



FOR SALE

1630 Route 9

WAPPINGERS FALLS, NY 12590

2.95 ACRE PARCEL

POPULAR FAMILY
ENTERTAINMENT CENTER



HOULIHAN LAWRENCE
COMMERCIAL



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1630 Route 9

WAPPINGERS FALLS, NY 12590

2.95

ACRES

\$1,500,000

OFFERED AT

The property which is situated on Route 9 in Wappingers Falls, has high visibility and easy customer access with 195 feet of frontage on Route 9 and ingress/egress on both Route 9 and New Hackensack Road. The current tenant, DC Sports, offers entertainment options for all ages. Once the lease expires, the property is suitable for development for new opportunities, making it ideal for retail, dining, entertainment, or other commercial ventures. Its prime location and existing infrastructure provide a unique opportunity for future growth and success.





Dan Pizzarelli

Owner of DC Sports

About Us

DC Sports is a family-owned mini golf course and sports complex in Wappingers Falls where people come to meet and enjoy themselves. We believe in inclusivity for everyone, which is why our amazing venue is full of fun-filled attractions for the whole family to have a great time together.

We strive to entertain all and fit the interests of each and every one of our guests. Our unrivaled options and unforgettable experiences are what has made us such a special part of the community since we first opened in 2000. You're always invited to participate in the fun!

<https://www.dcsportsny.com/attractions>

<https://www.dcsportsny.com>



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REDL REAL ESTATE, LLC
1630 ROUTE 9 (DC SPORTS)
2023

	<u>2023</u>
Revenue	
LATE CHARGES	\$ -
NSF INCOME	\$ 70
RENTAL INCOME	\$ 74,160
INSURANCE REIMBURSEMENT	\$ 10,804
REAL ESTATE REIMBURSEMENT	\$ 19,485
R & M	\$ -
WATER & SEWER REIMBURSEMENT	\$ 10,819
Total Revenue:	\$ 125,643
Gross Profit:	\$ 125,643
Expenses	
C & M	\$ 84
INSURANCE	\$ 10,268
LICENSE & FEES	\$ 150
RE TAXES	\$ 17,233
R & M	\$ -
MGMT. FEE (5%)	\$ 6,282
WATER & SEWER	\$ 6,280
Total Expenses:	\$ 40,296
Net Income From Operations:	\$ 85,347

PARCEL MAPS



ZONING

240 Attachment 2

Schedule of Use Regulations

Nonresidential Districts

Town of Wappinger

[Amended 1-26-2004 by L.L. No. 1-1998; 4-27-1998 by L.L. No. 4-1998; 9-24-2001 by L.L. No. 5-2001; 2-23-2004 by L.L. No. 3-2004;

6-27-2005 by L.L. No. 6-2005; 7-5-2005 by L.L. No. 8-2005; 6-23-2008 by L.L. No. 2-2008; 6-23-2008 by L.L. No. 3-2008;

10-27-2008 by L.L. No. 7-2008; 5-11-2009 by L.L. No. 5-2009; 9-9-2013 by L.L. No. 13-2013;

11-12-2013 by L.L. No. 14-2013; 8-11-2014 by L.L. No. 7-2014; 4-27-2015 by L.L. No. 1-2015; 3-28-2016 by L.L. No. 1-2016; 1-30-2017 by L.L. No. 1-2017¹; 6-12-2017 by

L.L. No. 3-2017; 11-27-2017 by L.L. No. 6-2017; 5-14-2018 by L.L. No. 6-2018; 9-10-2020 by L.L. No. 3-2020]

Key:

PP = Permitted principal use

PA = Permitted accessory use

SPU = Special permit use

Use	Districts									
	HB	HM	NB	GB	CC	SC	HD	COP	AI	PUD ²
In any nonresidential district, no building or premises shall be used and no building or group of buildings or part of a building or structure shall be erected, constructed, enlarged, altered, arranged, used or designed to be used, in whole or in part, except for one or more of the uses set forth below. Only those uses specifically listed as being permitted shall be permitted; all other uses shall be deemed to be prohibited. Accessory buildings or uses shall not be permitted on a lot without a permitted principal building or use. All uses are subject to the requirements and conditions set forth in the noted sections (§).										
Public and Quasi-Public										
Buildings, structures and uses owned or operated by the Town of Wappinger; buildings, structures and uses of any other governmental entity or district; schools or educational facilities operated by, on behalf of or funded by any public school district or the New York State Education Department, excluding garages, transportation facilities, dumps and landfills in connection with all of the above	PP	PP	PP	PP	PP	PP	PP	PP	PP	
Places of worship, including rectories, parish houses and religious schools with minimum setbacks from adjacent residential properties equal to twice those otherwise required in the district in which the property is located.	PP	PP	PP	PP	PP	PP	PP	PP		
Private schools and colleges (§ 240-58)	PP	PP	PP	PP	PP	PP	PP	PP	PP	
Day-care centers (§ 240-66)	PP	PP	PP	PP	PP	PP	PP	PA	PA	
Libraries, museums and art galleries on lots with frontage on a state or county road and provided the use derives its primary access from such road.	PP	PP	PP	PP	PP	PP	PP			

NOTES:

¹ (Reserved)

² See § 240-39.

¹ Editor's Note: This local law was adopted as a remedial measure and also stated in Section 10 that any approvals issued under L.L. No. 1-2015 after its effective date of 5-18-2015 shall be considered valid notwithstanding the readoption of this law.

ZONING

240 Attachment 4

Schedule of Dimensional Regulations — Nonresidential Districts

Town of Wappinger

[Amended 1-25-1999 by L.L. No. 1-1999; 10-22-2001 by L.L. No. 6-2001; 9-9-2013 by L.L. No. 13-2013; 4-27-2015 by L.L. No. 1-2015; 1-30-2017 by L.L. No. 1-2017¹; 7-10-2017 by L.L. No. 5-2017; 5-14-2018 by L.L. No. 6-2018]

District	HM	NB	GB	CC	HB	SC	HD	COP	AI
Minimum lot area (acres, unless noted)	See Note 2	—	15,000 square feet	1	2	5	2	5	2
Minimum lot width (feet)	50	100	100	100	150	500	150	500	200
Minimum lot depth (feet)	80	100	150	100	200	500	200	500	200
Minimum street frontage (feet)	50	100	100	100	150	300	150	300	150
Minimum front yard (feet) from:									
County/state highway ⁵	75	75	75	75	75	75 ⁵	75	75	75
Front lot line of other street	15	25	25	50	50	100	50	100	100
Minimum side yard ³ (feet)	12	20	20	10	10	50	10	50	50
Accessory building <15 feet high	5	20	20	10	10	50	10	50	50
Minimum rear yard ⁴ (feet)	25	30	30	30	30	50	30	50	50
Accessory building <15 feet high	5	30	30	30	30	50	30	50	50
Maximum building height (stories/feet)	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35
Maximum building coverage (percent)	25%	20%	25%	20%	25%	20%	25%	15%	20%
Maximum floor area ratio	0.5	0.3	0.4	0.2	0.4	0.3	0.4	0.2	0.3
Maximum impervious surface (percent)	50%	75%	75%	40%	75%	75%	75%	40%	75%
Minimum landscaped open space	50	25	25	60	25	25 ⁶	25	60	25
Minimum parking setback (feet) from:									
Front lot line	—	—	—	20	—	—	—	—	—
Side and rear lot line	—	—	—	10	—	—	—	—	—

NOTES:

- ¹ (Reserved)
- ² Minimum lot area per one-family dwelling unit equals 25,000 square feet, unless served by central sewer system consistent with the town water and sewer management plan, in which case the requirement is reduced to 10,000 square feet per one-family dwelling unit.
- ³ Where a lot abuts land in a residential district, the most restrictive side yard setback requirement of either district shall govern.
- ⁴ Where a lot abuts land in a residential district, the most restrictive rear yard setback requirement of either district shall govern.
- ⁵ Existing dwellings, and additions to or expansions of existing dwellings, shall comply with the requirements for “Front lot line of other street” instead of the requirement for “County/state highway.”

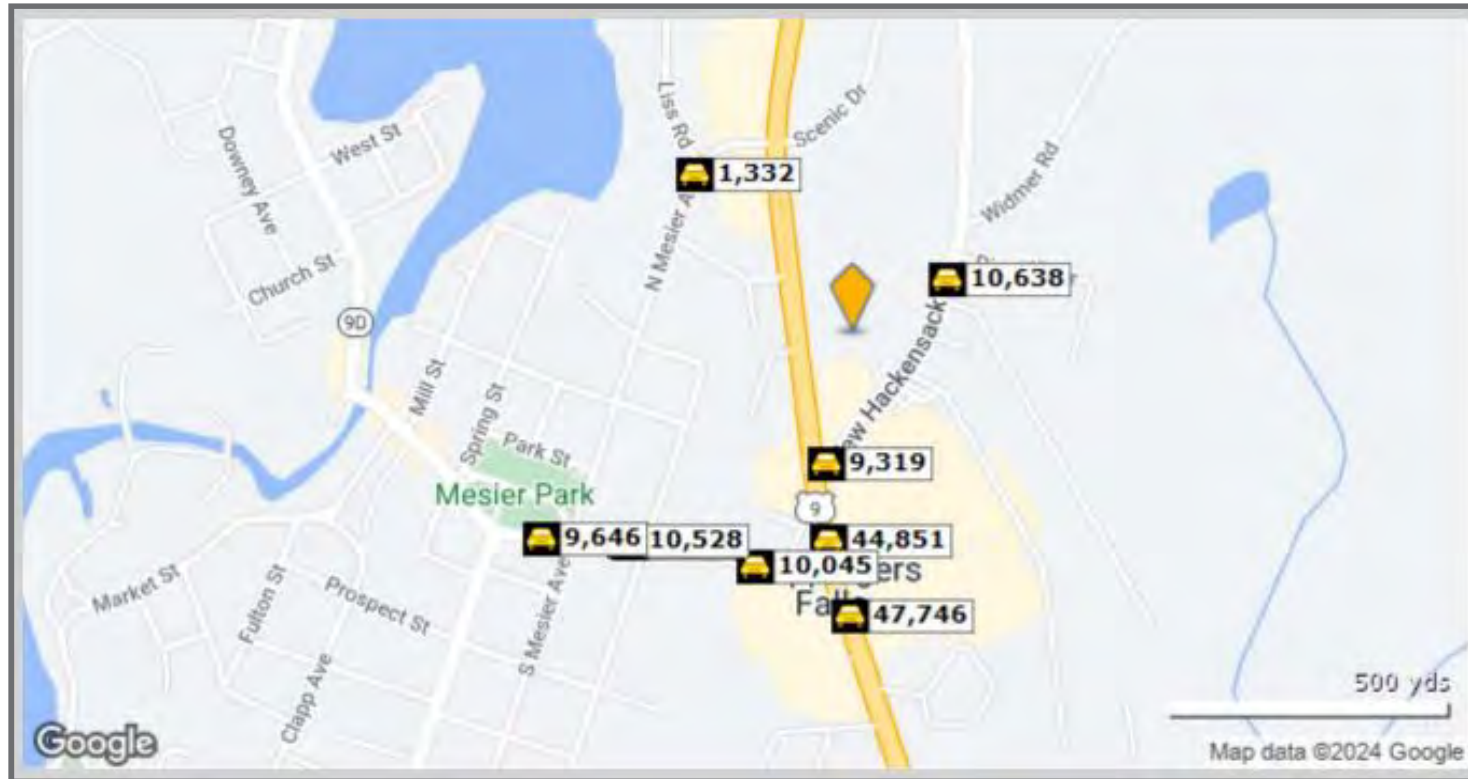
¹ Editor’s Note: This local law was adopted as a remedial measure and also stated in Section 10 that any approvals issued under L.L. No. 1-2015 after its effective date of 5-18-2015 shall be considered valid notwithstanding the readoption of this law.

DEMOGRAPHIC INFORMATION

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	8,526	31,229	77,056
2023 Estimate	8,318	30,652	75,692
2010 Census	7,704	29,405	73,398
Growth 2023 - 2028	2.50%	1.88%	1.80%
Growth 2010 - 2023	7.97%	4.24%	3.13%
Households			
2028 Projection	3,392	11,778	28,865
2023 Estimate	3,302	11,545	28,291
2010 Census	3,044	11,059	27,287
Growth 2023 - 2028	2.73%	2.02%	2.03%
Growth 2010 - 2023	8.48%	4.39%	3.68%
Owner Occupied	1,637 49.58%	8,694 75.31%	20,926 73.97%
Renter Occupied	1,665 50.42%	2,851 24.69%	7,365 26.03%
2023 Households by HH Income			
	3,303	11,545	28,291
Income: <\$25,000	506 15.32%	1,449 12.55%	2,908 10.28%
Income: \$25,000 - \$50,000	708 21.44%	1,685 14.60%	3,816 13.49%
Income: \$50,000 - \$75,000	642 19.44%	2,028 17.57%	4,355 15.39%
Income: \$75,000 - \$100,000	509 15.41%	1,291 11.18%	3,399 12.01%
Income: \$100,000 - \$125,000	242 7.33%	1,528 13.24%	4,264 15.07%
Income: \$125,000 - \$150,000	288 8.72%	1,180 10.22%	2,730 9.65%
Income: \$150,000 - \$200,000	264 7.99%	1,238 10.72%	3,396 12.00%
Income: \$200,000+	144 4.36%	1,146 9.93%	3,423 12.10%
2023 Avg Household Income	\$82,506	\$106,285	\$115,347
2023 Med Household Income	\$63,468	\$86,822	\$97,554

Source: CoStar

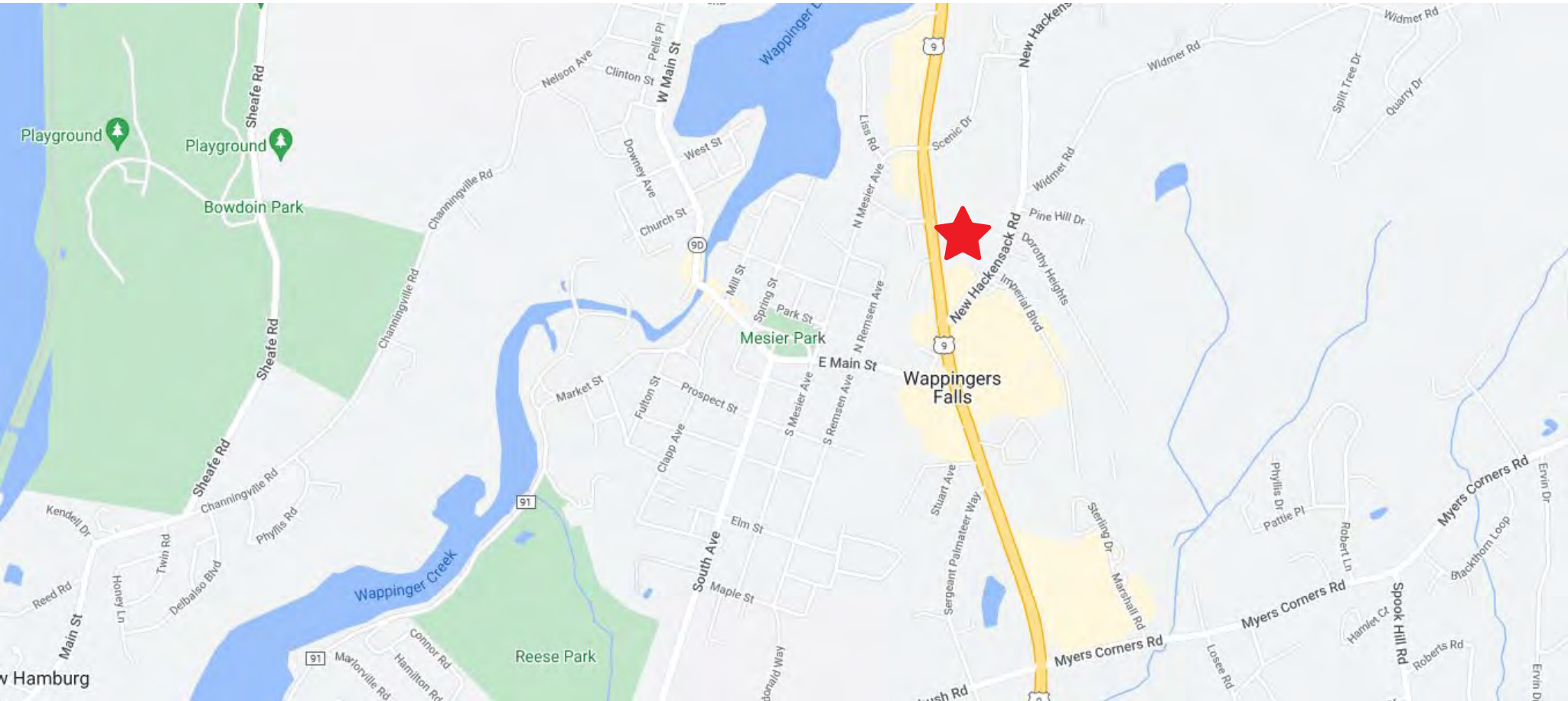
TRAFFIC COUNT INFORMATION



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	New Hackensack Rd	Dorothy Hts	0.02 SW	2022	10,638	MPSI	.12
2	New Hackensack Rd	Albany Post Rd	0.01 W	2019	9,319	AADT	.13
3	Albany Post Rd	E Main St	0.03 S	2022	44,851	MPSI	.21
4	N Mesier Ave	Liss Rd	0.01 NE	2022	1,332	MPSI	.23
5	E Main St	Moran Ave	0.04 E	2022	10,045	MPSI	.26
6	Albany Post Road	E Main St	0.03 S	2018	47,746	AADT	.29
7	E Main St	N Remsen Ave	0.02 E	2022	8,486	MPSI	.31
8	East Main Street	S Mesier Ave	0.03 E	2018	10,528	AADT	.31
9	E Main St	S Mesier Ave	0.03 E	2020	8,449	MPSI	.38
10	E Main St	S Mesier Ave	0.03 E	2022	9,646	MPSI	.38

Source: CoStar

REGIONAL MAP



**LOCAL MARKET KNOWLEDGE.
WORLD CLASS CONNECTIONS.**

CONTACT US FOR MORE INFORMATION



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