



AVAILABLE - FORMER CVS PHARMACY

U.S. ROUTE 9, 4170 ALBANY POST ROAD, HYDE PARK, NY 12538



FORMER CVS PHARMACY - NEC OF U.S. ROUTE 9

ADDRESS: NEC @ U.S. Route 9
4170 Albany Post Road & Water Tower Rd
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: 7,011 SF
TRAFFIC COUNT: 19,186 AADT on US-9
FRONTAGE: 113 FT on Albany Post Rd / US-9
ZONING: CB - Corridor Business
ASKING RATE: Lease: \$25.00 SF/yr (NNN)
Sale: Available Upon Request



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



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:

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HISTORIC HYDE PARK - CORRIDOR BUSINESS

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



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DEMAND GENERATORS & AREA RETAILERS

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



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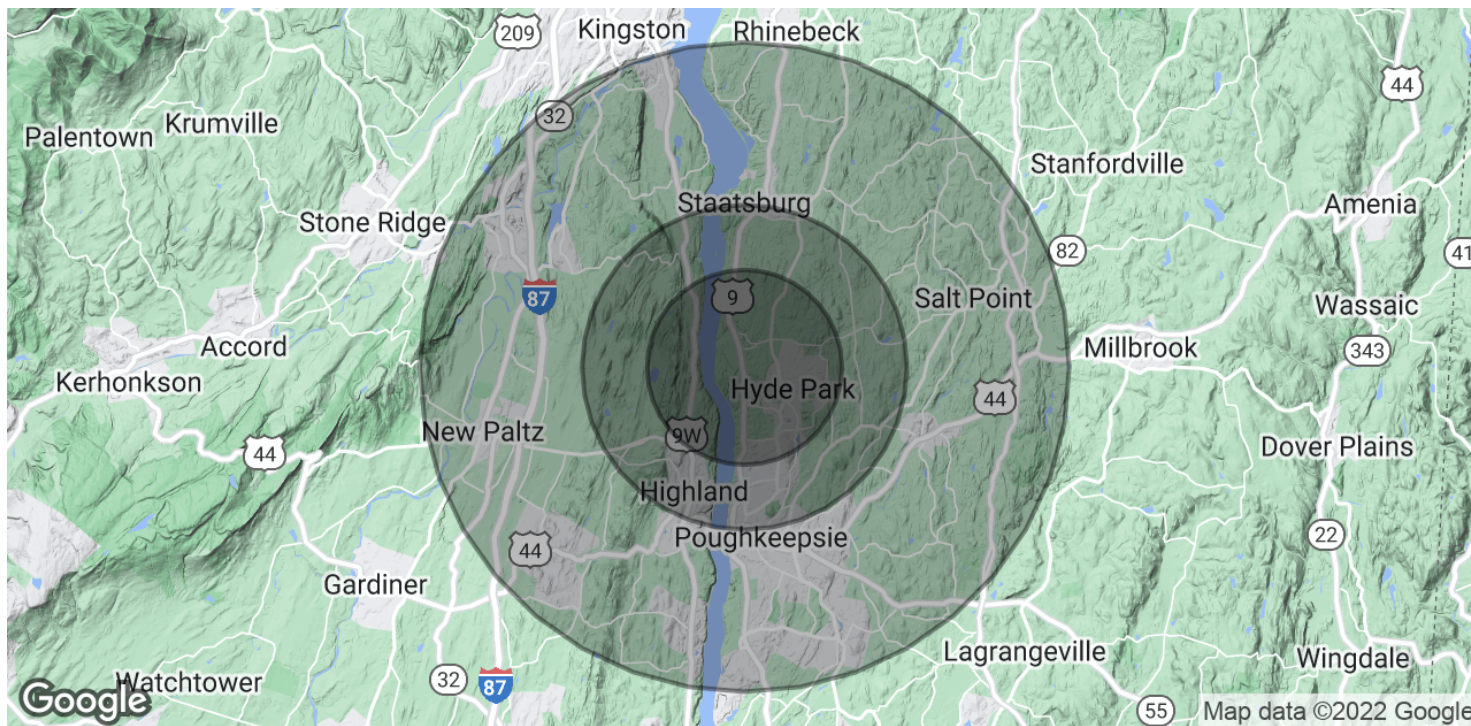
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY REGION



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	15,080	48,537	157,357
Average Age	40.5	38.3	41.8
Average Age (Male)	38.3	37.5	40.5
Average Age (Female)	41.8	39.2	42.9

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	6,029	19,635	66,097
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$86,332	\$76,857	\$90,071
Average House Value	\$296,947	\$263,135	\$272,179

* Demographic data derived from 2020 ACS - US Census



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