

FOR SALE

Retail Net Lease



GOLDSCHMIDT
& ASSOCIATES

Commercial Real Estate Group



1847-1849 South Road Rt 9/Rt 9D
Wappingers Falls, New York

Property Features

- » Staples/Sherwin Williams
- » 24,440 SF
 - Staples - 20,315 SF L/E 9/30/29
 - Sherwin Williams - 4,125 SF L/E 10/31/29
- » 2.41 Acres, 110 Pkg Spaces
- » 9A and 9D Access/Visibility
- » Close to Poughkeepsie Galleria, Macy's, Target, Lowe's, Shoprite, At Home, Hobby Lobby, Fortunoff, Raymour & Flanigan, Wells Fargo

<u>Demographics</u>	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
» Population	16,600	71,200	265,500
» Avg HH Income	\$100,00	\$117,000	\$108,000
» 43,000 Cars Daily			

Contact:

Exclusive Agent:

Eric S. Goldschmidt

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Asking Sales Price

\$7,250,000

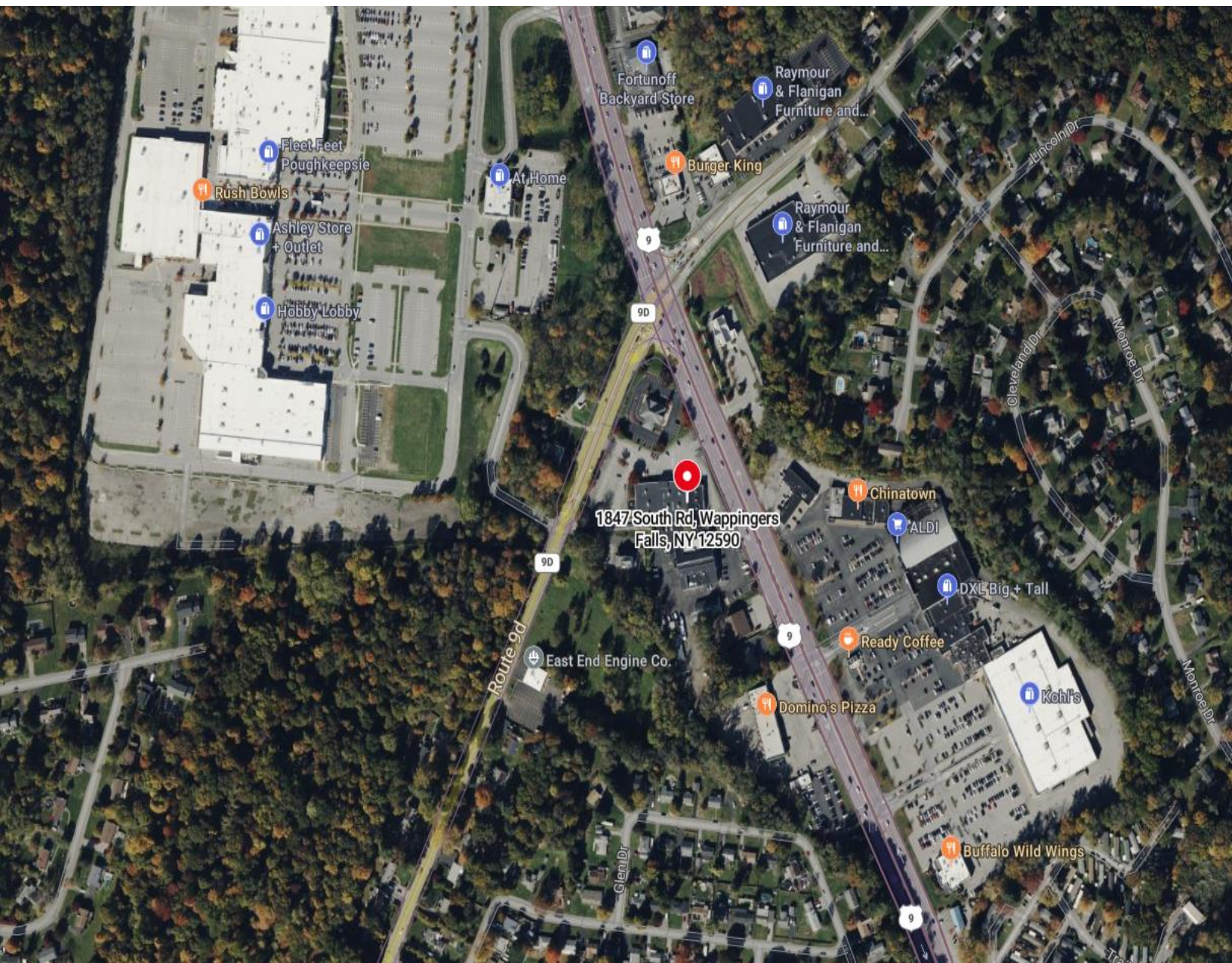
6.25 CAP



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Map



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