



COMMERCIAL BUILDING

U.S. ROUTE 9, 1070-1072 ROUTE 9, WAPPINGER, NY 12524



OFFICE - RETAIL - SERVICE

ADDRESS: U.S. Route 9
1070-1072 Route 9
Wappinger, NY 12524

LOCATION: **Interstate 84**
(4 Minutes / 2.8 Miles)
Taconic State Parkway
(11 Minutes / 9 Miles)
Newburgh-Beacon Bridge
(12 Minutes / 7.2 Miles)

TRAFFIC COUNT: U.S. Rt 9 from NYS Rt 52 Fishkill
to CR 28 Old Hopewell Road -
32,547 AADT

FRONTAGE: 210.5' - U.S. Route 9

UTILITIES: Well & Septic

LEASING PRICE: \$18.00 SF, NNN

PROPERTY OVERVIEW

CR Properties Group is pleased to offer Professional Office Spaces For Lease on 1070-1072 U.S. Route 9, Wappinger, NY 12524. Interstate 84 is 4 minutes away, the Taconic State Parkway is 11 minutes away, and Newburgh-Beacon Bridge is 12 minutes away. At U.S. Route 9, from NYS Route 52 Fishkill to CR 28 Old Hopewell Road, there is a traffic count of 32,547 AADT and 210.5 frontage on U.S. Route 9 with great signage and visibility.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1st Floor Suite	\$18.00 SF/yr	5,000 SF
1st Floor Suite	\$18.00 SF/yr	1,000 SF
2nd Floor Suites	\$18.00 SF/yr	1,400 SF



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:

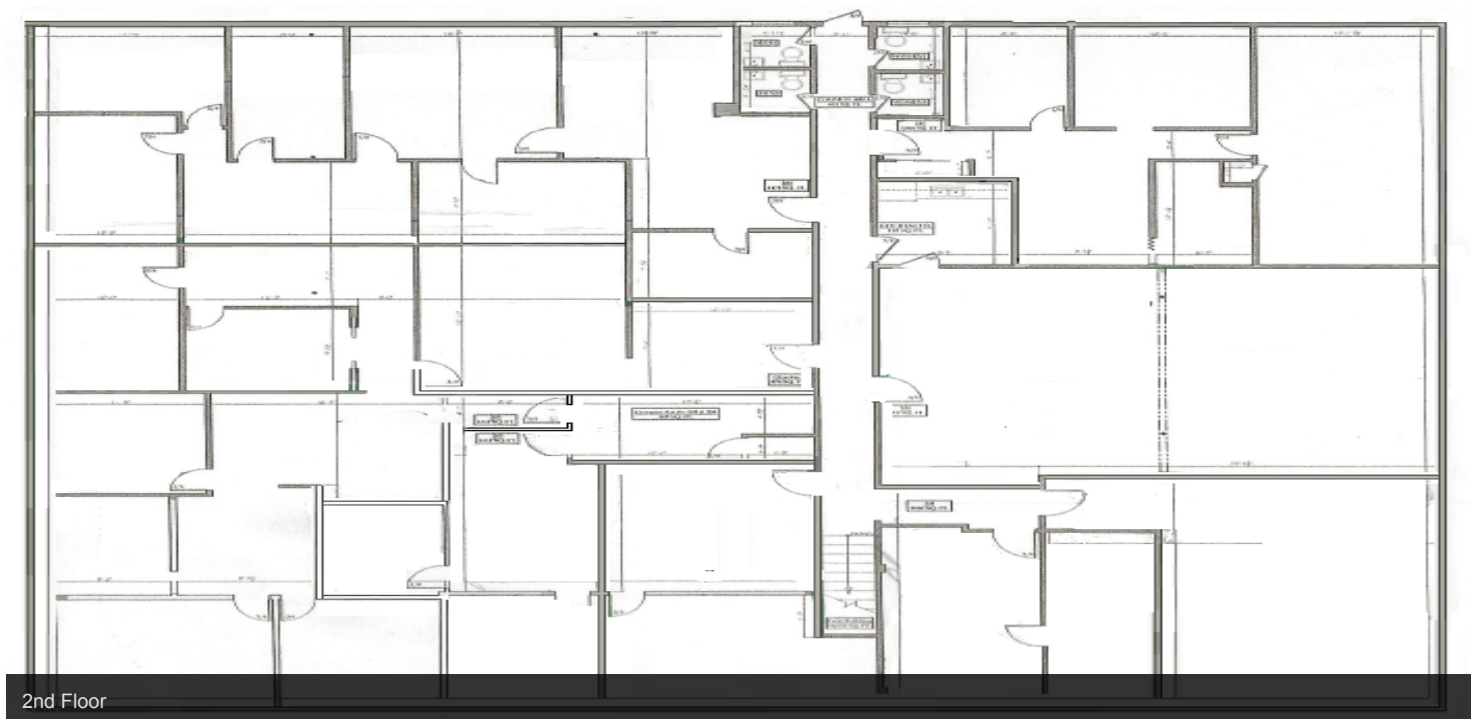
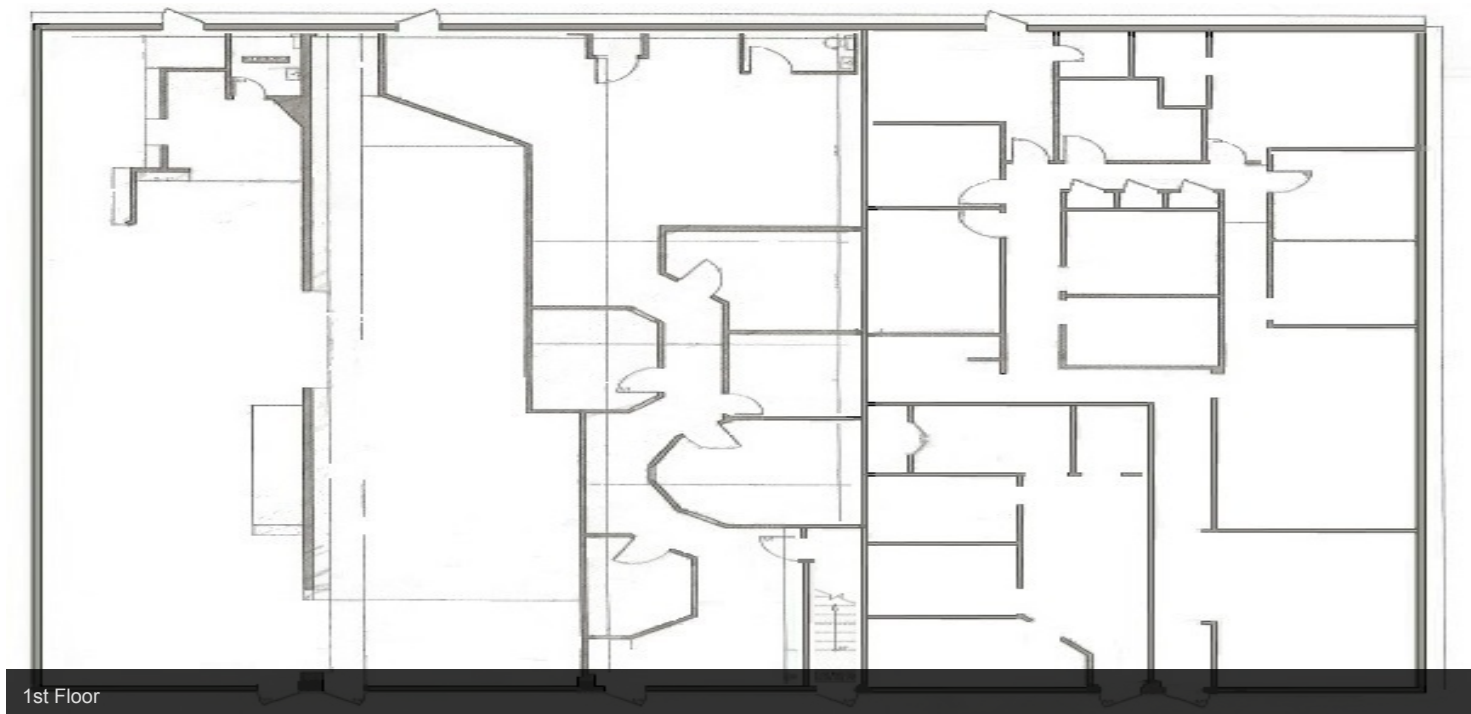
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FLOOR PLANS

U.S. ROUTE 9, 1070-1072 ROUTE 9, WAPPINGER, NY 12524

FIRST FLOOR (TOP) | SECOND FLOOR (BOTTOM)



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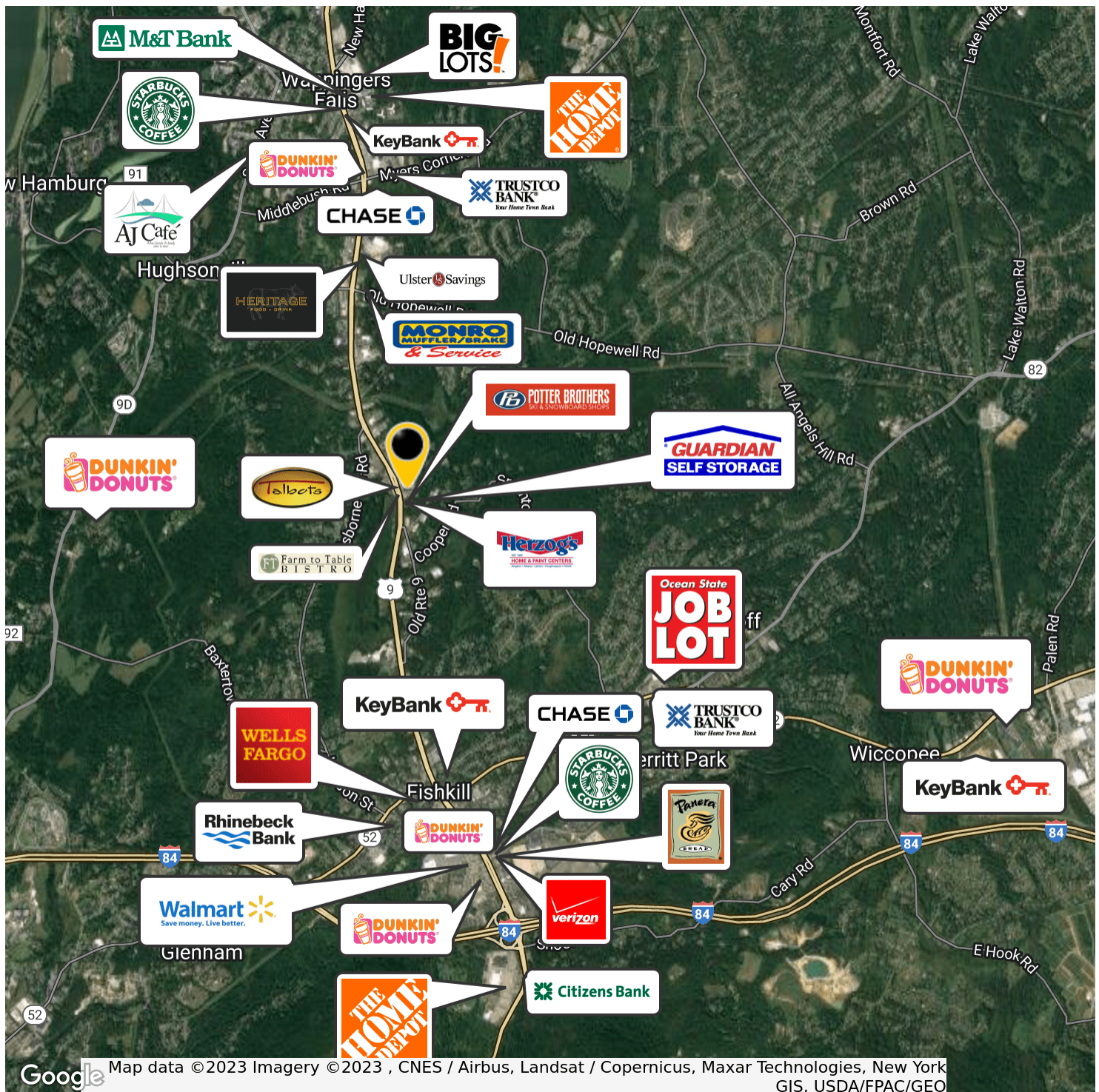
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INTERSTATE 84 16N/S - (4 MINUTES / 2.4 MILES)
TACONIC STATE PARKWAY - (11 MINUTES / 9 MILES)

I-84 | TACONIC STATE PARKWAY | NYS THRUWAY AREA/I-87



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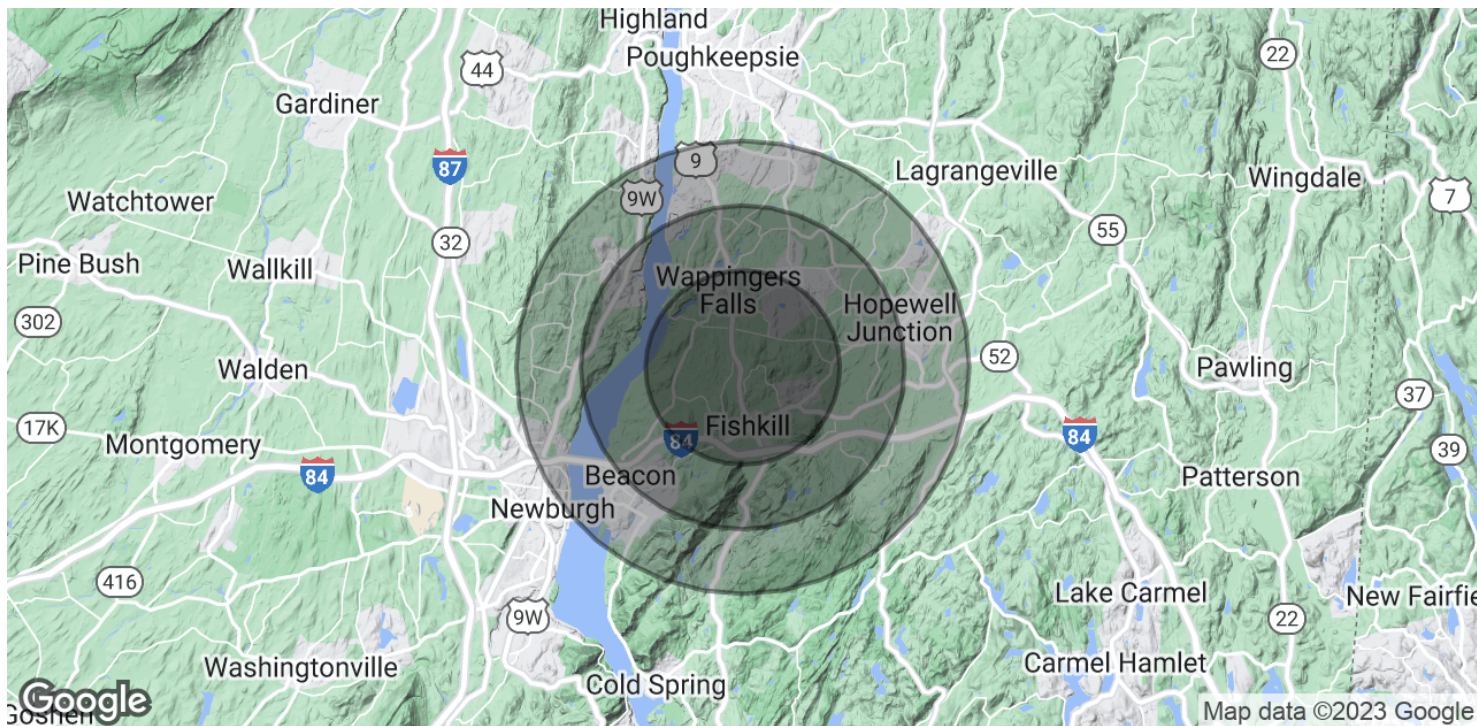
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER MID HUDSON VALLEY REGION



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	31,522	72,035	124,946
Average Age	44.9	44.1	43.7
Average Age (Male)	42.8	42.7	42.7
Average Age (Female)	45.8	44.3	44.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	12,902	28,799	50,913
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$96,149	\$99,960	\$101,919
Average House Value	\$266,154	\$288,793	\$300,477

* Demographic data derived from 2020 ACS - US Census



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