



Properties Group, LLC

Licensed in NY & CT

295 Main Street

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U.S. ROUTE 9 @ MAC FARLANE ROAD US ROUTE 9 WAPPINGER, NY



RETAIL DEVELOPMENT

CR **COMMERCIAL PROPERTY**

ADDRESS: **MacFarlane Rd**
 Wappinger, NY 12590
 2 Lots of Record

TYPE: **Retail Development Site**

ACREAGE: **1 - 38.84 +/- Acres**
 2 - 9.06 +/- Acres
 Total - 47.90 +/- Acres

ZONING: **COP – Conservation Office Park (See Page 3)**

UTILITIES: **Well / Septic**

DEMOGRAPHICS:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population (2006 Estimate)	31,853	69,961	127,487
Average HH Income	\$74,400	\$76,180	\$79,918
# of Households	12,496	25,352	46,126

TRAFFIC
COUNT: **US Route 9 @ Old Hopewell Rd. – 32,100 AADT**

OFFERING
PRICE: **\$1,000,000.00**

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

ZONING:

PERMITTED PRINCIPAL USES:

Buildings, structures and uses owned or operated by the Town of Wappinger; buildings, structures and uses of any other governmental entity or district, excluding garages and dumps / Private schools and colleges / Professional, banking, business, governmental or other offices / Municipal parks and playgrounds typically including facilities such as tennis, basketball, hardball and paddle tennis courts, baseball and soccer fields and swimming pools / Farm uses, including accessory farm produce stands, nurseries and greenhouses / Warehousing (not self-storage) on a minimum lot of 2 acres

PERMITTED ACCESSORY USES:

Day-care centers / Accessory radio receiving/transmitting structures / Accessory satellite receiving antennas / Any accessory buildings or uses determined by the Planning Board to be customarily incidental to a permitted use / Signs / Off-street parking facilities / Exterior lighting / Bus passenger shelters / Training schools or programs for employees which are clearly subordinate and incidental to the permitted principal use / Lodging for the temporary accommodation of employees, visitors or caretakers of the permitted principal use; provided that the gross floor area dedicated to such use does not exceed 5% of the gross floor area on the lot / Facilities for the furnishing of food and personal convenience items and services to employees and business visitors, provided that such facilities are not open to the public and are located within a building with no external evidence of such accessory use / Recreational facilities for the use of employees and guests, provided that such facilities shall be clearly subordinate and integral part of the permitted principal use

SPECIAL PERMIT USE:

Scientific research, engineering or design laboratories, provided that no hazardous wastes are produced / Conventional golf courses, pitch and putt (par 3) golf courses and driving ranges / Nursing homes and alternative care facilities / Manufacturing, fabricating, assembling, finishing or repair of goods / Sewage treatment plants or water supply facilities which are not part of a project approval, subject to Town Board approval / Public utilities, including underground transmission and distribution lines, serving the local area only which are not part of a project approval, subject to Town Board approval / Telecommunications, towers, antennas and personal wireless service facilities



