

FOR LEASE PLAZA 9 U.S. ROUTE 9 – WAPPINGER, NY





WAREHOUSE / INDUSTRIAL

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



Near Interstate 84

Newburgh-Beacon

Bridge!

Location: 2.8 Miles / 4 Minutes to Interstate 84
 7.2 Miles / 12 Minutes to Newburgh-Beacon Bridge

• **Frontage:** 210.5' - U.S. Route 9

• **Available:** 4,057 ± SF Building, *To Be Confirmed* Outdoor Storage Area

• **Utilities:** Well & Septic

• **Zoning:** HB, Highway Business

• Area Businesses:

- Guardian Self Storage
- Meineke Car Care Center
- Benjamin Moore
- Talbots
- Farm to Table Bistro
- Potter Brothers
- Country Curtains
- Herzog's Home & Paint Centers

Demographics:	3 Miles	5 Miles	7 Miles
Population	62,558	99,288	135,462
Avg. HH Income	\$70,121	\$78,387	\$80,595
# of Households	22,895	35,866	49,913

- **Area Traffic Count:** U.S. Route 9 from NYS Route 52 Fishkill to CR 28 Old Hopewell Road 32,547 AADT
- Lease Price: \$12.00 Per SF, Triple Net

** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **





CR Properties Group, LLC 295 Main Street Poughkeepsie, NY 12601

Thomas M. Cervone (845)485-3100 tom@crproperties.com www.crproperties.com

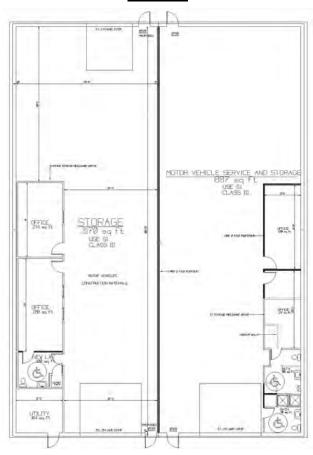








Floor Plan



Survey

