

2.46 ACRES - GENERAL BUSINESS STAGE DOOR ROAD

STAGE DOOR ROAD, WAPPINGERS FALLS, NY 12590

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$399,900
Available SF:	
Lot Size:	2.46 Acres
Price / Acre:	\$162,561
Zoning:	General Business (GB)

PROPERTY OVERVIEW

2.46 acres of commercial land in the town of Wappingers Falls. The land is zoned Highway Business (HB) and is suitable for many uses. Just two miles from I-84 in Fishkill. Ideal for warehouse, storage, distribution. Bulk regulations and density/lot coverage would permit 25,000+ square feet of building coverage. In an area of flex warehouse/office/showroom uses with various building material suppliers. Septic and drilled well. Willing to sell subject to approvals to give time to update engineering for a particular use. Road frontage on Stage Door and Smithtown. Prime location just off Route 9.

BRIAN MOSSEY

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2.46 ACRES GENERAL BUSINESS - IDEAL FOR WAREHOUSE/STORAGE

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ADDITIONAL PHOTOS





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ADDITIONAL PHOTOS

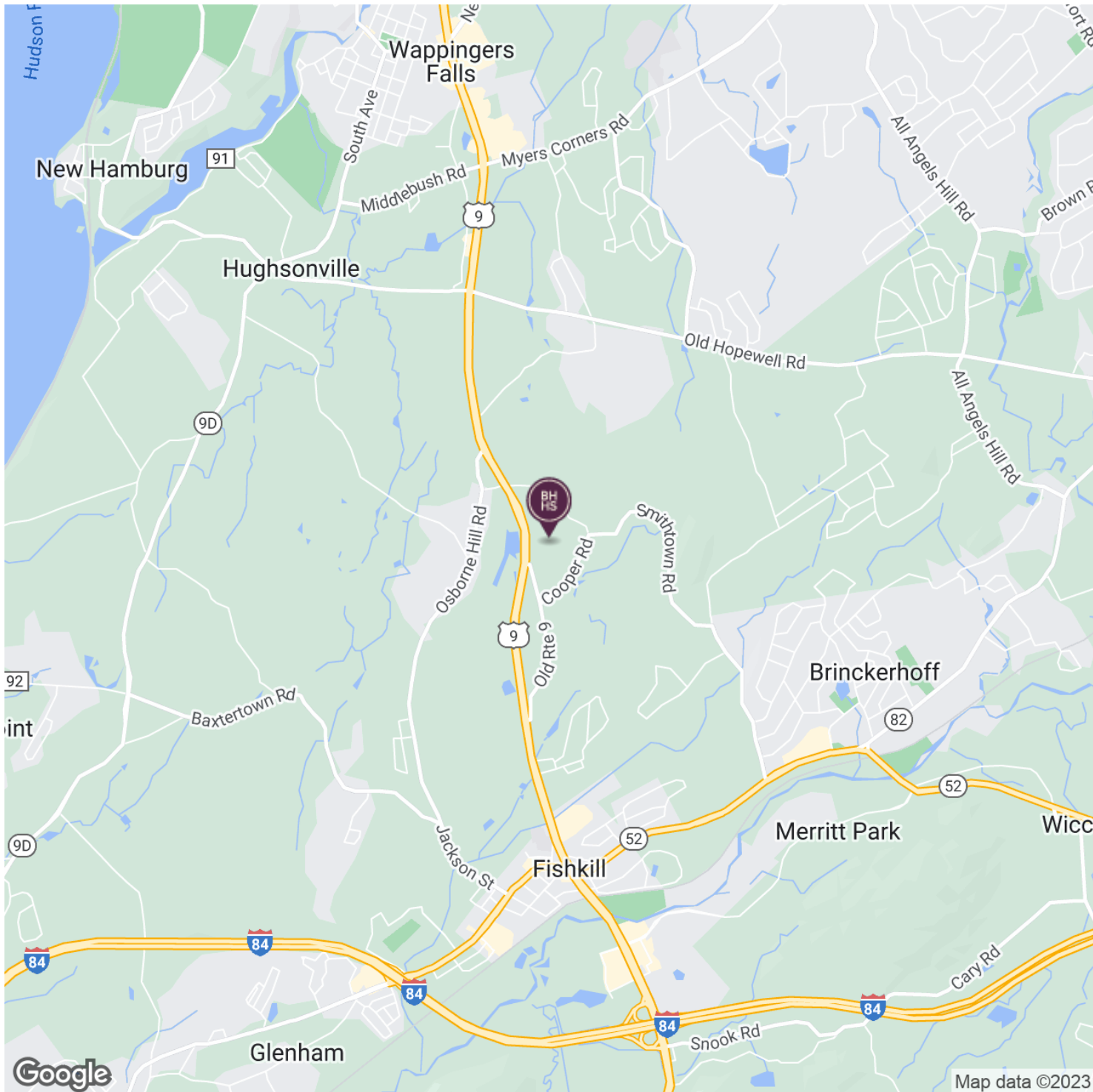




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LOCATION MAP

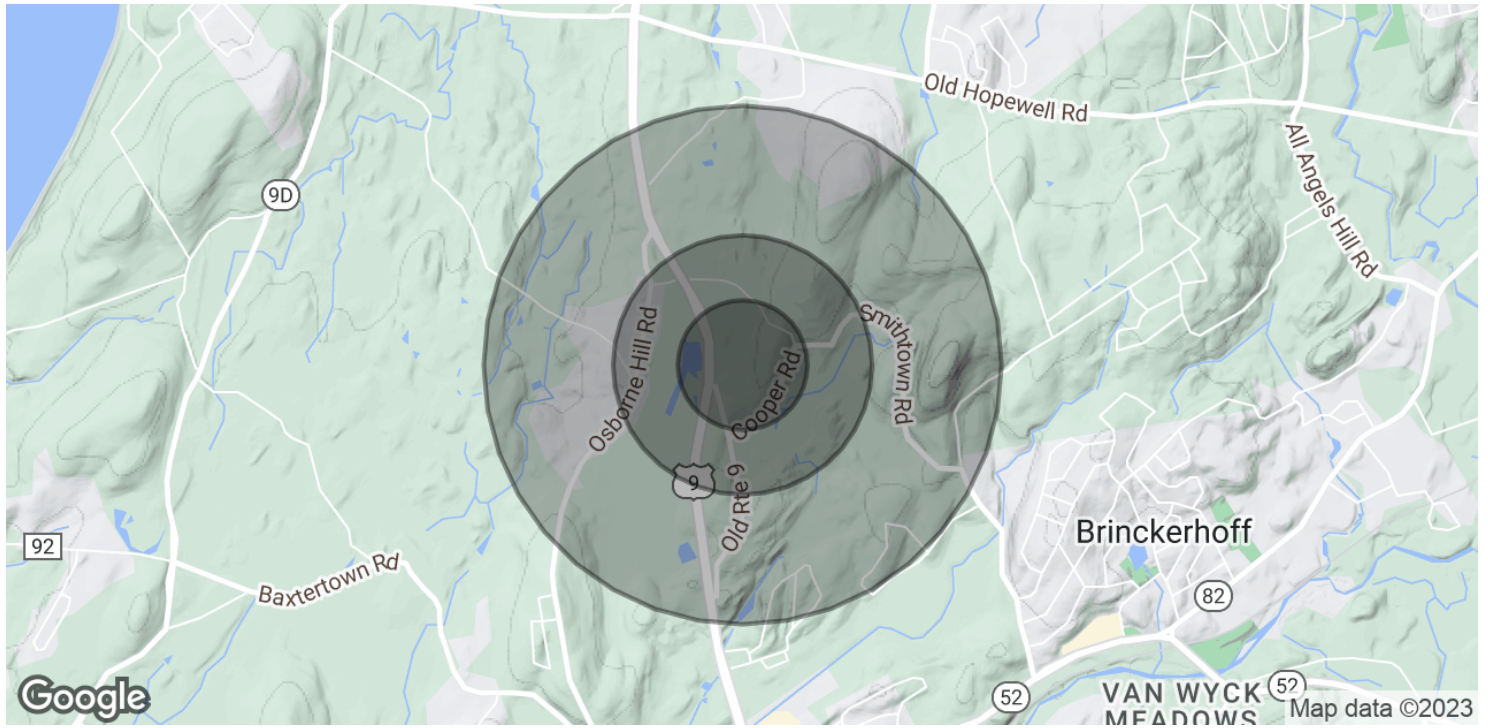




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	136	516	2,445
Average Age	47.3	46.1	43.5
Average Age (Male)	44.7	43.7	39.6
Average Age (Female)	48.6	47.3	46.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	67	250	1,037
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$62,005	\$63,251	\$86,049
Average House Value	\$130,792	\$139,617	\$209,941

* Demographic data derived from 2020 ACS - US Census