



# OFFICE | RETAIL | SERVICE

U.S. RT 9 - 1772 SOUTH ROAD, WAPPINGERS FALLS, NY 12590



New Asking Price!

## PROFESSIONAL MEDICAL OFFICE BUILDING AVAILABLE

### PROPERTY HIGHLIGHTS:

**LOCATION:** U.S. Route 9  
1772 South Road  
Wappingers Falls, NY 12590

**TYPE:** Office  
Retail  
Service

**BUILDING SIZE:** 4,156 ± SF  
To Be Confirmed

**LOT SIZE:** 1.08 ± Acres

**AREA TRAFFIC COUNT:** U.S. RT 9 - 39,966 AADT

**ASKING PRICE:** Sale - \$1,050,000  
Lease - \$22.50 Per SF, NNN

- Professional Medical Office Building
- U.S. Route 9 Access & Visibility
- Highway Business Zoning District
- U.S. Route Signage
- 342.4' Of Frontage On U.S. Route 9
- 27 ± On-Site Parking Spaces
- Handicap Accessible Ramp
- Southbound Access via Jughandle

	3 MILES	5 MILES	7 MILES
Population	33,490	79,453	164,620
Number of Households	12,799	29,649	61,052
Average Household Income	\$81,854	\$89,587	\$81,009



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

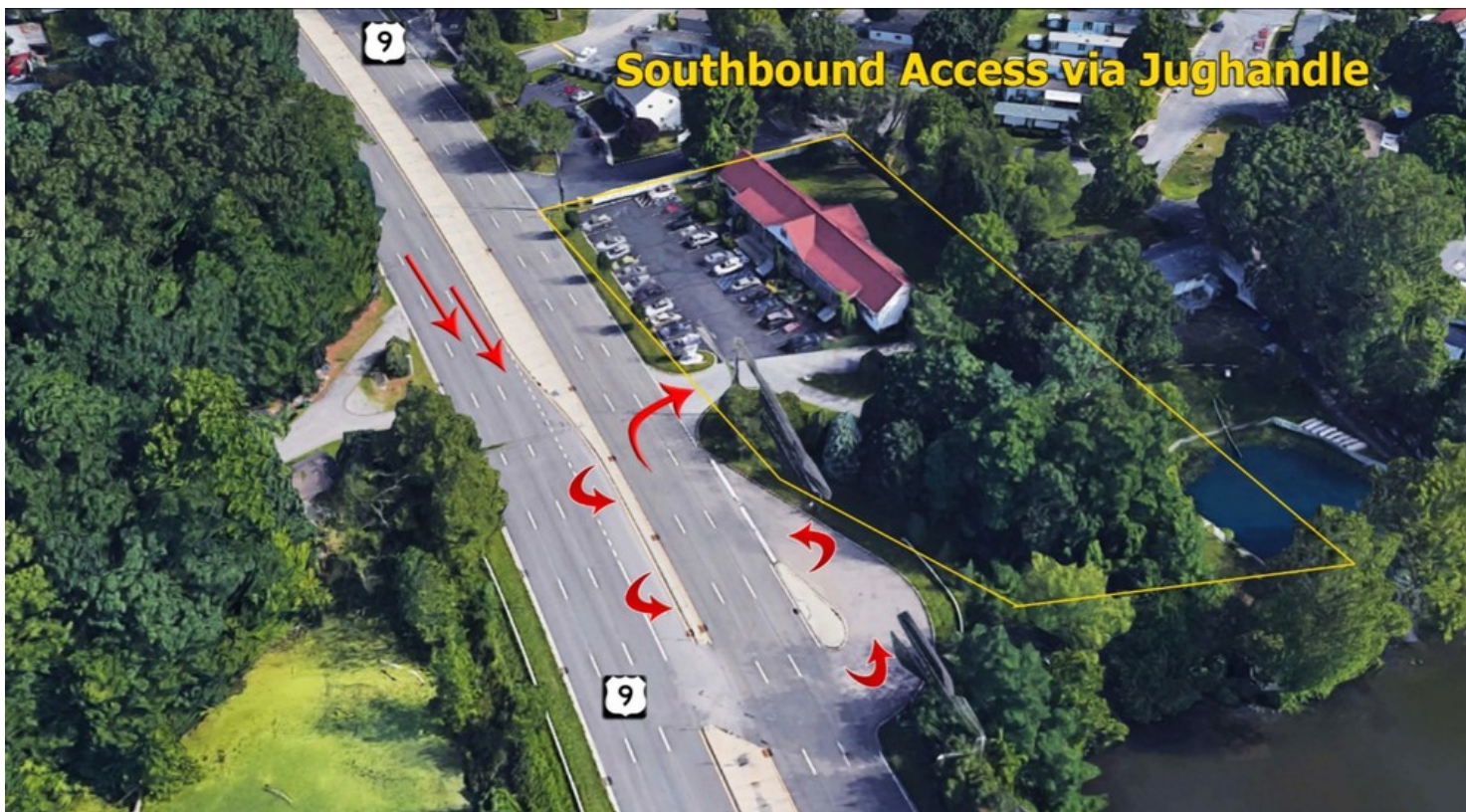
Thomas M. Cervone  
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# U.S. ROUTE 9 FRONTAGE / ACCESS

U.S. RT 9 - 1772 SOUTH ROAD, WAPPINGERS FALLS, NY 12590

## SOUTHBOUND ACCESS VIA JUGHANDLE



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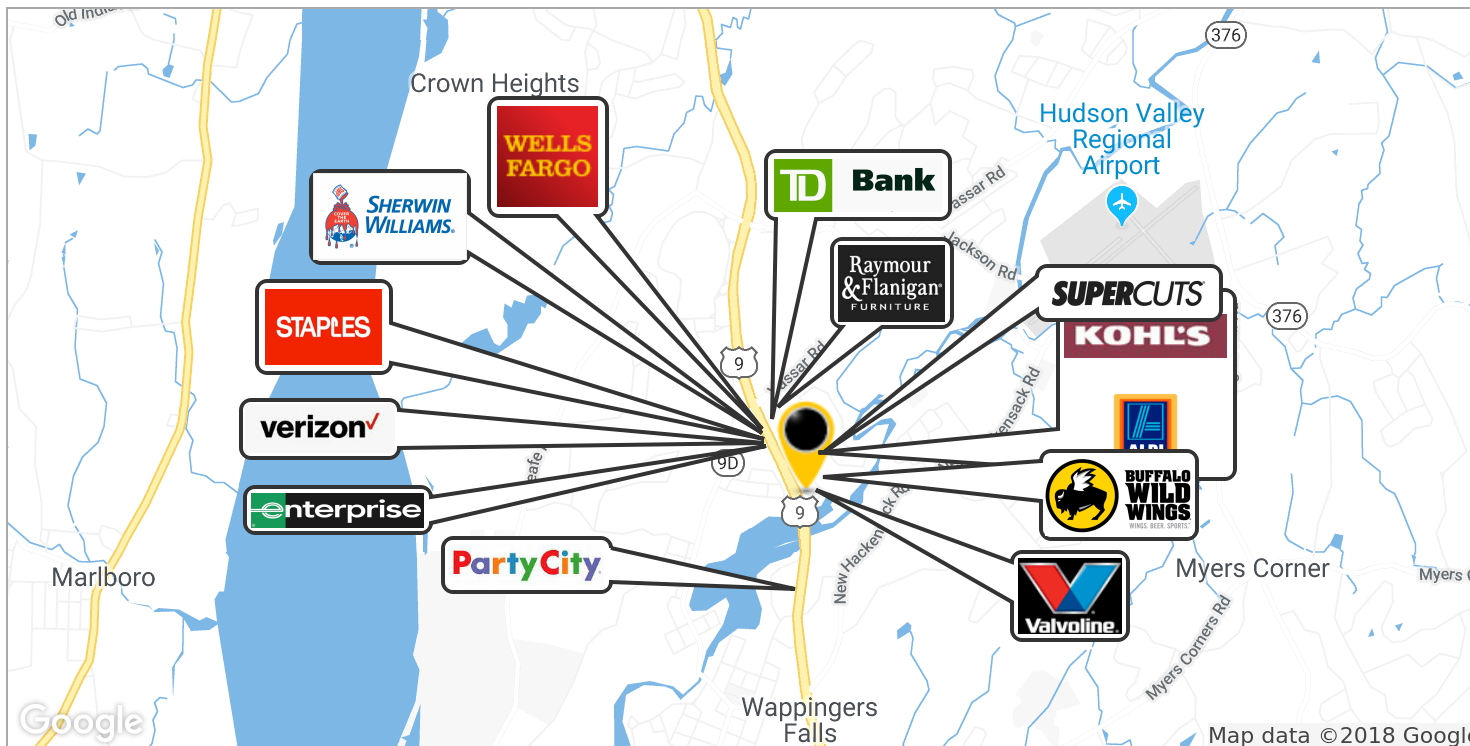
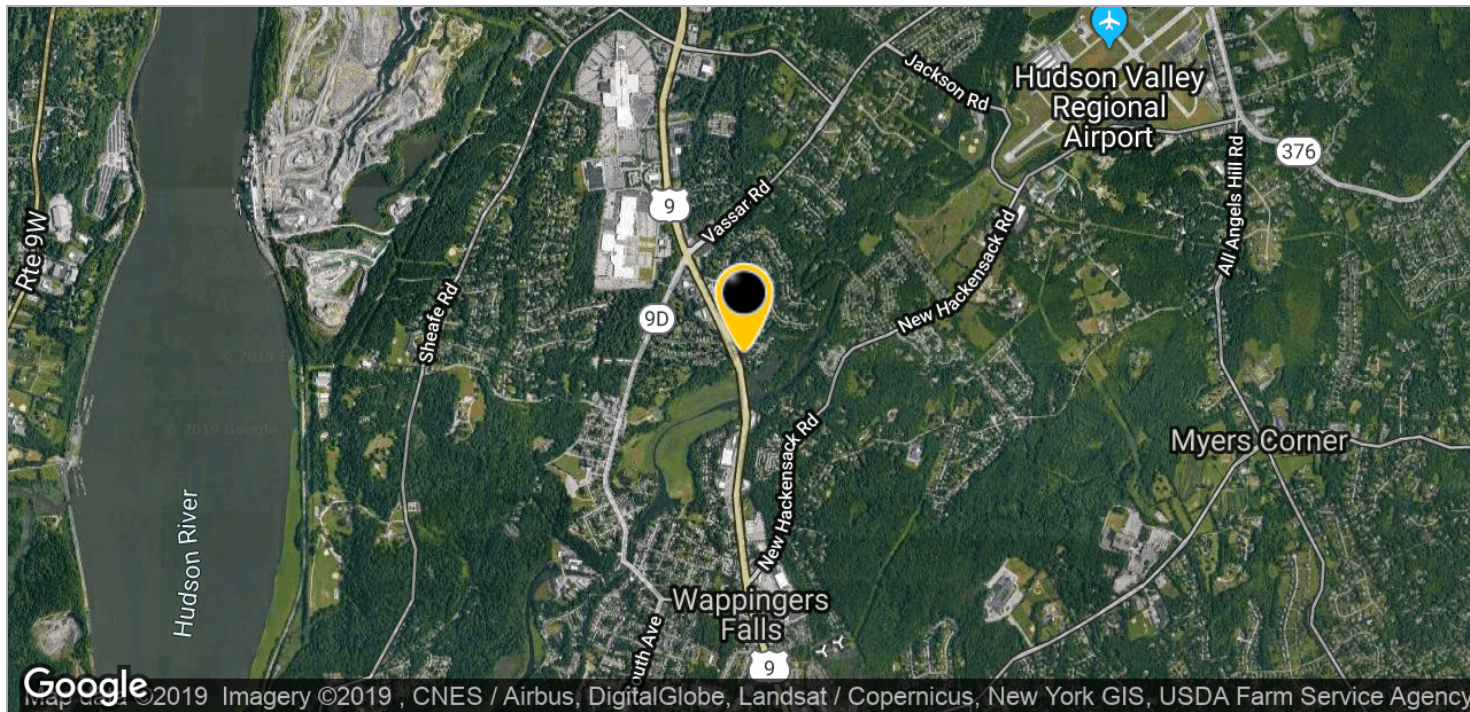




# HIGHWAY BUSINESS DISTRICT

U.S. RT 9 - 1772 SOUTH ROAD, WAPPINGERS FALLS, NY 12590

## POUGHKEEPSIE / WAPPINGERS BORDER



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