COMMERCIAL DEVELOPMENT SITE

839 NYS ROUTE 376, WAPPINGERS FALLS, NY 12590

2,120 SF TOTAL: RETAIL 780 SF, RESTAURANT 1,340 SF

ADDRESS:	**Concept Strip Center (Land)** 839 NYS Route 376 Wappingers Falls, NY 12590
ZONING:	General Business District
BUILDING SIZE:	Retail: 780 SF Restaurant: 1,340 SF Total SF: 2,120 SF
LOT SIZE:	1.06 Acres
PARKING	34 Spaces Includes 2 Handicap
TRAFFIC COUNT:	9,730 AADT on NYS Route 376
ASKING PRICE:	Sale: $400,000

PROPERTY OVERVIEW:

CR Properties Group is pleased to offer For Sale a Commercial Development Parcel located on 839 NYS Route 376 in Wappingers Falls, NY 12590. The site is in close proximity to the Taconic State Parkway and U.S. Route 9. The land is 1.06 ± acres with 9,730 AADT at NYS Route376. Area colleges and Institutions include Marist College, The Culinary Institute of America, Vassar College, Dutchess Community College, and Bard College. The property is nearby Van Wyck Junior High School (923 students) and Fishkill Plains Elementary School (560 students).

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

ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

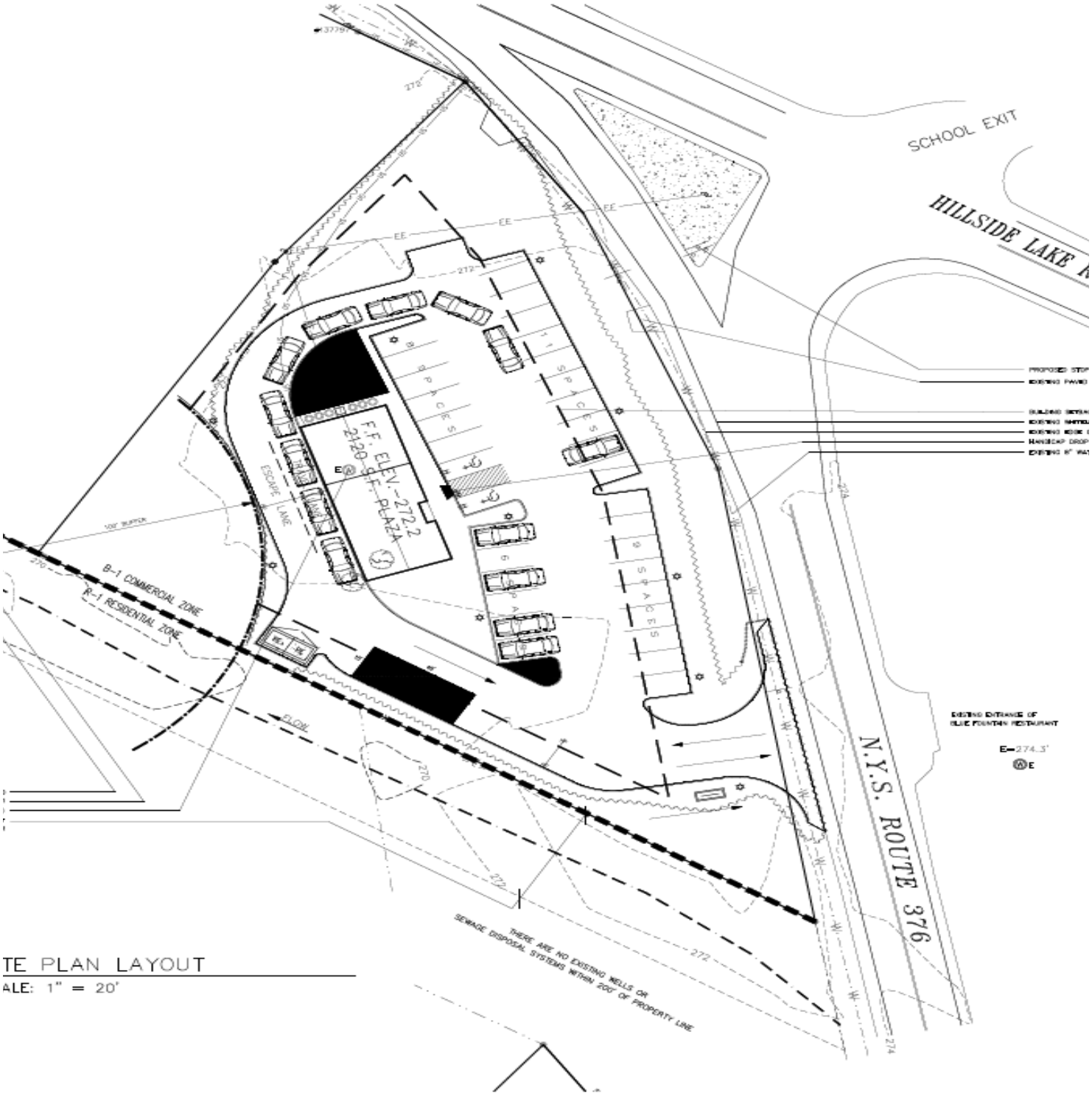
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com

SITE PLAN

839 NYS ROUTE 376, WAPPINGERS FALLS, NY 12590

FULL PLANS AVAILABLE UPON REQUEST



TE PLAN LAYOUT

ALE: 1" = 20'

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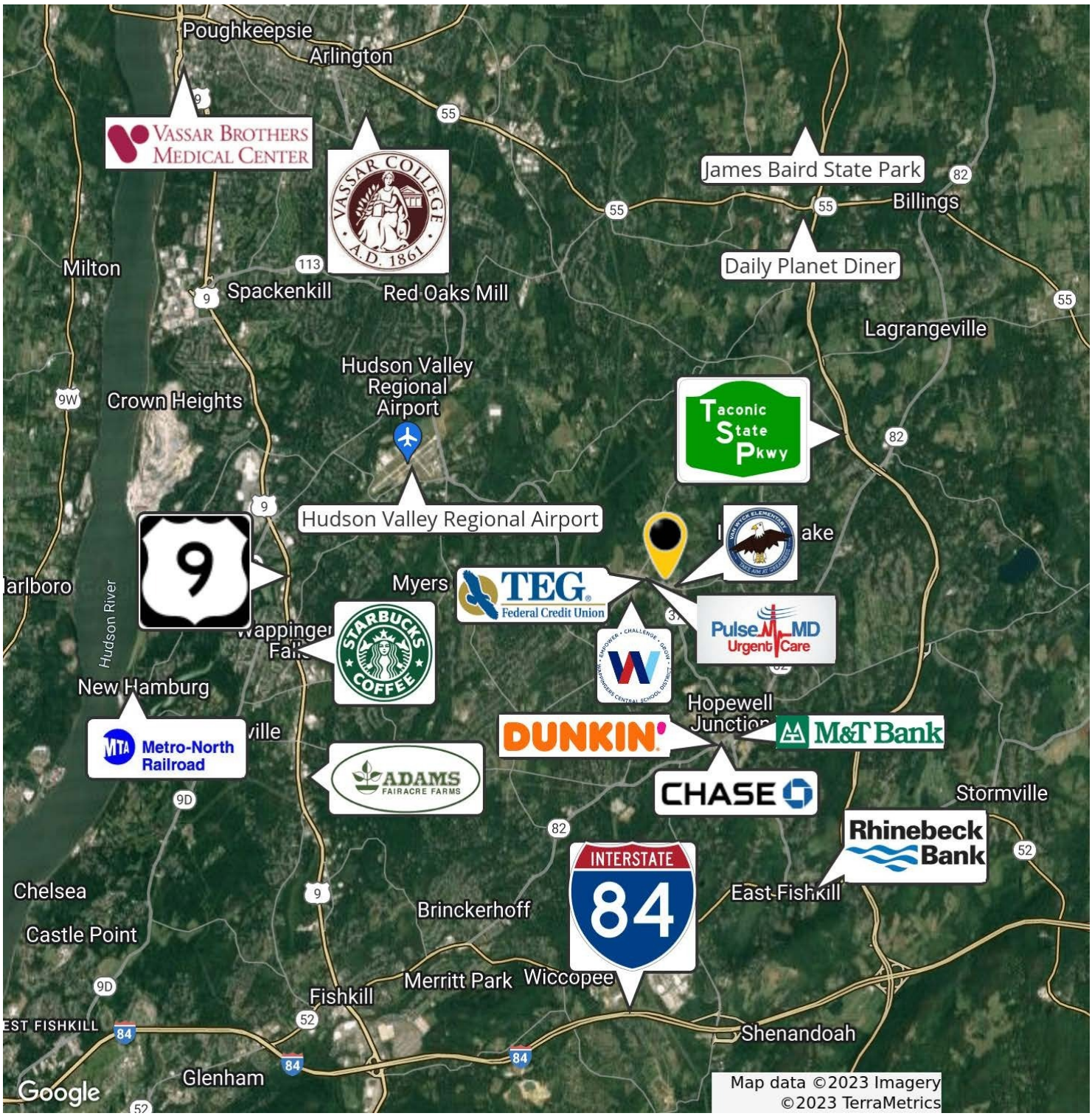
TACONIC STATE PARKWAY - (6 MINUTES / 3.5 MILES)
INTERSTATE 84 - (10 MINUTES / 6.5 MILES)

SHOPPING | EATERIES | EVENTS | COMMUNITY HAPPENINGS



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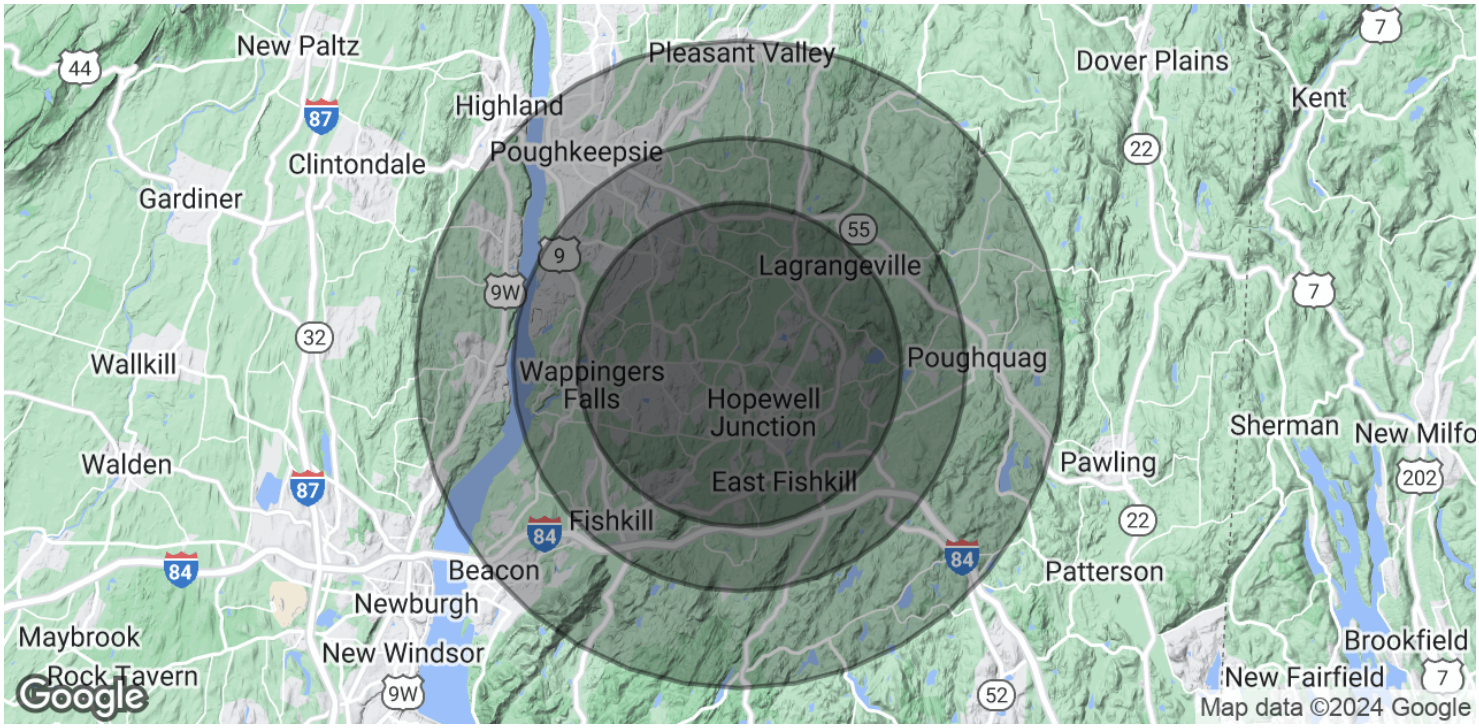
DEMOGRAPHICS & STATISTICS
POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	62,972	110,989	209,172
Average Age	45.2	44.3	42.6
Average Age (Male)	43.6	42.9	41.6
Average Age (Female)	46.3	45.0	43.0

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	23,739	41,641	83,312
# of Persons per HH	2.7	2.7	2.5
Average HH Income	$118,879	$115,951	$103,567
Average House Value	$335,961	$315,319	$279,160

2020 American Community Survey (ACS)

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