



COMMERCIAL PROPERTY FOR SALE

7401 S BROADWAY RED HOOK, NY, 12571



HUDSON VALLEY PRIME US ROUTE 9 COMMERCIAL OPPORTUNITY

ADDRESS: 7401 South Broadway
Red Hook, NY 12571

LOCATION: **NY Route 199**
(3 minutes / 0.7 Mile)
Kingston-Rhinecliff Bridge
(10 minutes / 5.1 Mile)
Rhinecliff Amtrak Station (RHI)
(14 minutes / 7.2 Mile)
Amtrak to New York Penn Station
(1 Hour, 50 Minutes)

BUILDING INFO: Municipal Water & Sewer

BUILDING SIZE: First Floor (6,195 SF)
Lower Level (800 SF)
Total: 6,994 SF

LOT SIZE: 0.794 AC (S)

ZONING: Neighborhood Mixed Unit (NMU)

ASKING PRICE: \$875,000

LOCATION OVERVIEW

Located in Red Hook, NY, this property offers a compelling blend of community character, market stability, and regional accessibility. The area is well regarded for its historic charm, strong local identity, and consistently high quality of life. Situated just minutes from the Hudson River, Rhinebeck Village, and the Rhinecliff Amtrak Station, the location benefits from a steady base of professionals, residents, and visitors. Above-average household incomes and strong home values contribute to a reliable market that support long-term business presence and investment confidence.

PROPERTY OVERVIEW

CR Properties Group is pleased to offer a ±6,994 SF commercial building located along the South Broadway (US Route 9) corridor in Red Hook, NY. The property benefits from excellent visibility, municipal water and sewer, and Neighborhood Mixed Use zoning, allowing for a wide range of professional, office, and service-oriented uses. Centrally located in the Hudson Valley this location provides convenient access to Rhinebeck, Kingston, Tivoli, and regional transportation networks.



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:

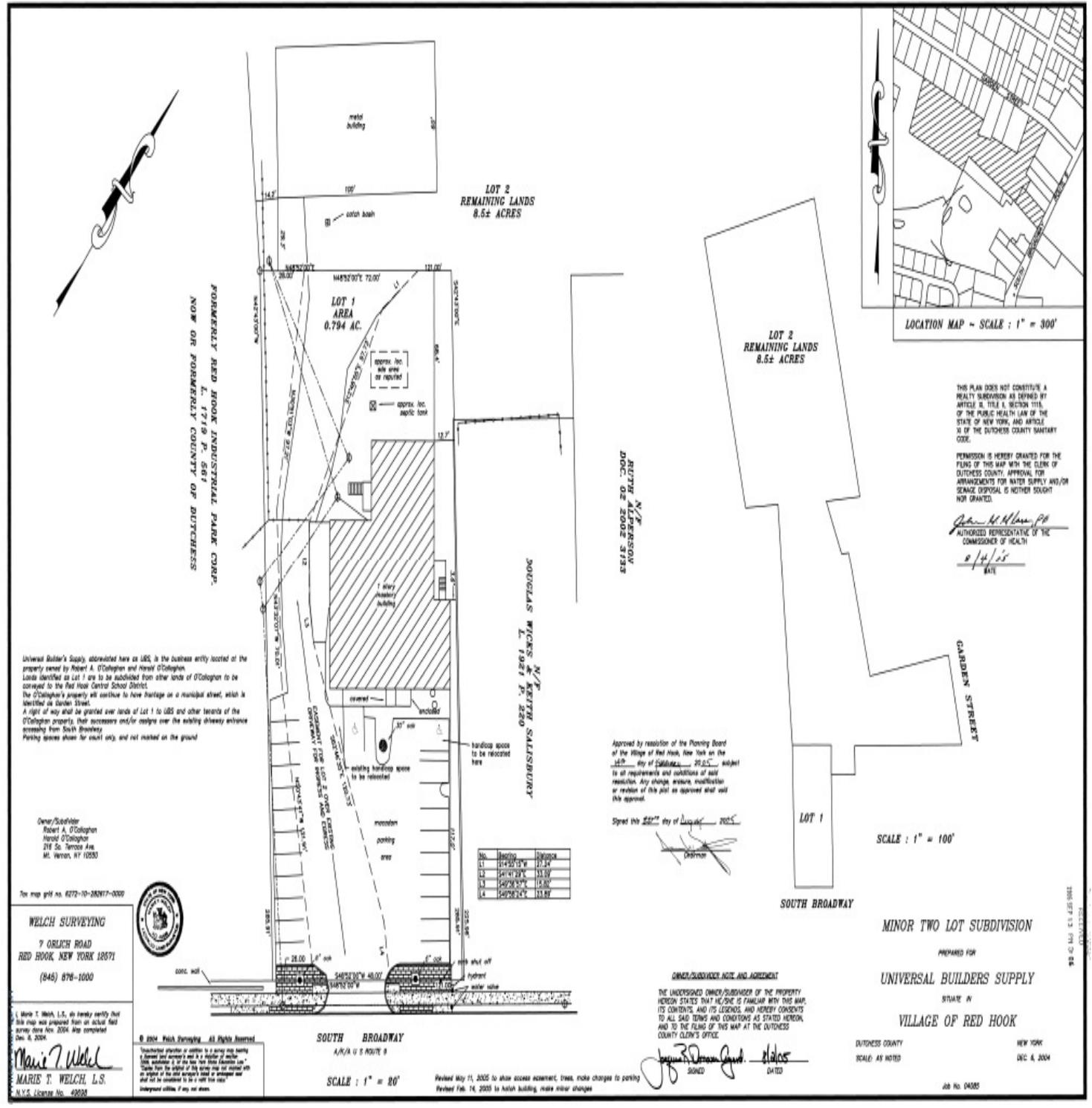
Thomas M. Cervone
845.485.3100
tom@crproperties.com



US RT 9, RED HOOK, NY | NEAR NYS RT 199

7401 S BROADWAY RED HOOK, NY, 12571

MUNICIPAL WATER AND SEWER INCLUDED



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



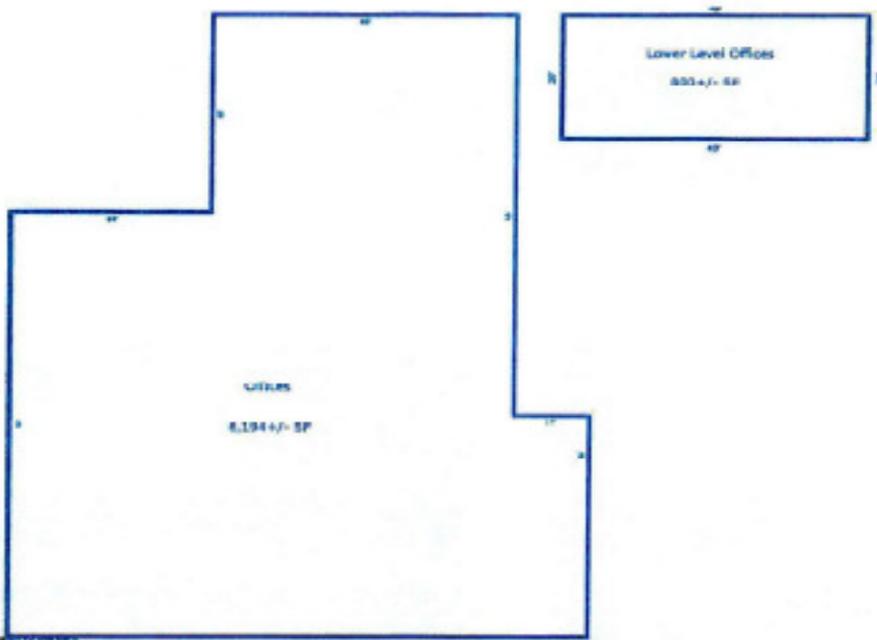
ADAPTABLE COMMERCIAL BUILDING LAYOUT

7401 S BROADWAY RED HOOK, NY, 12571

FIRST FLOOR & LOWER LEVEL | ±6,994 SF

FLOORPLAN SKETCH

Borrower: _____ File No.: 127421
 Property Address: 7401 South Broadway _____ Case No. _____
 City: Red Hook _____ State: NY _____ Zip: _____
 Lender: _____



Blank to Area Summary
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
0000	FIRST FLOOR	6,194.00	6,994.00
	Lower Level	800.00	
Net BUILDING Area		(rounded)	6994

BUILDING AREA BREAKDOWN			
	Breakdown		Subtotals
FIRST FLOOR	40.0 x	32.0	1280.00
	55.0 x	33.0	2175.00
	35.0 x	76.0	2738.00
Lower Level	40.0 x	20.0	800.00
Net BUILDING Area		(rounded)	6994



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



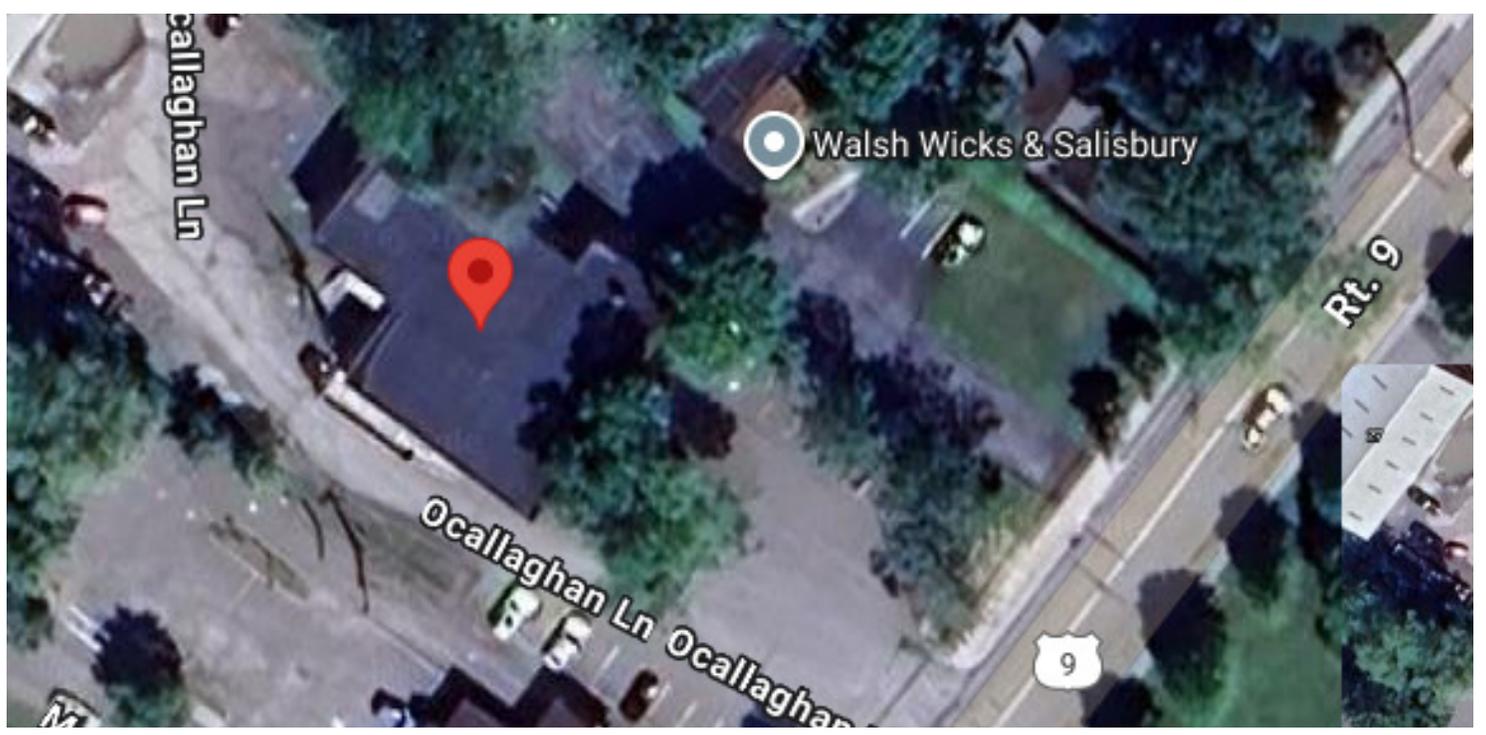
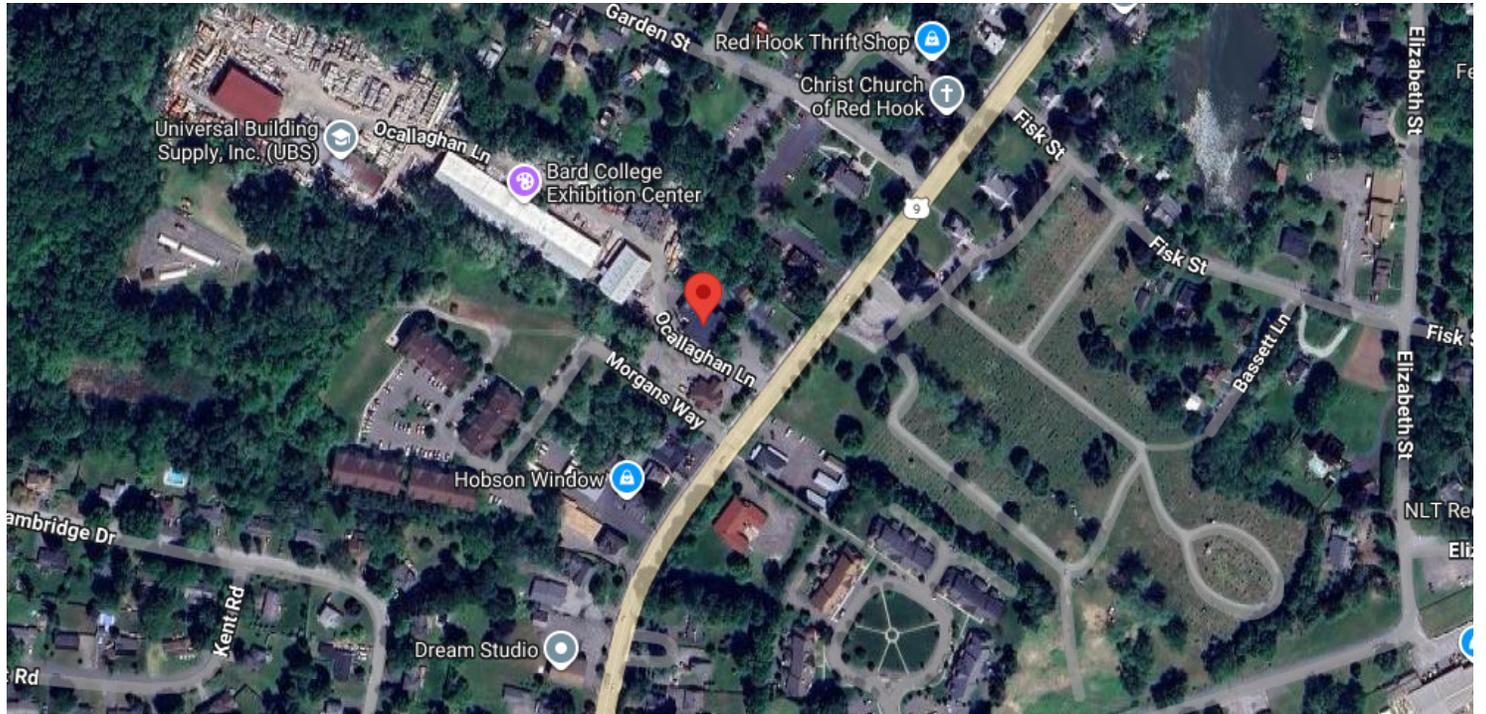
ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

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



MINUTES FROM THE KINGSTON–RHINECLIFF BRIDGE 7401 S BROADWAY RED HOOK, NY, 12571

US ROUTE 9 NEAR NYS ROUTE 199



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

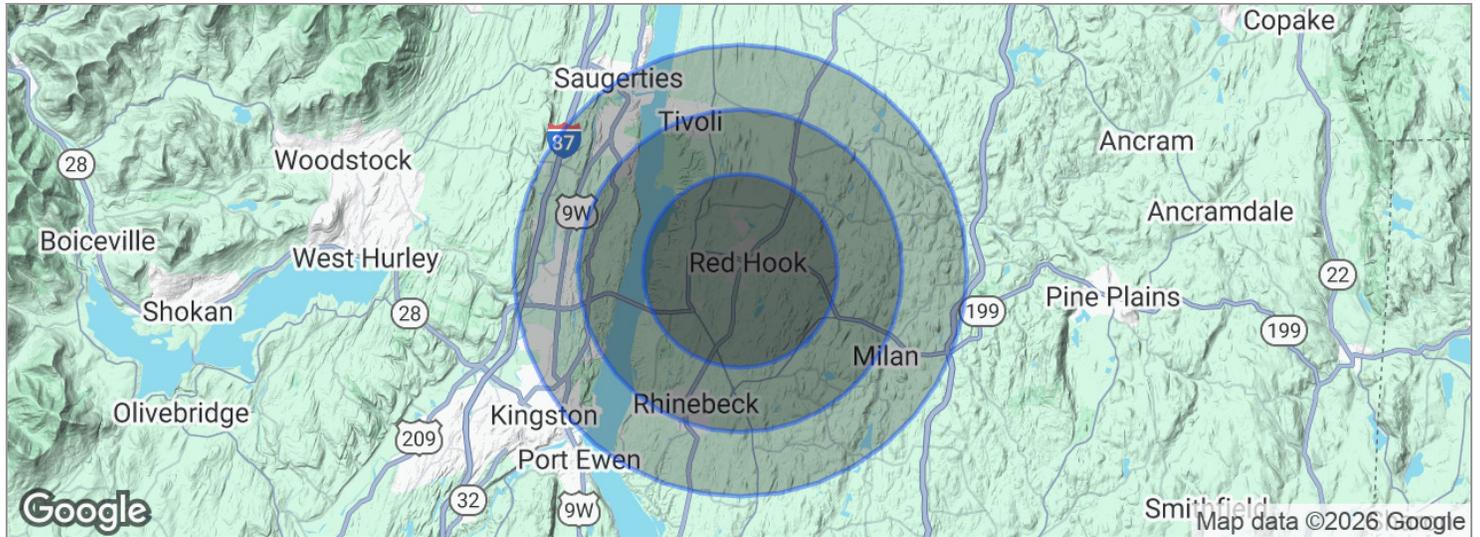
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY



POPULATION	3 MILES	5 MILES	7 MILES
Total population	8,205	16,406	41,307
Median age	45	46	46
Median age (male)	43	45	45
Median age (Female)	46	47	47
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	3,241	6,857	17,394
# of persons per HH	2.5	2.4	2.4
Average HH income	\$158,398	\$150,636	\$131,287
Average house value	\$501,914	\$511,584	\$456,348

* 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