



INVESTMENT PROPERTY

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



INVESTMENT OPPORTUNITY; RETAIL, OFFICE, SERVICE

ADDRESS: U.S. Route 9
1289 South Road
Wappingers Falls, NY 12590

LOCATION: **Interstate 84, Exit 46**
(9 Minutes / 4.3 Miles)
New Hamburg Metro-North
(6 Minutes / 2.7 Miles)

BUILDING SIZE: Top Level: 9,750 SF
Lower Level: 9,750 SF
Total SF: 19,500

TRAFFIC COUNT: 32,553 AADT

ASKING PRICE: \$3,100,000
Income & Expenses Available Upon Request

PROPERTY OVERVIEW

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-GotJunk, Amy Gallagher Photography, Mel Mel Dental, KBL Corp



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



U.S. ROUTE 9 FRONTAGE & VISIBILITY

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



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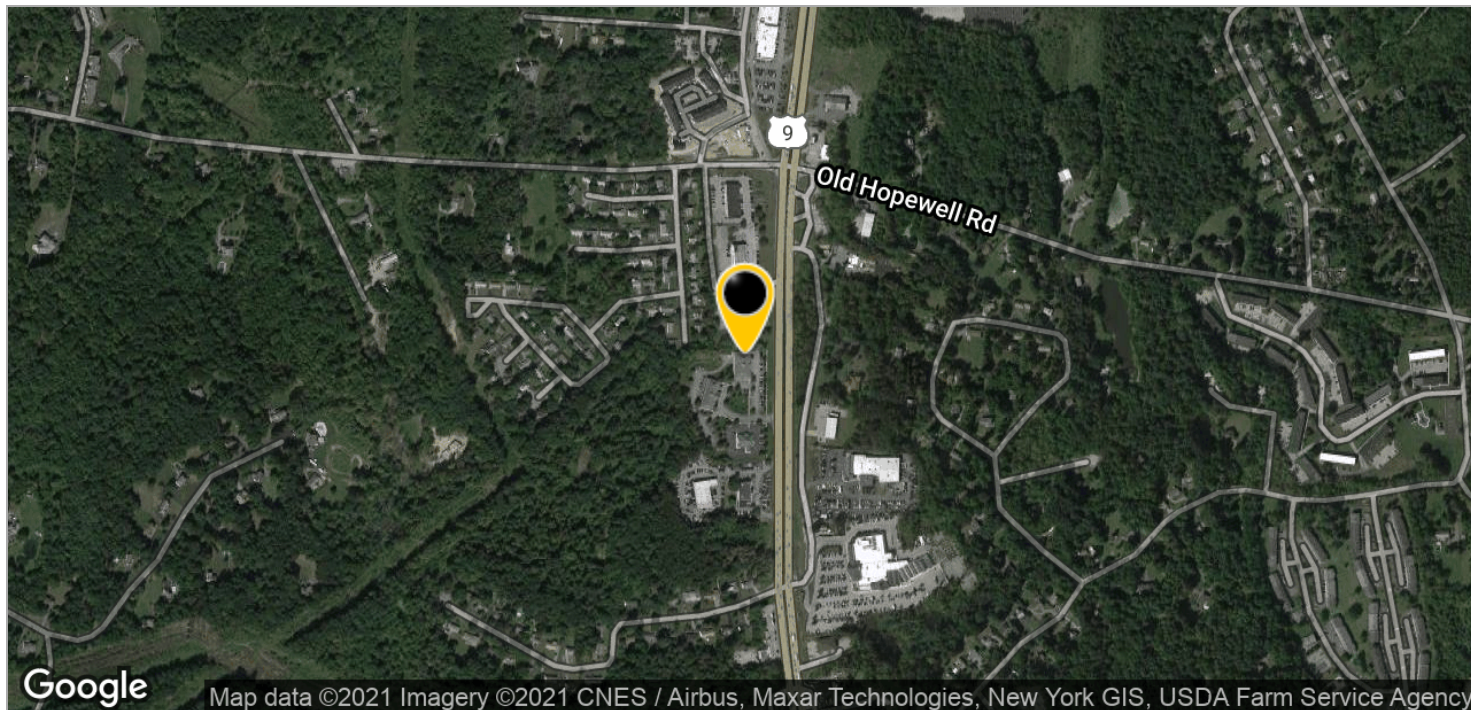
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INTERSTATE 84, EXIT 46 (9 MINUTES / 4.3 MILES)
NEW HAMBURG METRO-NORTH (6 MINUTES / 2.7 MILES)

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



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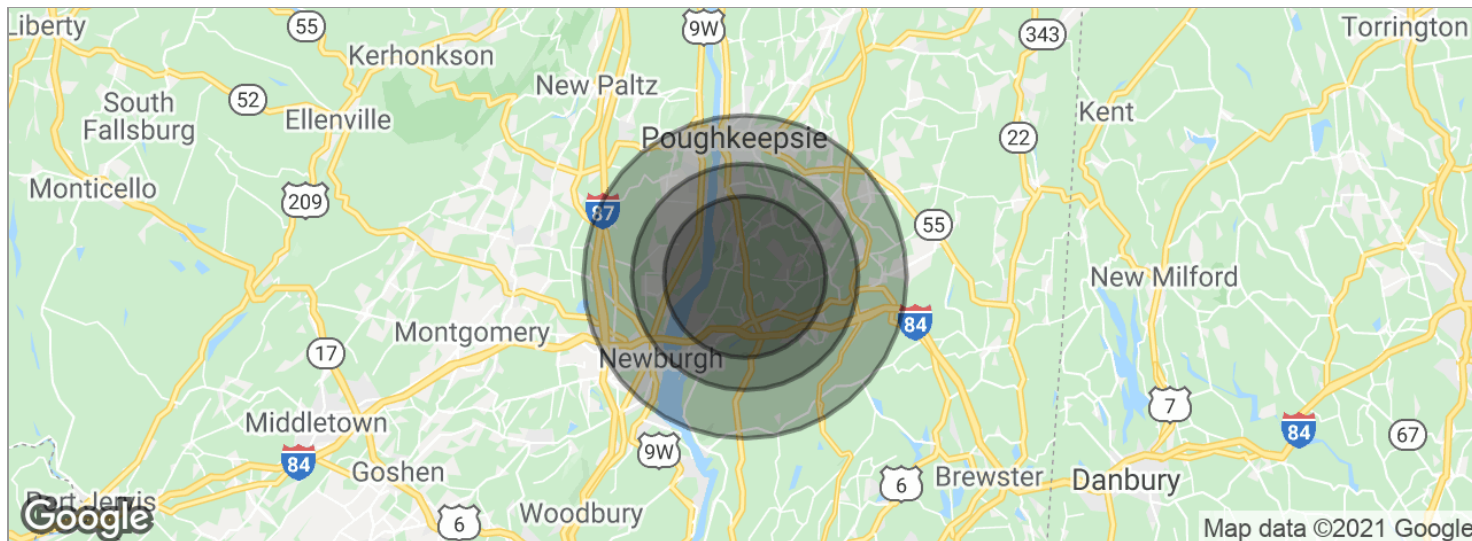
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DEMOGRAPHICS & STATISTICS

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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