



COMMERCIAL BUILDINGS

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



OFFICE - RETAIL - SERVICE

ADDRESS: 1070-1072 Route 9
Wappinger, NY 12524

LOCATION: Interstate 84, Exit 46
(4 Minutes / 2.8 Miles)
Taconic State Parkway
(11 Minutes / 9 Miles)
Newburgh-Beacon Bridge
(12 Minutes / 7.2 Miles)

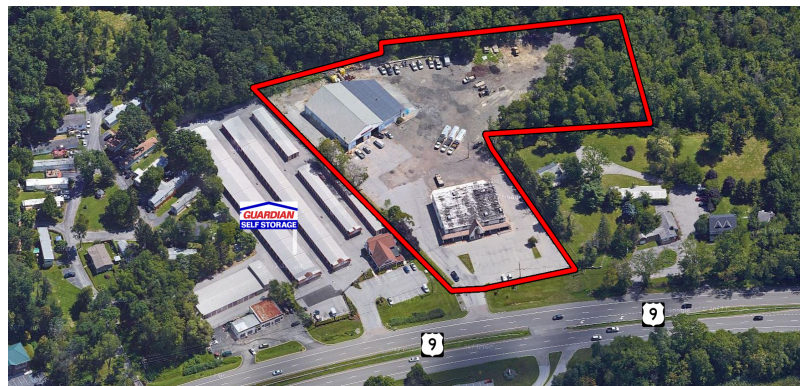
BUILDING SIZE: Office: 16,038 ± SF
Warehouse: 12,570 ± SF
Total: 28,608 SF

ZONING: HB, Highway Business

TRAFFIC COUNT: U.S. Rt 9 from NYS Rt 52 Fishkill
32,547 AADT

FRONTAGE: 210.5' - U.S. Route 9

ASKING PRICE: \$3,250,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer Professional Office Spaces For Sale 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.



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:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



OFFICE, WAREHOUSE COMPLEX

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

FULL SITE PLAN & SURVEY AVAILABLE UPON REQUEST



Office / Retail Building



Warehouse



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



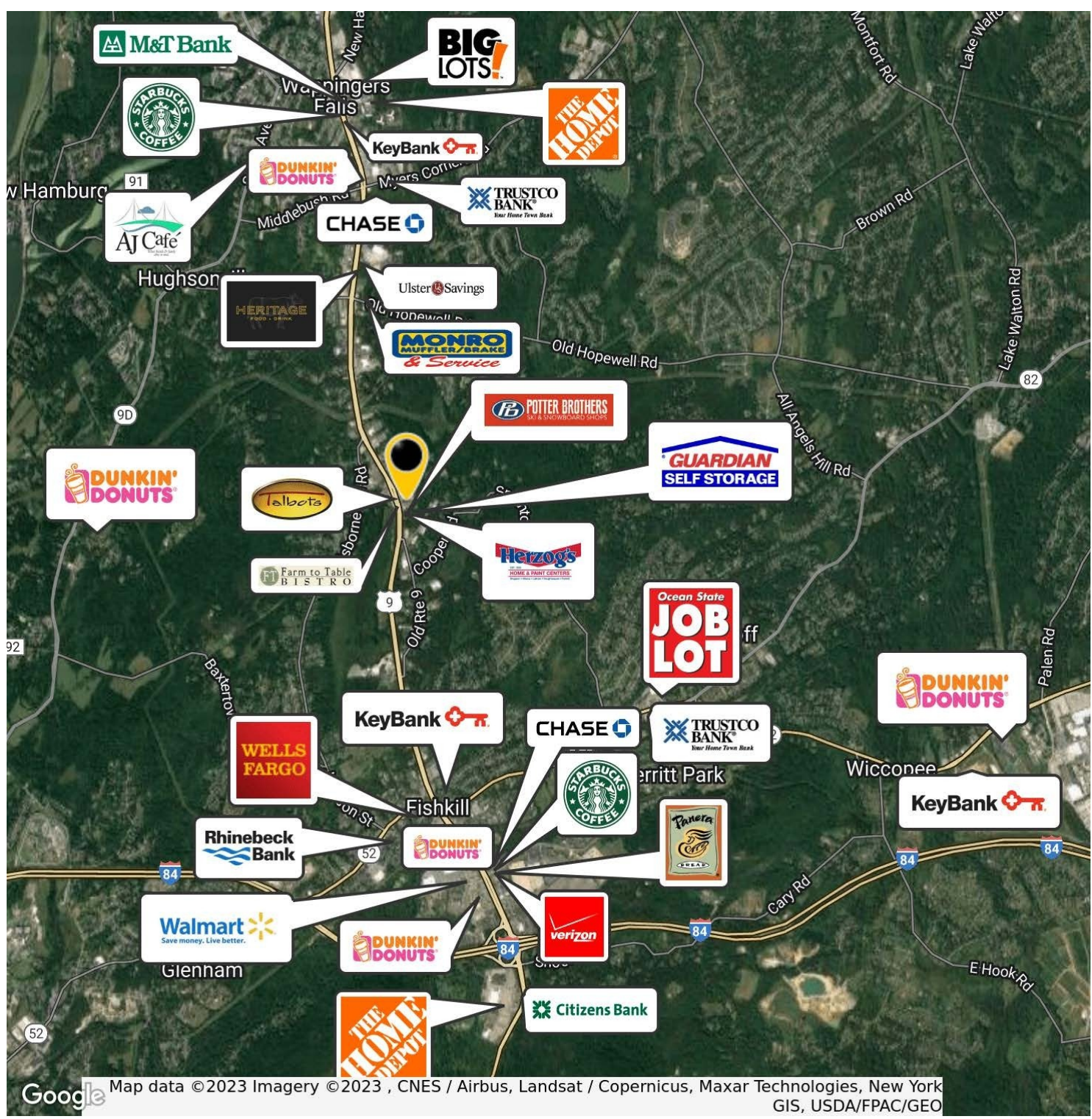
ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



INTERSTATE 84, EXIT 46 - (4 MINUTES / 2.4 MILES)
 TACONIC STATE PARKWAY - (11 MINUTES / 9 MILES)

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



CR Properties Group, LLC
 295 Main Street
 Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

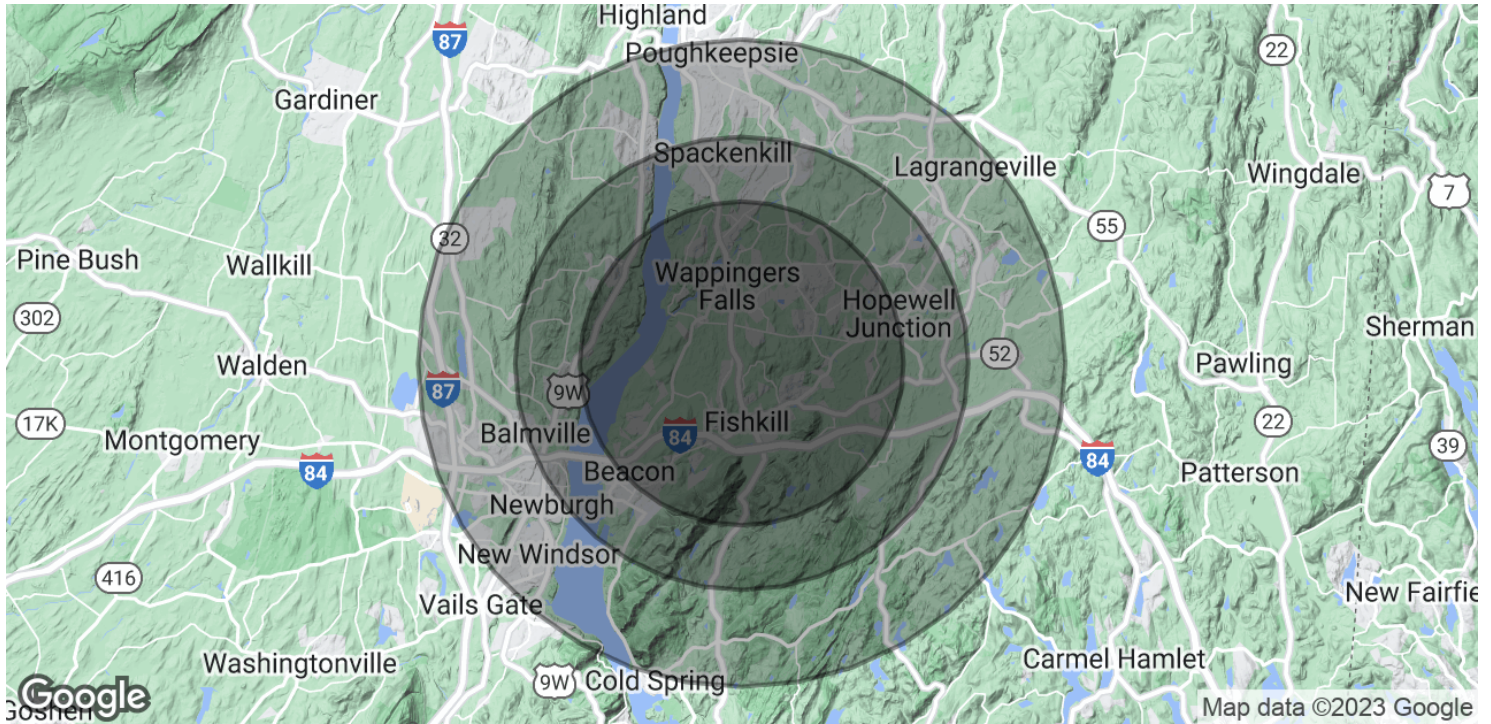
For more information:
 Thomas M. Cervone
 845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	72,035	124,946	243,909
Average Age	44.1	43.7	41.9
Average Age (Male)	42.7	42.7	40.3
Average Age (Female)	44.3	44.2	43.0

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	28,799	50,913	98,691
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,960	\$101,919	\$98,635
Average House Value	\$288,793	\$300,477	\$266,091

* Demographic data derived from 2020 ACS - US Census



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:

Thomas M. Cervone
845.485.3100
tom@crproperties.com