



COMMERCIAL ZONED RESIDENCE

3 MAC FARLANE ROAD, WAPPINGERS FALLS, NY 12590



U.S. ROUTE 9 EXPOSURE - NEC OF MAC FARLANE ROAD

ADDRESS: NEC of Mac Farlane Rd
3 Mac Farlane Road
Wappingers Falls, NY 12590

LOCATION: I-84, US Route 9 North, Exit 46B
(12 Minutes, 7.6 Miles)
Metro-North New Hamburg Train
(7 Minutes, 3 Miles)

BUILDING SIZE: 1,062 SF

LOT SIZE: 0.59 Acre

ZONING: HB, Highway Business

UTILITIES: Well & Septic

TRAFFIC COUNT: 35,148 - U.S. Route 9

ASKING PRICE: \$595,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Office Building for sale on 3 Mac Farlane Road, Wappingers Falls, NY. This property is located in HB, Highway Business District Zoning. Close proximity to nearby area generators, such as Adams Fairacre Farms, Acura, Tractor Supply, Mercedes, Volvo, Volkswagen, Viscount Liquor, and more. There is a traffic count of 35,148 AADT on U.S. Route 9.



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
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OFFICE, RETAIL, SERVICE

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NEARBY AREA GENERATORS

ADAMS FAIRACRE FARMS, MERCEDES, VOLVO, VOLKSWAGEN

NORTHEAST CORNER OF U.S. ROUTE 9 @ MACFARLANE ROAD



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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	67,439	111,573	232,159
Average Age	44.1	44.4	41.6
Average Age (Male)	42.9	43.1	40.2
Average Age (Female)	44.5	44.9	42.6

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	26,934	45,302	94,485
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,915	\$104,058	\$96,288
Average House Value	\$357,423	\$365,291	\$300,492

2020 American Community Survey (ACS)



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