



# INVESTMENT PROPERTY

## 1289 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12590



## INVESTMENT OPPORTUNITY; RETAIL, OFFICE, SERVICE

### PROPERTY OVERVIEW

<b>ADDRESS:</b>	U.S. Route 9 1289 South Road Wappingers Falls, NY 12590
<b>LOCATION:</b>	<b>Interstate 84, Exit 46</b> (9 Minutes / 4.3 Miles) <b>New Hamburg Metro-North</b> (6 Minutes / 2.7 Miles)
<b>BUILDING SIZE:</b>	Top Level: 9,750 SF Lower Level: 9,750 SF <b>Total SF: 19,500</b>
<b>TRAFFIC COUNT:</b>	32,553 AADT
<b>ASKING PRICE:</b>	\$3,100,000 Income & Expenses Available Upon Request

CR Properties Group is pleased to offer for sale a retail shopping center located off of U.S. Route 9 in Wappingers Falls, NY. Transportation routes include Interstate 84 and the Newburgh-Beacon Bridge. Centrally located in the commercial, retail, and residential corridor you will find a variety of retailers and businesses as well as Dutchess Community College South serving the residents of the southern part of the county.

### PROPERTY HIGHLIGHTS

- U.S. Route 9 Frontage & Visibility
- Near New Hamburg Metro-North Railroad Station to Grand Central
- Dutchess Community College South Campus Area
- Near Adams Fairacre Farms
- Interstate 84 & Newburgh-Beacon Bridge Transportation Routes
- U.S. Route 9 from NYS Route 52 to County Route 28 - 32,553 AADT
- Co-Tenants: Villa Picante, Tri-State Hearing LLC, Allset Consultants, Royalty Nail Salon, Joe Christiano's Pizza, 1800-GetJunk, Amy Gallagher Photography, Mel Mel Dental, KBL Corp



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:*

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# U.S. ROUTE 9 FRONTAGE & VISIBILITY

1289 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12590

U.S. ROUTE 9 - 32,553 TRAFFIC COUNT



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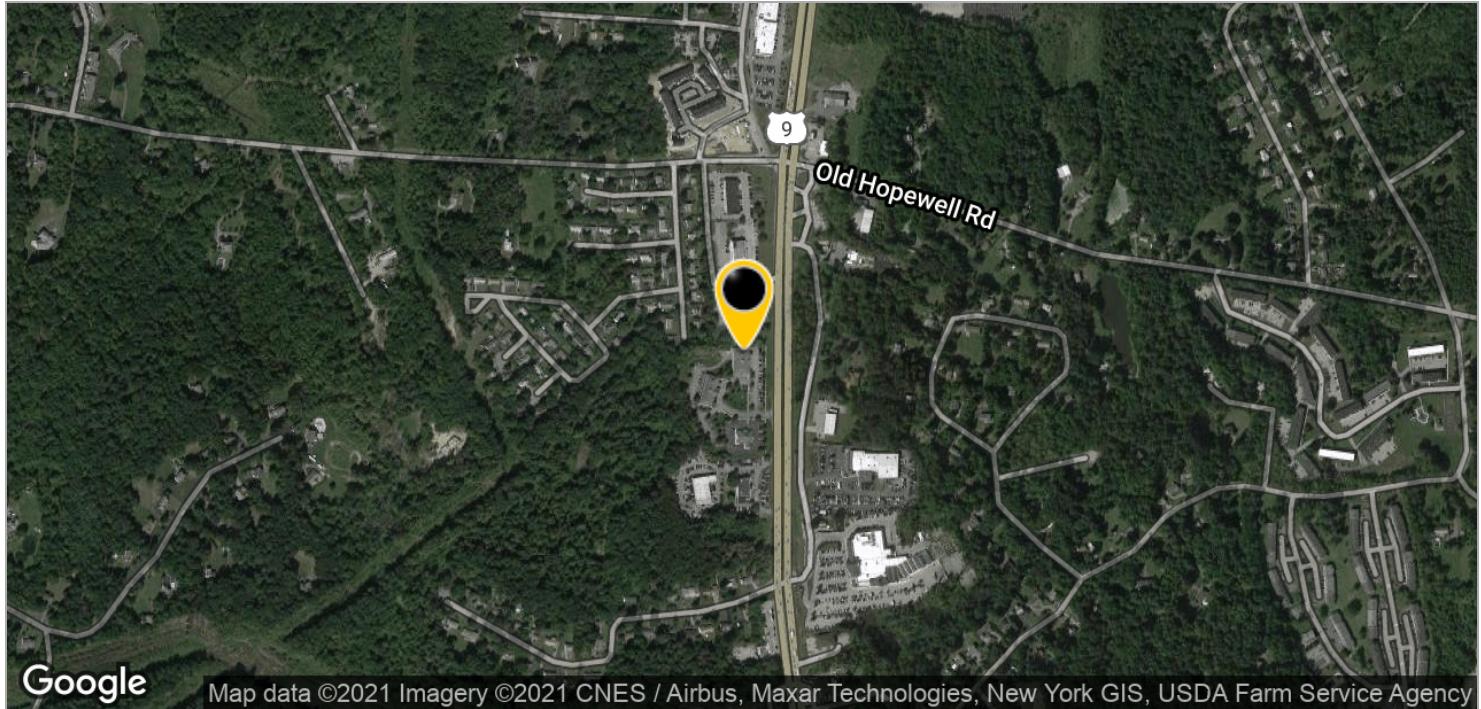
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INTERSTATE 84, EXIT 46 (9 MINUTES / 4.3 MILES)  
NEW HAMBURG METRO-NORTH (6 MINUTES / 2.7 MILES)

OPPOSITE OF ADAMS FAIRACRE FARMS - U.S. ROUTE 9



Google

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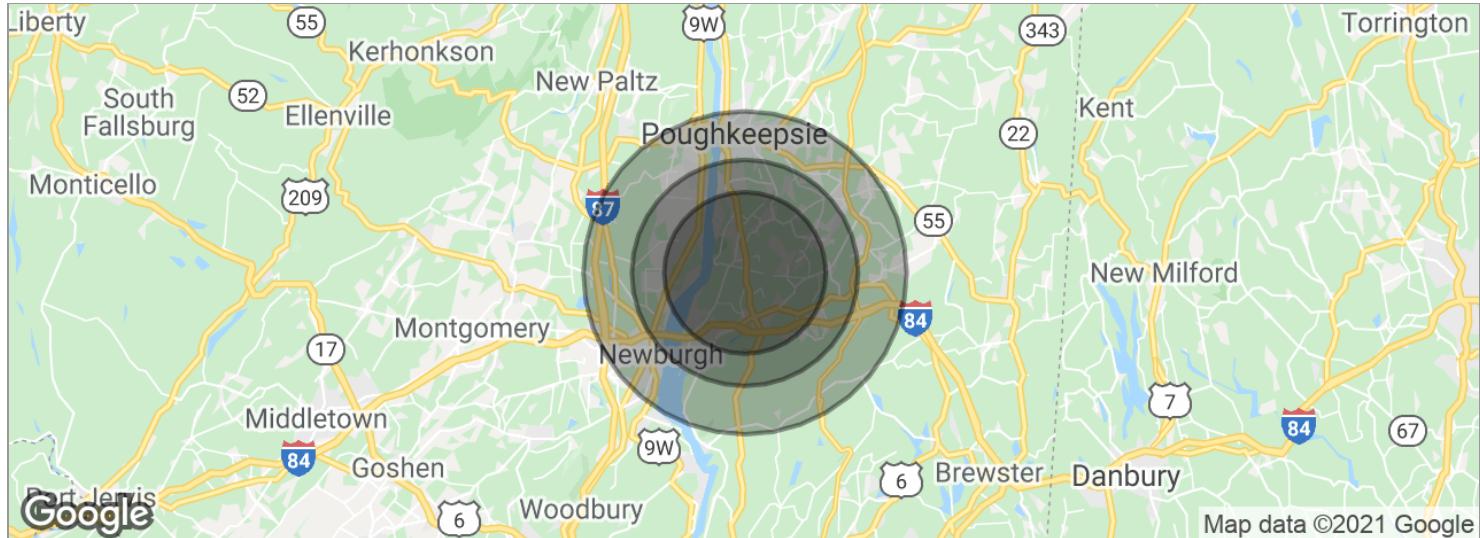
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY AREA



POPULATION	5 MILES	7 MILES	10 MILES
Total population	76,314	134,410	286,962
Median age	39.7	40.1	37.4
Median age (male)	38.3	39.0	36.4
Median age (Female)	41.0	40.9	38.1
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total households	28,215	49,720	104,725
# of persons per HH	2.7	2.7	2.7
Average HH income	\$84,911	\$89,026	\$79,228
Average house value	\$334,773	\$335,280	\$326,854

\* Demographic data derived from 2010 US Census



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