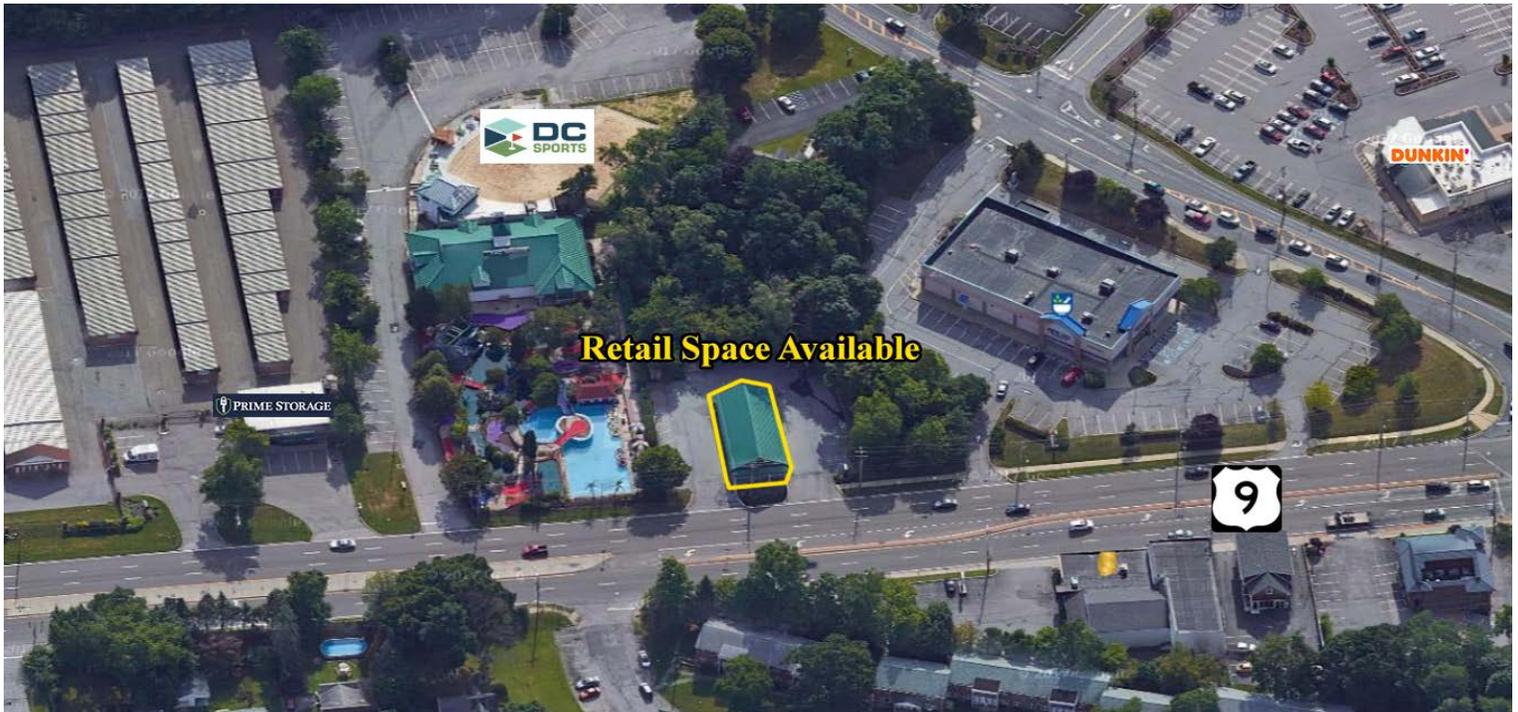




# U.S. ROUTE 9 - RETAIL AVAILABLE

1622 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12590



## OFFICE, RETAIL, SERVICE / FREE STANDING BUILDING

**ADDRESS:** 1622 U.S. Route 9  
Wappingers Falls, NY 12590

**LOCATION:** I-84, US Route 9 North, Exit 46  
(12 Minutes, 7.6 Miles)  
Metro-North New Hamburg Train  
(7 Minutes, 3 Miles)

**BUILDING SIZE:** 2,700 SF

**LOT SIZE:** 0.33 Acres

**FRONTAGE:** 100' of Frontage on U.S. Route 9

**TRAFFIC COUNT:** 39,847 AADT on U.S. Route 9

**ASKING PRICE:** Lease: \$27.50 Per SF, NNN  
Sale: \$895,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer for sale and lease a office / retail building located on U.S. Route 9 in Wappingers Falls, NY. Transportation routes include Interstate 84 and the Newburgh-Beacon Bridge. Centrally located in the commercial, retail, and residential corridor you will find a variety of retailers and businesses as well as Dutchess Community College South serving the residents of the southern part of the county.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

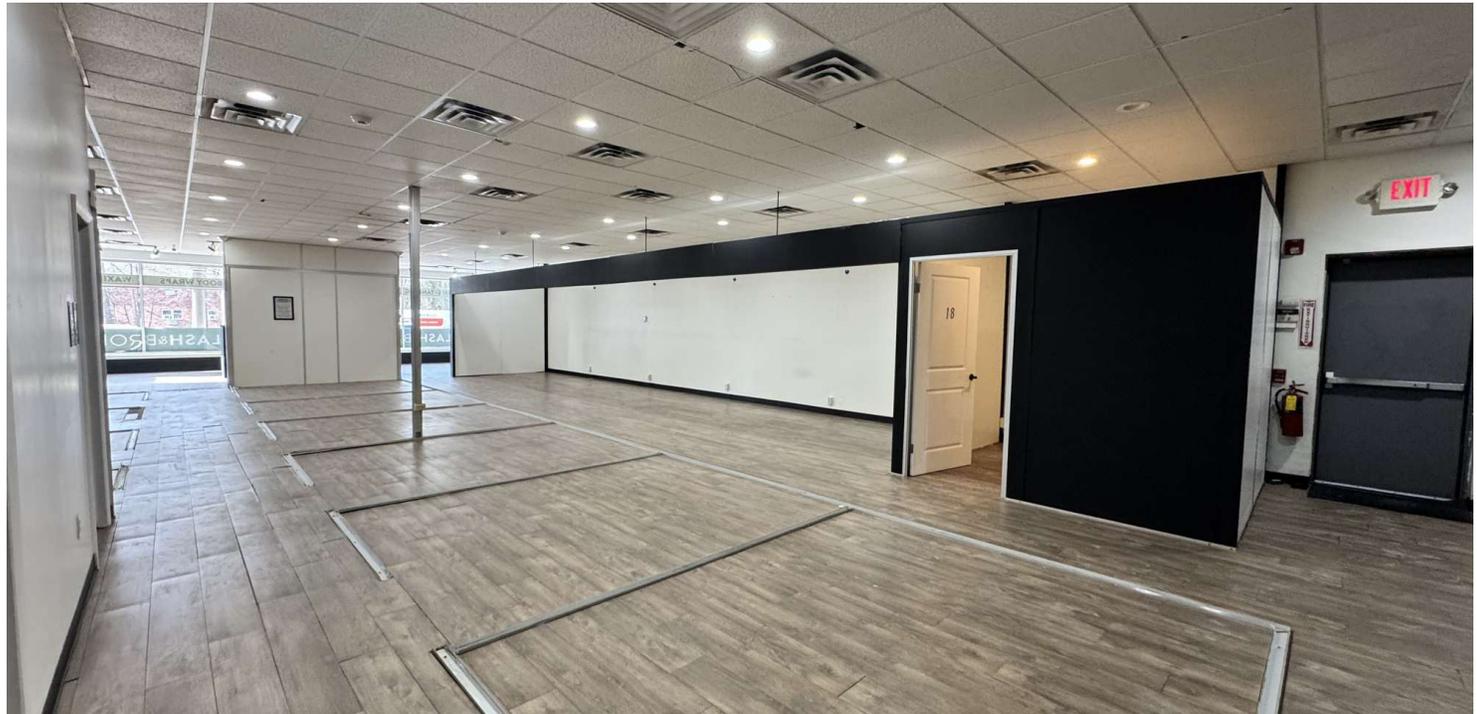
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# U.S. ROUTE 9 FRONTAGE & VISIBILITY

NEAR STARBUCKS, MCDONALD'S, ADAMS FAIRACRE, HOME DEPOT

## U.S. ROUTE 9 - 39,847 TRAFFIC COUNT



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

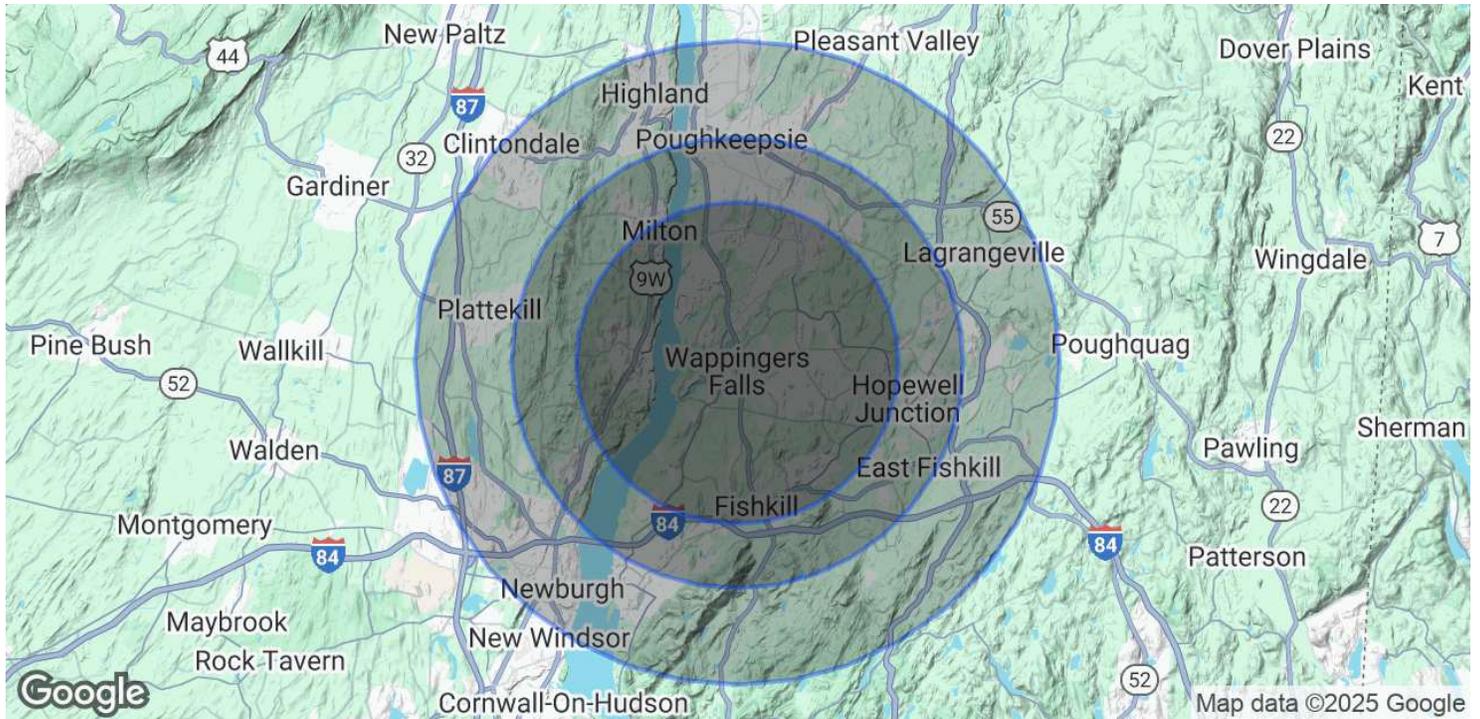
For more information:  
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	74,892	143,364	259,642
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	28,725	54,376	97,997
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$142,475	\$139,230	\$131,105
Average House Value	\$427,534	\$414,575	\$404,233

Demographics data derived from AlphaMap



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)