



AVAILABLE - RITE AID PHARMACY

1604 US ROUTE 9, WAPPINGERS FALLS, NY 12590



SIGNALIZED INTERSECTION - DRIVE-THRU WINDOW

ADDRESS: NEC of Route 9 @ New Hackensack Road (CR 104)
1604 U.S. Route 9
Wappingers Falls, NY 12590

LOCATION: Mid-Hudson Bridge - 15 Minutes
New Hamburg MTA - 7 Minutes
Poughkeepsie MTA to Grand Central - (1 Hour, 50 Minutes)
Poughkeepsie Amtrak to Penn Station - (1 Hour, 35 Minutes)
CR 104 Feeder Road to Dutchess County Airport

BUILDING SIZE: 11,439 SF

ACRES: 2.12 AC

FRONTAGE: 398' on U.S. Route 9
330' on New Hackensack Road U.S.

TRAFFIC COUNT: Route 9 - 45,089
New Hackensack Road - 9,431

This Offering is Subject to Availability

LEASE RATE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group is excited to offer a rare commercial opportunity for lease at the highly visible corner of US Route 9 & New Hackensack Road, 1604 U.S. Route 9, Wappingers Falls, NY. This 11,439 SF free-standing building sits on 2.12 acres and features a fully functional drive-thru, a loading station, and 76 parking spaces providing ample space and convenience for any business. The property boasts excellent frontage and visibility on both US Route 9 and New Hackensack Plaza, offering prime signage opportunities to attract a steady flow of customers. With easy access and a strategic location in one of Wappingers Falls' most high-traffic areas, this property is an ideal choice for businesses looking to expand or launch in a prime location. Don't miss out on this exciting opportunity to secure a versatile, high-profile property ready for your next venture!

Feature From Business View Magazine on Wappingers:
<https://businessviewmagazine.com/soft-launch/cm/202505/49/>



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

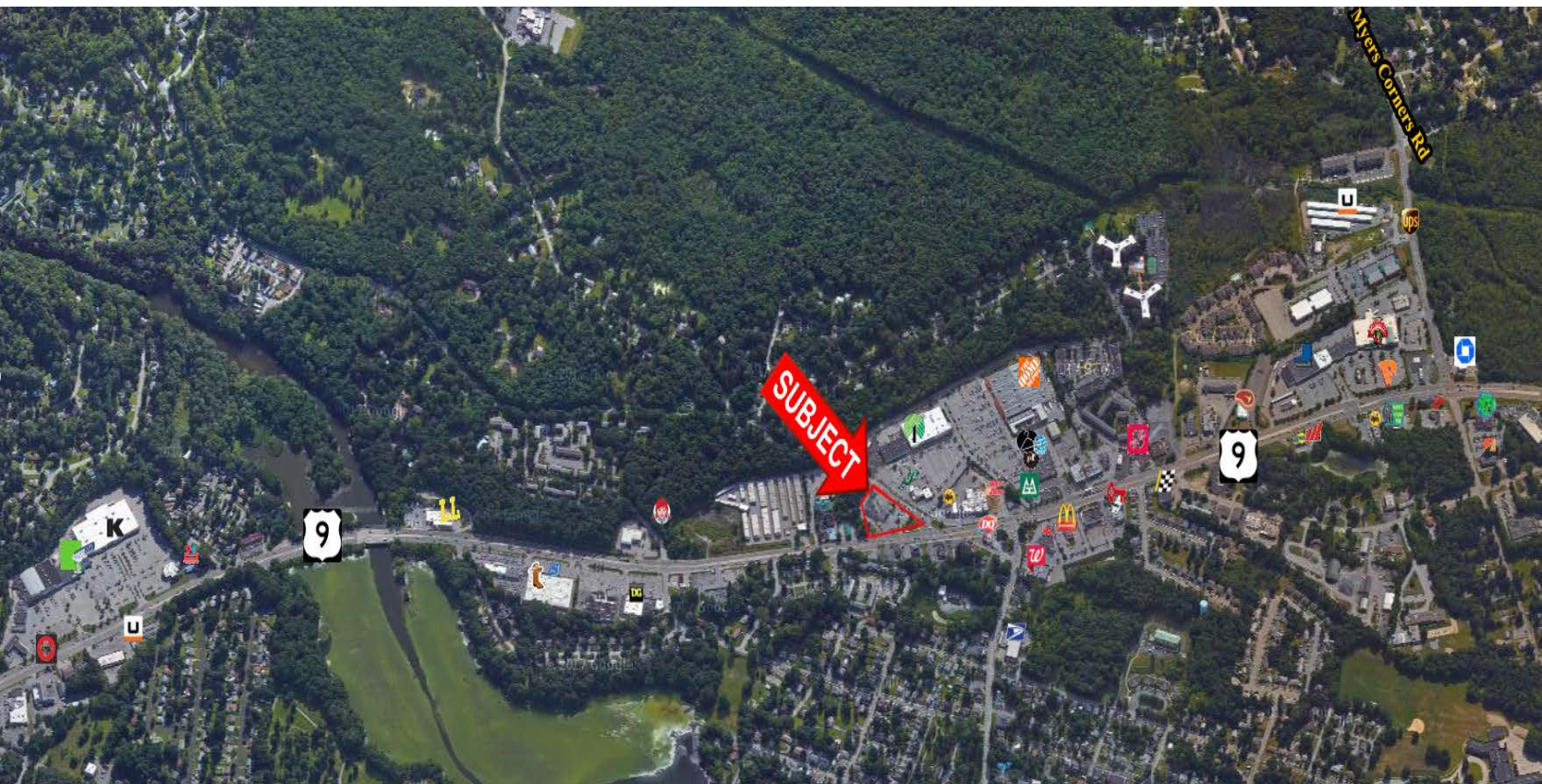
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



NEARBY POUGHKEEPSIE GALLERIA & SOUTH HILLS HOME DEPOT, LOWES, ADAMS FAIRACRE FARMS

KOHL'S, BJ'S, TARGET, WALMART, BEST BUY, MICHAEL'S, MACY'S, & MORE



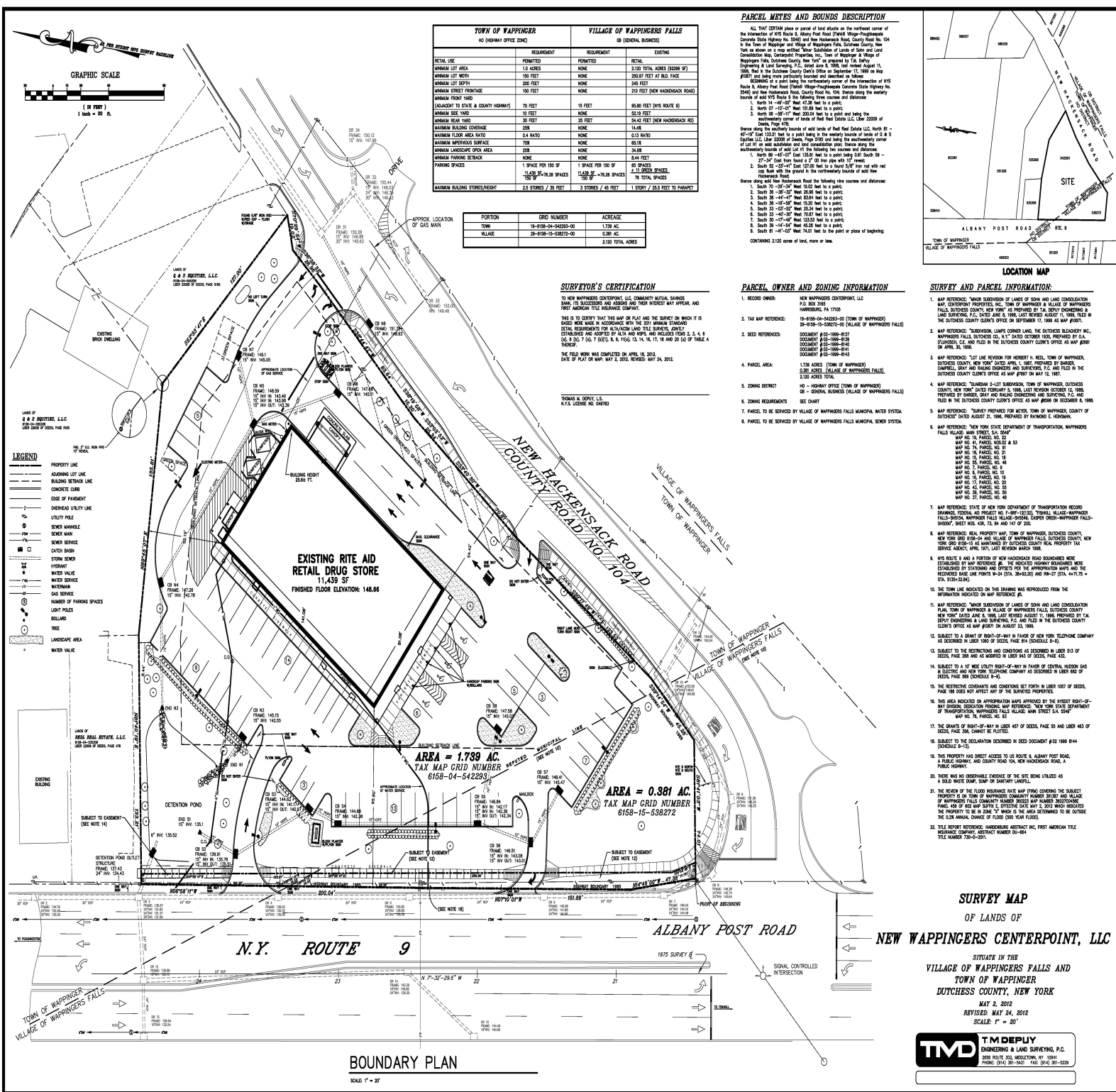
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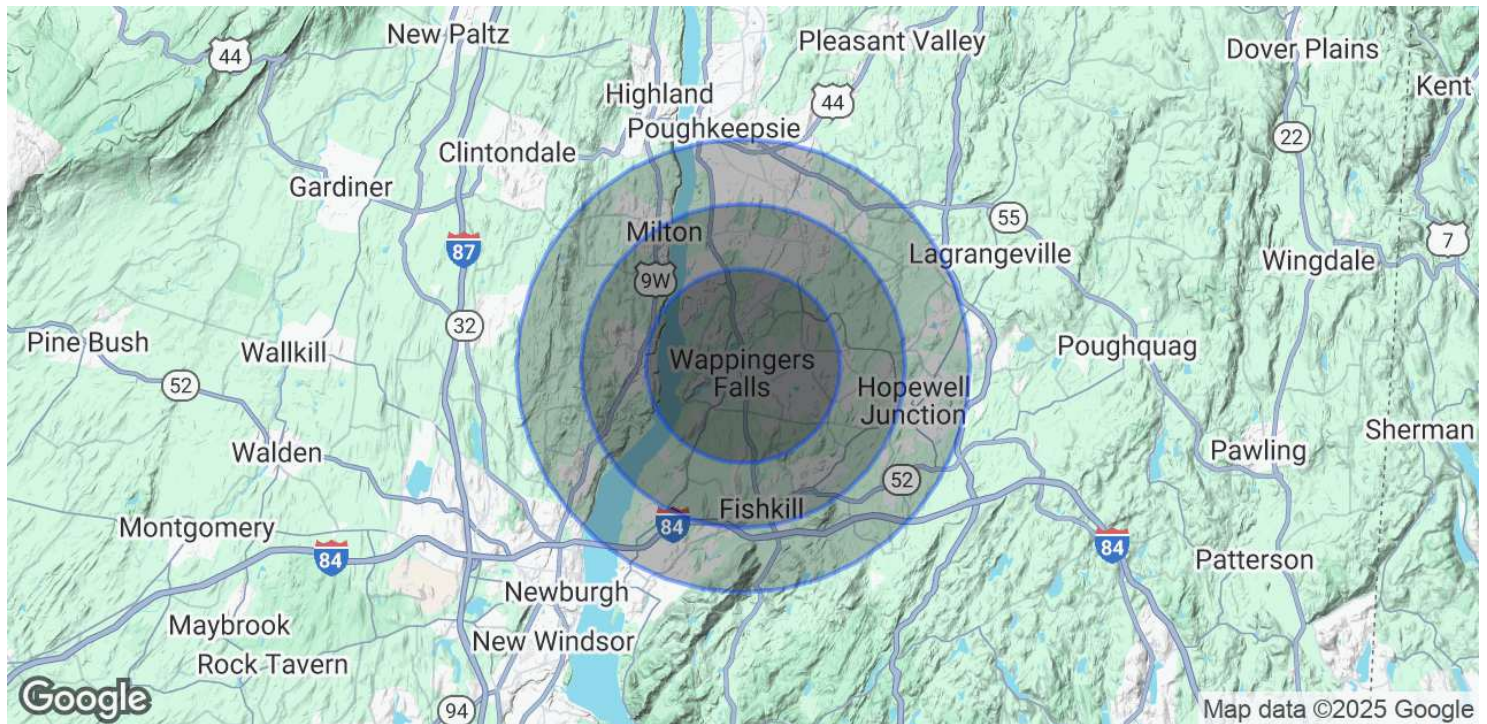




DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	30,637	74,892	143,364
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	11,986	28,725	54,376
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$131,063	\$142,475	\$139,230
Average House Value	\$400,757	\$427,534	\$414,575

Demographics data derived from AlphaMap



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