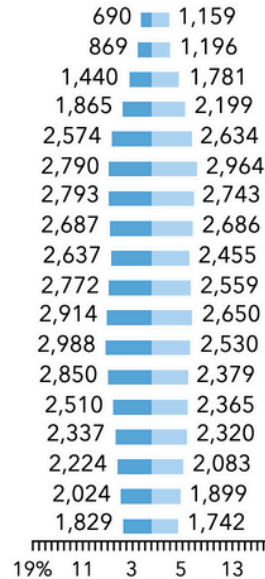
## EDUCATION

15 minutes



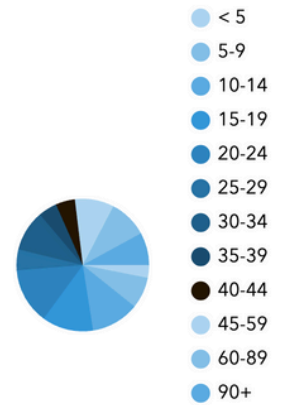
## Age Pyramid

15 minutes



## Commute Minutes

15 minutes



## BUSINESS

15 minutes



## ANNUAL HOUSEHOLD SPENDING

15 minutes



The largest group:

2025 Males Age 30-34

The smallest group:

2025 Males Age 85+

Variables	5 minutes	10 minutes	15 minutes
2023 Total Population	239	18,919	81,138
2023 Total Households	81	8,242	31,742
2023 Average Household Size	2.95	2.25	2.40
2023 Median Household Income	\$98,940	\$99,545	\$99,138
2023 Median Age	48.4	48.0	42.7