



FOR SALE: VINTAGE CAR STORAGE COMPLEX

1090 NY ROUTE 376, WAPPINGERS FALLS, NY 12590



• AWARD WINNING CLASSIC AUTOMOTIVE RESTORATION FACILITY •

ADDRESS: 1090 NY Route 376
Wappingers Falls, NY 12590

LOCATION: **Dutchess County Airport**
(6 Minutes / 2.9 Miles)
Taconic State Parkway
(10 Minutes / 5.2 Miles)
Interstate 84
(14 Minutes / 7.3 Miles)

LOT SIZE: 5.0 Acres

BUILDING SIZE: 20,000 SF

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



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer For Sale an Auto Storage Complex, Vintage & Exotic Car Collecting Facility located on 1090 NY Route 376 in Wappingers Falls. This location is 6 Minutes from Dutchess County Airport, 10 Minutes from the Taconic State Parkway, and 14 Minutes from Interstate 84. The Building Size is 20,000 SF built on a 5 Acre Property with on site parking, road visibility and presence from NY Route 376.



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



SERVICE, STORAGE, SALES

CLASSICS - VINTAGE - ANTIQUE - RESTORED CARS

5 ACRES AVAILABLE - ON SITE PARKING



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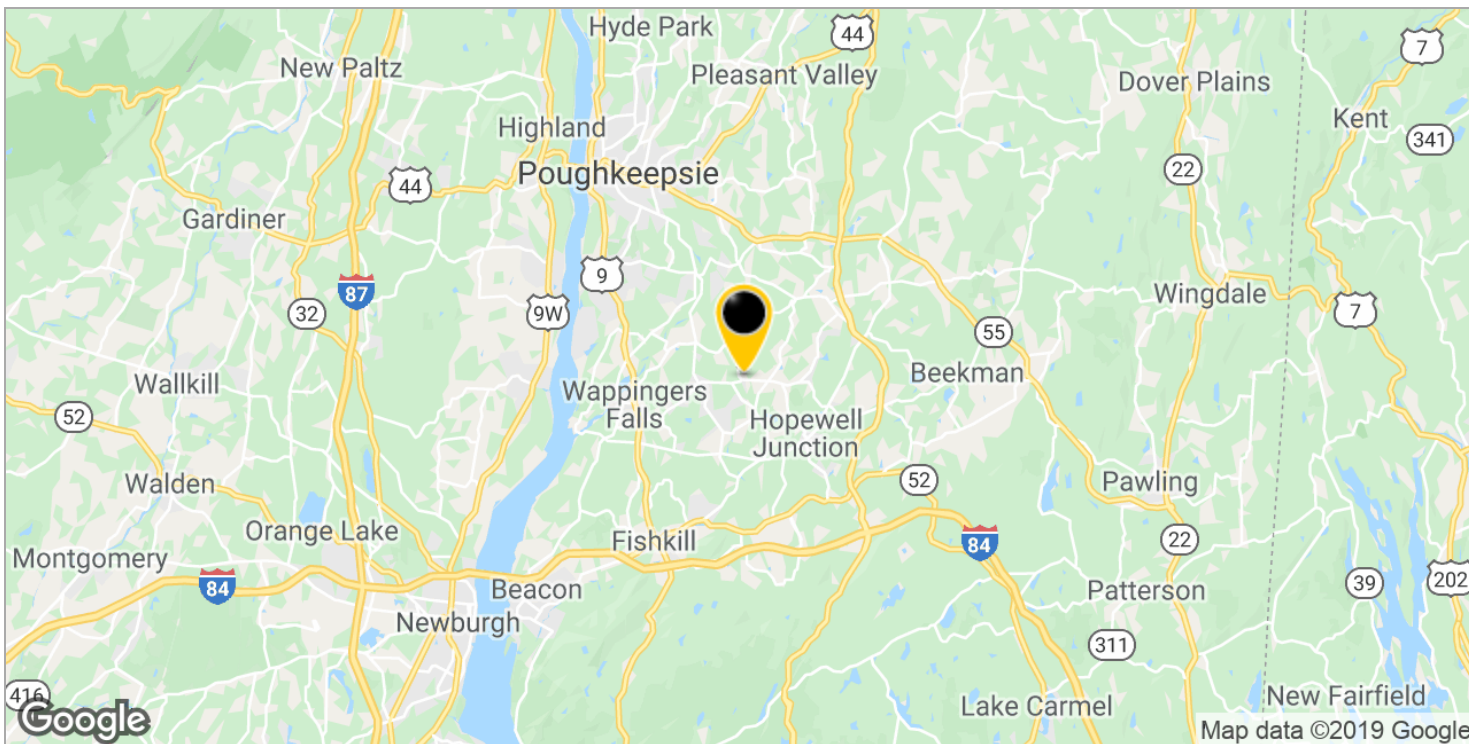
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TACONIC STATE PARKWAY - (10 MINUTES / 5.2 MILES)
 INTERSTATE 84 - (14 MINUTES / 7.3 MILES)

DUTCHESS COUNTY AIRPORT - (6 MINUTES / 2.9 MILES)



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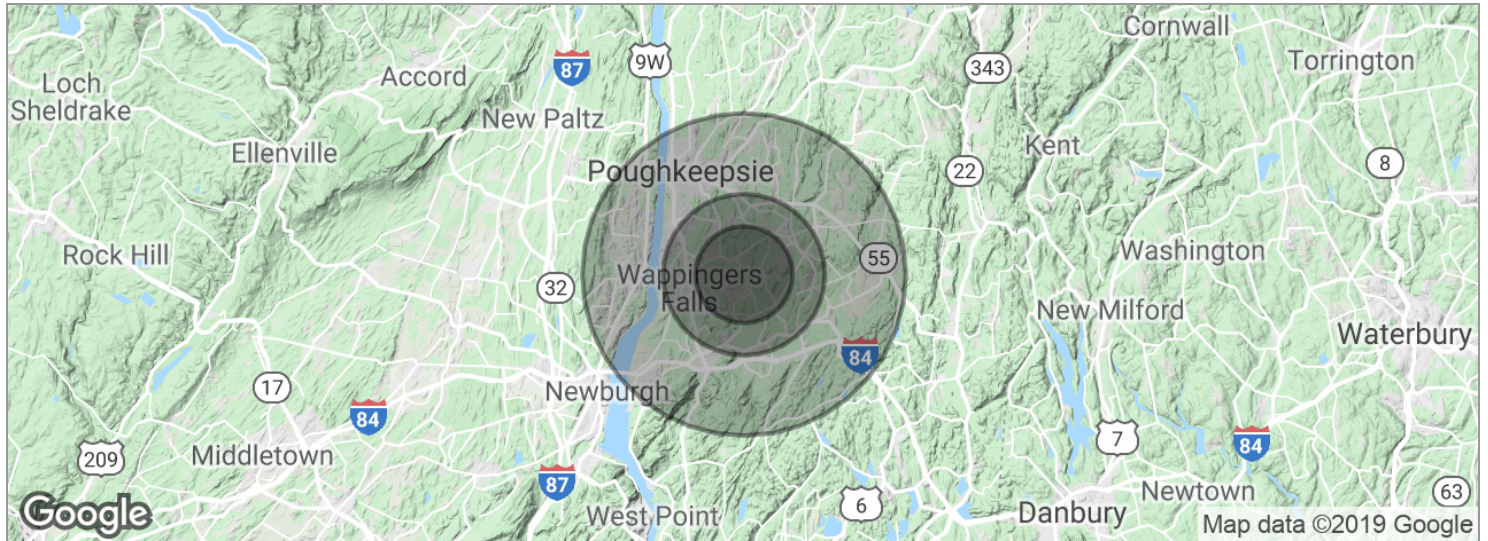
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DEMOGRAPHICS AND STATISTICS

POPULATION | HOUSEHOLD & INCOME

INCLUDING DUTCHESS COUNTY AND ULSTER COUNTY



POPULATION	3 MILES	5 MILES	10 MILES
Total population	23,912	69,266	246,453
Median age	39.6	40.2	38.2
Median age (male)	39.1	39.1	36.9
Median age (Female)	39.9	41.2	38.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	7,801	23,863	88,019
# of persons per HH	3.1	2.9	2.8
Average HH income	\$100,967	\$97,961	\$85,557
Average house value	\$359,233	\$365,116	\$339,282

* Demographic data derived from 2010 US Census



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