



# COMMERCIAL BUILDING

787 SERGEANT PALMATEER WAY, WAPPINGERS FALLS NY 12590



## US RT 9; OFFICE, RETAIL, SERVICE - THREE LEVELS

**ADDRESS:** 787 Sergeant Palmateer Way  
Wappingers Falls, NY 12590

**LOCATION:** **New Hamburg Train Station**  
(6 Minutes / 3.3 Miles)  
**Interstate 84**  
(7 Minutes / 4 Miles)  
**Taconic State Parkway**  
(15 Minutes / 12 miles)

**LOT SIZE:** 0.28 Acres

**PARKING** 18 Spaces Total, 2 Handicap

**BUILDING SIZE:** 6,902 SF

**ASKING PRICE:** \$1,250,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Building For Sale on 787 Sergeant Palmateer Way, Wappingers Falls, NY. Just 7 Minutes from Interstate 84 & 12 Miles from the Taconic State Parkway, this location is within close proximity to Demand Generators such as, New Hamburg Metro North Train Station, New York State Police, Wappinger Town Court. Area Retailers include, but not limited to Adams Fairacre Farms, Hannafords, Poughkeepsie Nissan, Mercedes Benz, DCH Toyota, and more.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*

**Thomas M. Cervone**  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)





# AREA RETAILERS & DEMAND GENERATORS

## NEW HAMBURG METRO-NORTH TRAIN STATION - 3.3 MILES AWAY

NEARBY TRAFFIC COUNT: 41,842 AADT AT U.S. ROUTE 9



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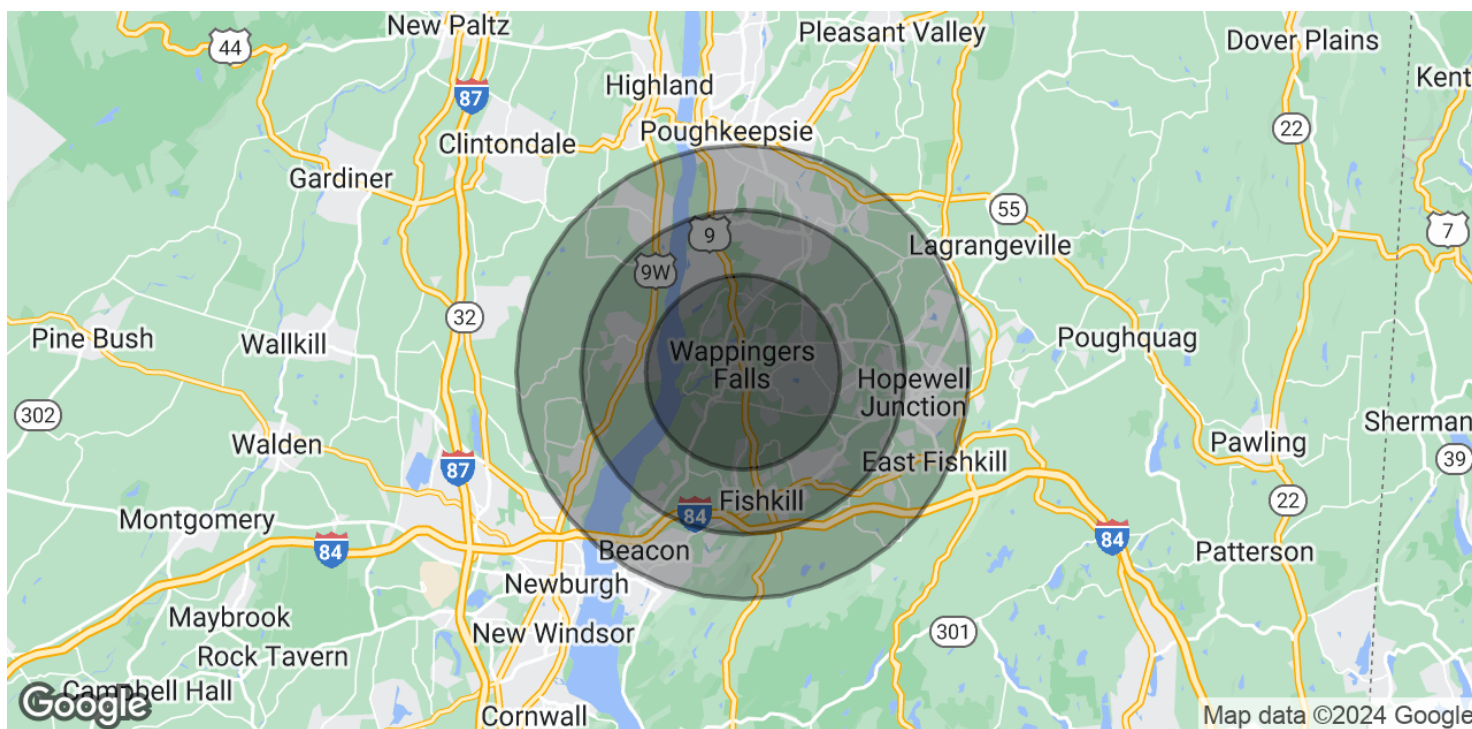




# AREA DEMOGRAPHICS & STATISTICS

## HOUSEHOLD, POPULATION & INCOME VALUES

### DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	28,971	80,312	146,545
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	11,416	31,130	56,615
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$128,996	\$140,657	\$138,717
Average House Value	\$401,435	\$427,051	\$424,747

Demographics data derived from AlphaMap



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