



REDEVELOPMENT OPPORTUNITY

U.S. ROUTE 9, 4178 ALBANY POST ROAD, HYDE PARK, NY 12538



COMMERCIAL / MEDICAL / INDUSTRIAL / FLEX / RECREATION

ADDRESS: U.S. Route 9
4178 Albany Post Road
Hyde Park, NY 12538

LOCATION: Rhinebeck Village
(18 Minutes / 11 Miles)
MidHudson Bridge
(10 Minutes / 5.4 Miles)
Poughkeepsie Metro North &
Amtrak Train Station
(8 Minutes / 4.5 Miles)

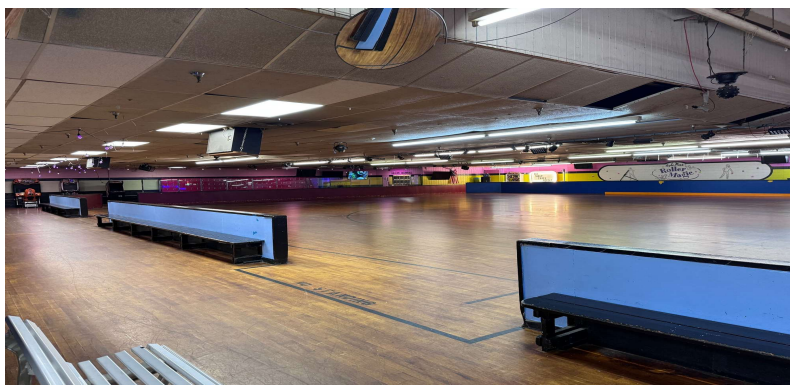
BUILDING SIZE: 22,853

LOT SIZE: 2.936 Acres

TRAFFIC COUNT: 19,186 AADT on US-9

ZONING: CB, Corridor Business

SALE PRICE: Property: \$1,250,000



DEMAND GENERATORS:

Franklin D. Roosevelt Presidential Library & Museum
Val-Kill Eleanor Roosevelt National Historic Site
Vanderbilt Mansion National Historic Site
Mills Mansion, Staatsburgh State Historic Site
Dinsmore Golf Course
Dutchess County Fairgrounds
Culinary Institute of America
Dutchess Community College
Marist College
Vassar College
Bard College
State University of New York at New Paltz

Matterport Virtual Tour: <https://my.matterport.com/show/?m=YjVBwePdLbD>



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
845.485.3100
tom@crproperties.com



DEMAND GENERATORS & AREA RETAILERS

U.S. ROUTE 9 TRAFFIC COUNT - 19,186 AADT

HISTORIC HYDE PARK, NEAR CIA, MARIST, VASSAR & BARD



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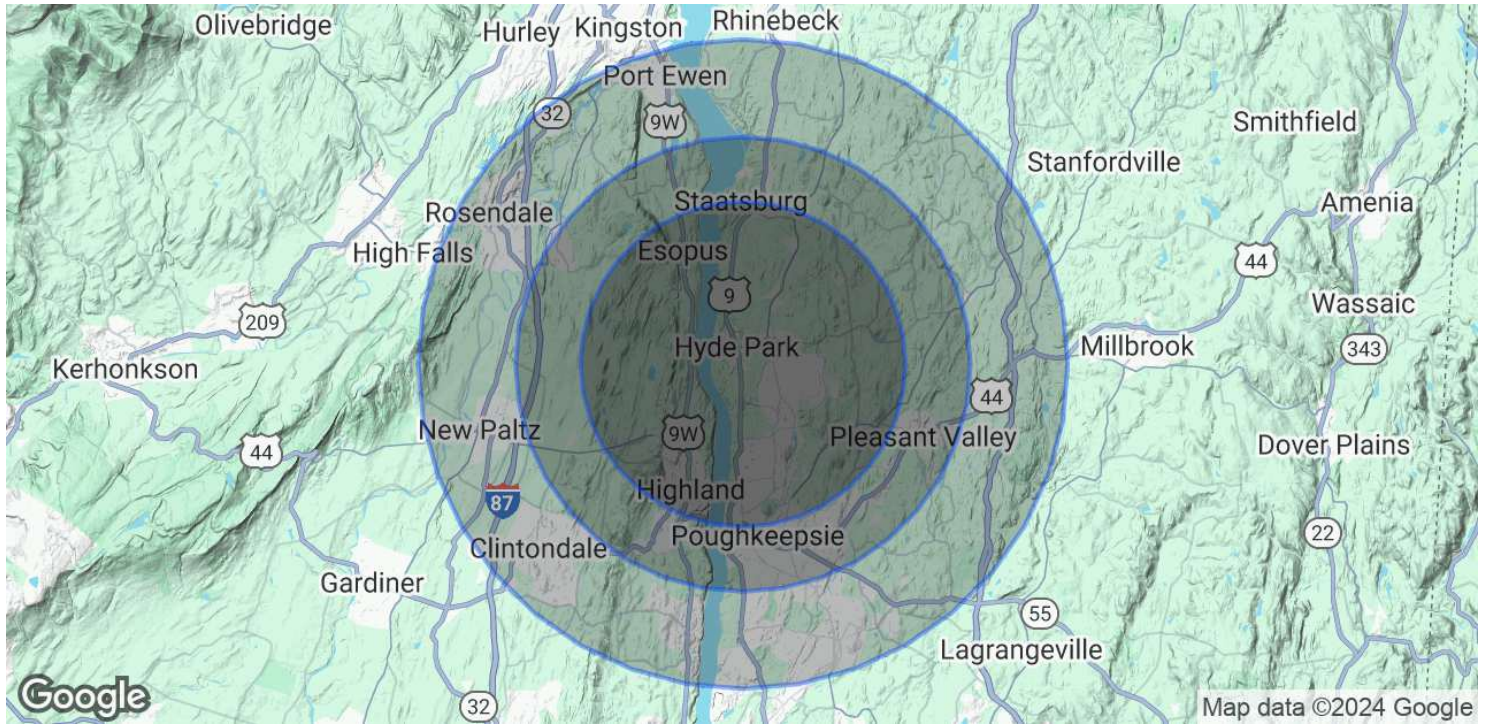
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY REGION - DUTCHESS & ULSTER COUNTIES



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	57,344	100,005	162,077
Average Age	40	41	42
Average Age (Male)	39	39	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	21,665	37,971	61,752
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$101,077	\$106,405	\$117,712
Average House Value	\$321,754	\$336,729	\$382,829

Demographics data derived from AlphaMap



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