



NINE MALL PLAZA - U.S. ROUTE 9

1810-1840 SOUTH ROAD, WAPPINGERS, NY 12590



JOIN ALDI SUPERMARKET, HABITAT FOR HUMANITY, KOHL'S

ADDRESS: 1810-1840 South Road
Wappingers, NY 12590

ACCESS: U.S. Route 9

BUILDING SIZE: 193,814 SF

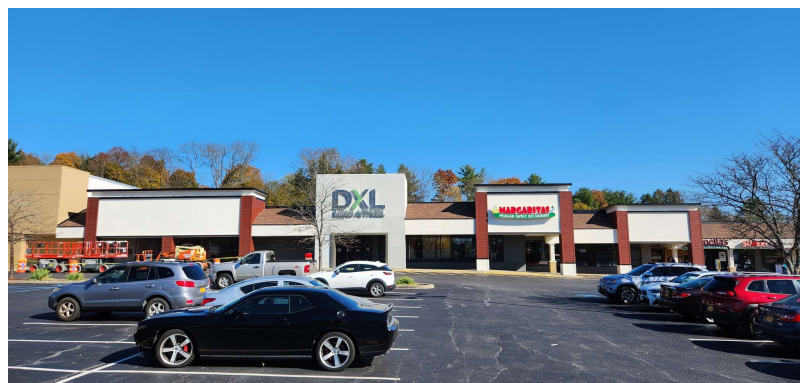
AVAILABLE SPACES: Space B: 1,750 SF
Space C: 1,300 SF

LOT SIZE: 21.4 Acres

PARKING: 820 Spaces On-Site

TRAFFIC COUNT: 39,391 AADT on U.S. Route 9

LEASING PRICE: Space B: \$25 Per SF, NNN
Space C: \$25 Per SF, NNN
*NNN ((\$8.02 Per SF)



PROPERTY OVERVIEW

CR Properties Group is pleased to offer spaces for lease at Nine Mall Plaza, 1810-1840 South Road, Wappinger, NY 12590. Located within Dutchess County's Shopping District, this Shopping Center features 820 on-site parking spaces, U.S. Route 9 signage and visibility, strong co-tenants such as, Aldi Supermarket, Habitat for Humanity, Kohl's, Hudson Valley Federal Credit Union, and more. There are approximately 39,391 cars that drive past Nine Mall Plaza 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
845.485.3100
tom@crproperties.com



U.S. ROUTE 9 VISIBILITY & SIGNAGE

1810-1840 SOUTH ROAD, WAPPINGERS, NY 12590

HUDSON VALLEY FCU, BUFFALO WILD WINGS, DXL, SUPER CUTS & MORE!

NINE MALL PLAZA

Poughkeepsie, NY



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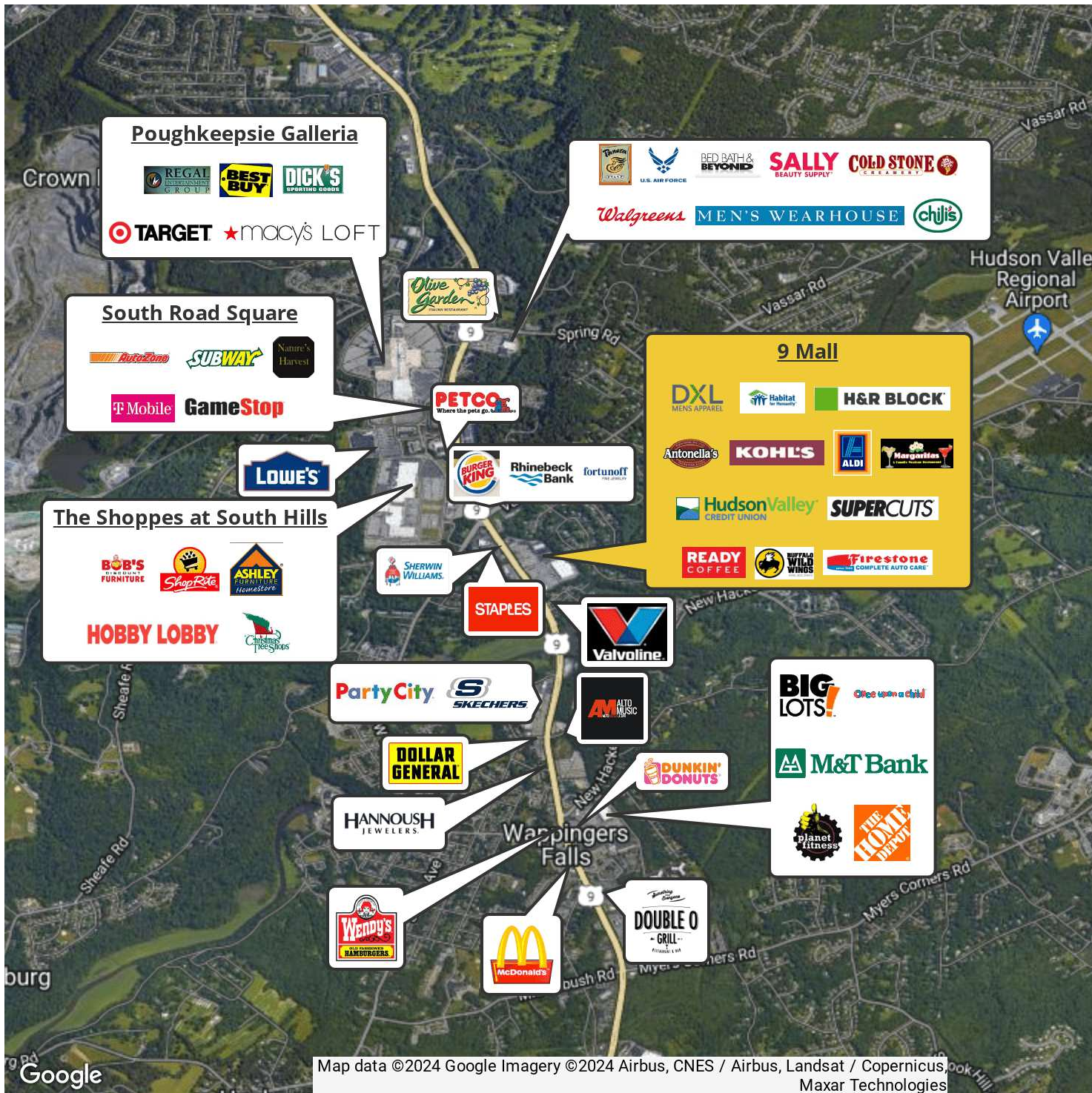
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DUTCHESS COUNTY'S SHOPPING DISTRICT STRONG CO-TENANCY / NEIGHBORING RETAILERS

IBM, MARIST COLLEGE, CULINARY INSTITUTE OF AMERICA



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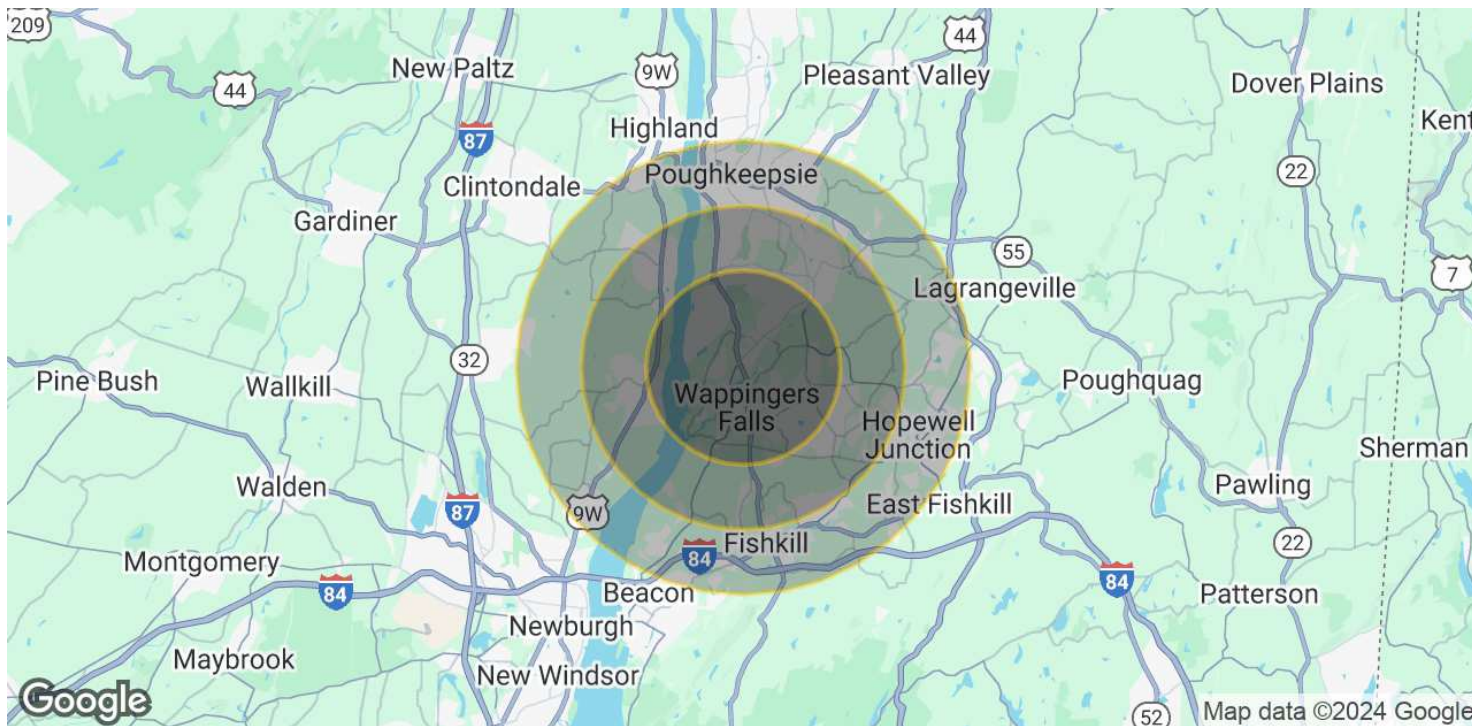
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	31,334	69,277	150,898
Average Age	45.3	45.3	43.2
Average Age (Male)	44.2	43.8	41.8
Average Age (Female)	46.7	46.8	43.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	12,445	28,216	61,897
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$99,834	\$110,125	\$99,524
Average House Value	\$293,784	\$285,479	\$259,589

* Demographic data derived from 2020 ACS - US Census



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