



FORMER BANK - PAD SITE AVAILABLE

6708 U.S. ROUTE 9, RHINEBECK, NY 12572



NEAR RHINEBECK VILLAGE, DUTCHESS COUNTY FAIRGROUNDS

OFFERING SUMMARY

ADDRESS: 6708 U.S. Route 9
Rhinebeck, NY 12572

LOCATION: Dutchess County Fairgrounds - (2 Minutes Away)
Rhinebeck Village - (3 Minutes)
Kingston Rhinecliff Bridge - (7 Minutes)
Taconic State Parkway - (14 Minutes)

BUILDING SIZE: 1,536 SF

ZONING: CBS

ASKING RENT: \$5,000 per Month,
plus Taxes and CAM



PROPERTY OVERVIEW

Located along the well-traveled U.S. Route 9 corridor in Rhinebeck, NY, 6708 U.S. Route 9 benefits from strong visibility within one of the Hudson Valley's most desirable and historic communities. The surrounding Town and Village of Rhinebeck offer a blend of rural charm and affluent appeal, highlighted by scenic Hudson River landscapes, estate properties, and a vibrant village center with boutique retail, dining, and cultural venues. Popular destinations such as the Dutchess County Fairgrounds and local farmers markets draw consistent traffic from both residents and weekend visitors from New York City. This combination of strong tourism demand, steady foot traffic, and dependable utilities positions the property within a highly sought-after and consistently performing market.

To see more photos regarding this property:
<https://crproperties.com/search-property-listings/?propertyId=Widsu>



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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845.485.3100
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OFFICE, RETAIL, SERVICE

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FORMER BANK BRANCH WITH DRIVE-THRU



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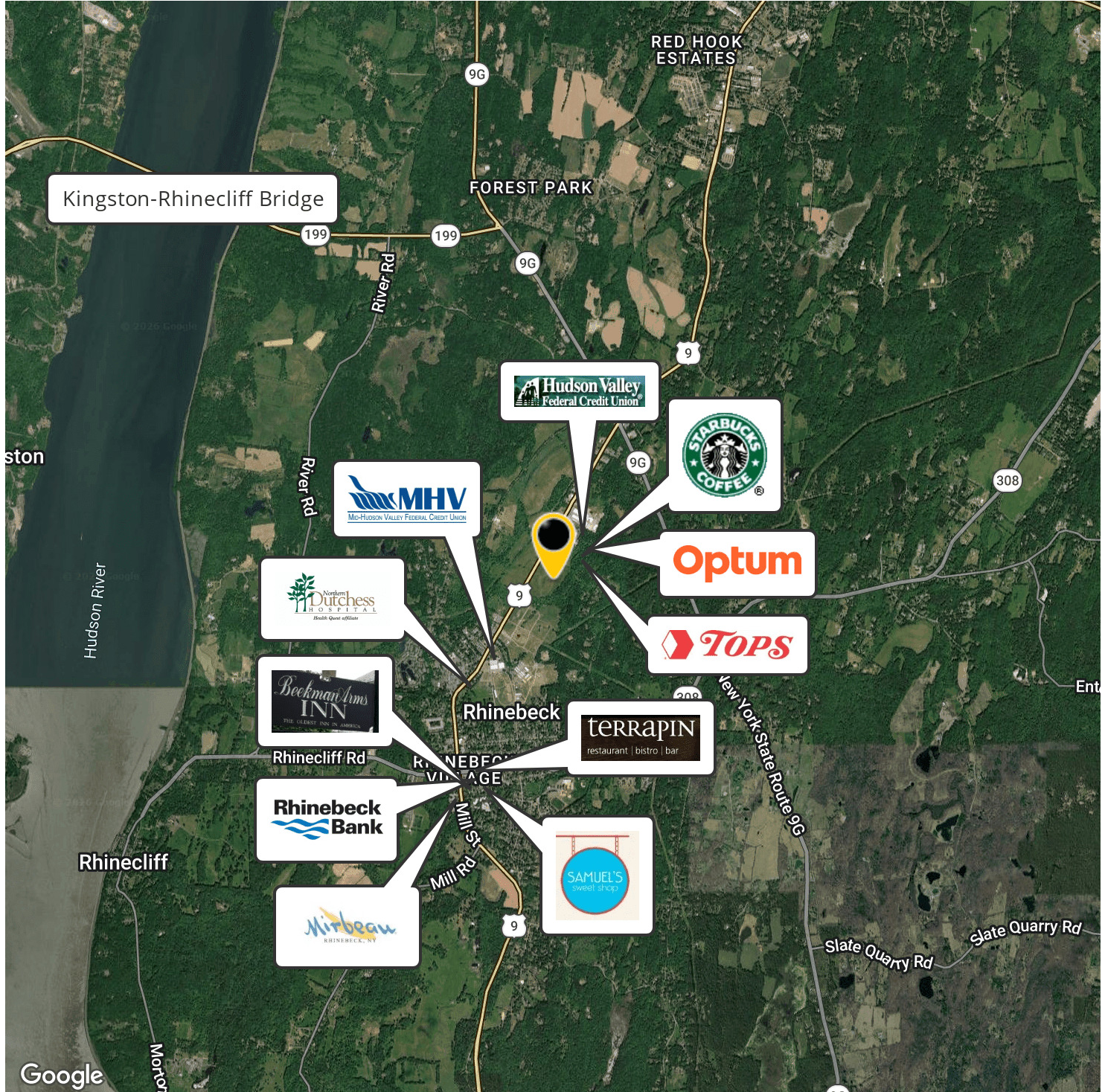
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POPULAR RHINEBECK, NY

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[HTTPS://HVMAG.COM/THINGS-TO-DO/RHINEBECK-24-HOUR-DAY-TRIP/](https://hvmag.com/things-to-do/rhinebeck-24-hour-day-trip/)



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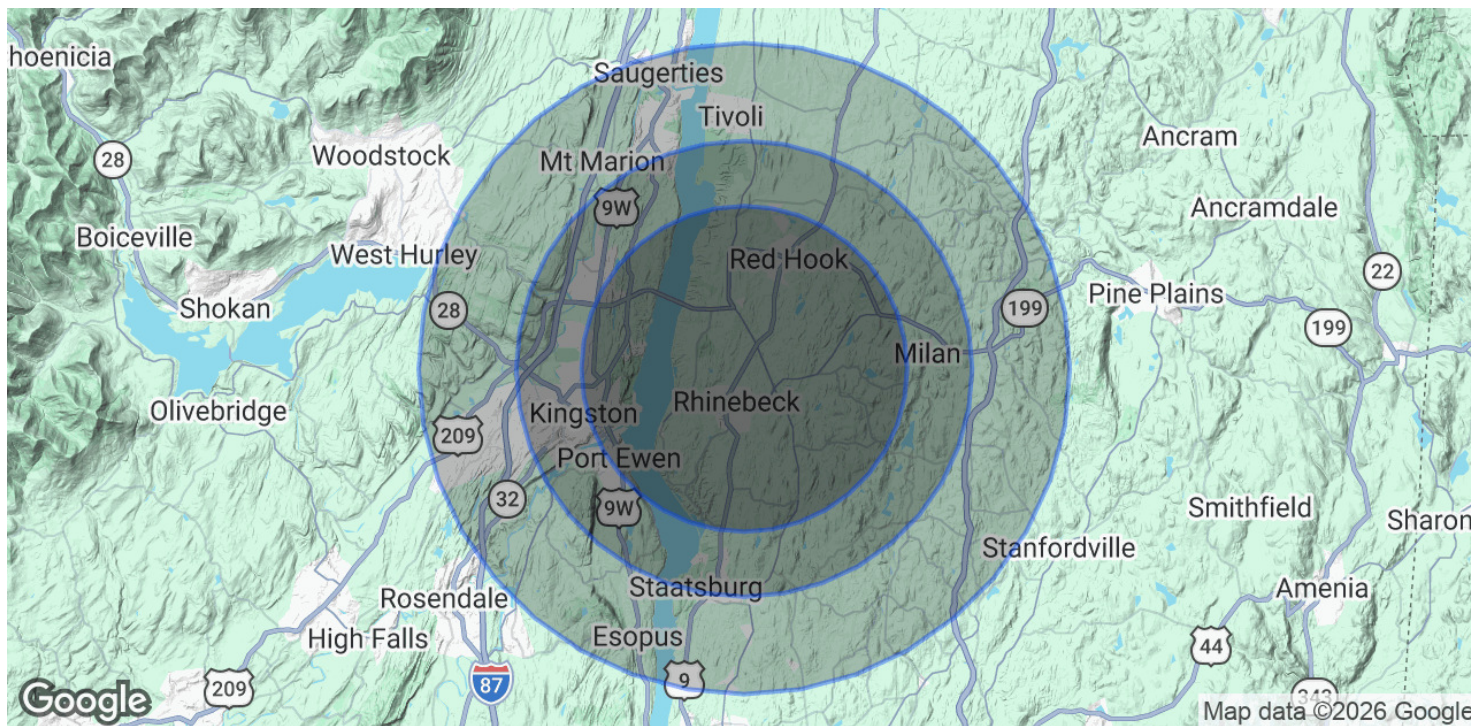
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DEMOGRPAHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	26,114	60,190	95,373
Average Age	45.8	43.9	45.1
Average Age (Male)	44.2	42.1	43.3
Average Age (Female)	47.5	45.7	46.5

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	11,174	24,869	40,090
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$117,370	\$115,671	\$116,162
Average House Value	\$387,923	\$362,036	\$356,791

2023 American Community Survey (ACS)



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