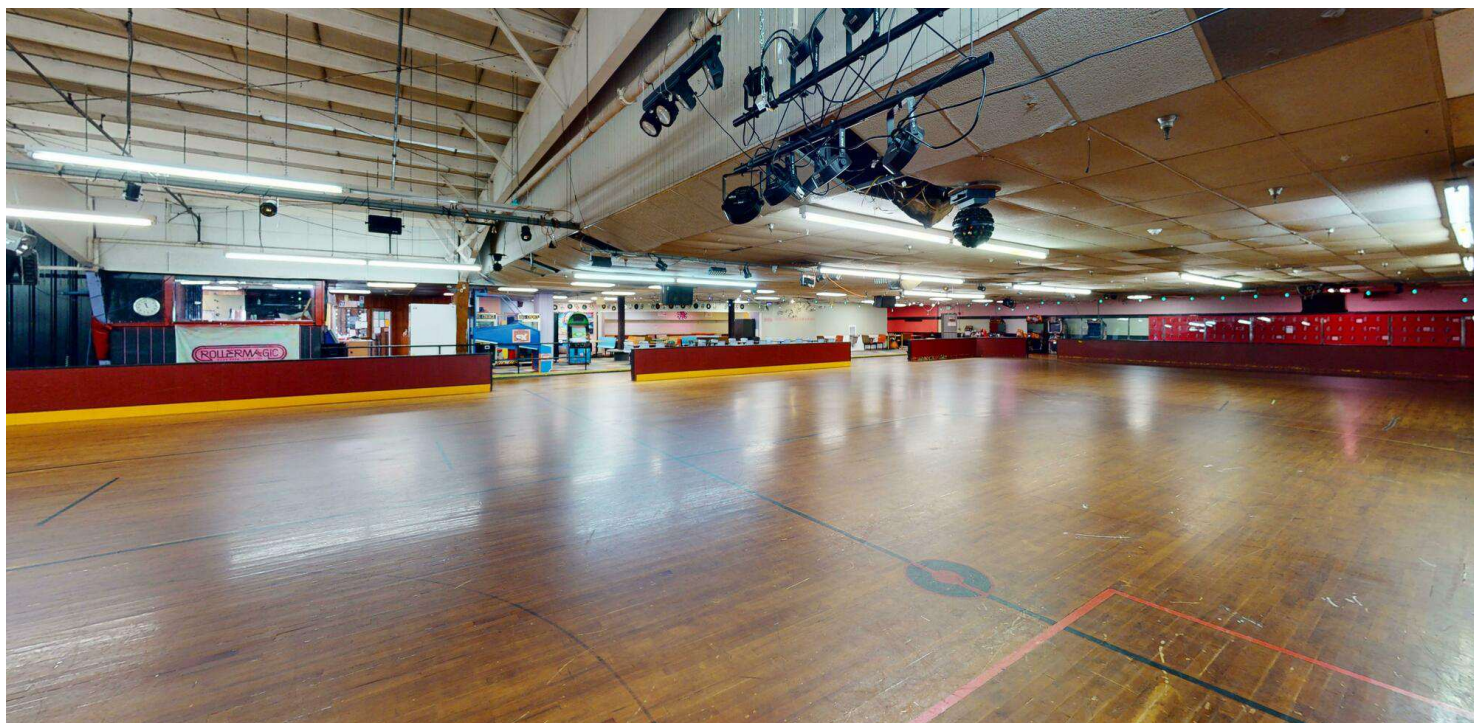




# ROLLER MAGIC - BUSINESS & PROPERTY

U.S. ROUTE 9, 4178 ALBANY POST ROAD, HYDE PARK, NY 12538



## FAMILY ENTERTAINMENT CENTER - HYDE PARK, NY

**ADDRESS:** U.S. Route 9  
4178 Albany Post Road  
Hyde Park, NY 12538

**LOCATION:** **Rhinebeck Village**  
(18 Minutes / 11 Miles)  
**MidHudson Bridge**  
(10 Minutes / 5.4 Miles)  
**Poughkeepsie Metro North & Amtrak Train Station**  
(8 Minutes / 4.5 Miles)

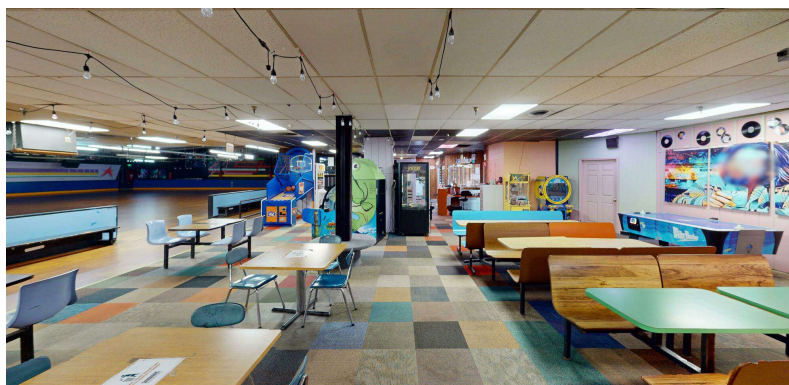
**BUILDING SIZE:** 22,853

**LOT SIZE:** 2.936 Acres

**TRAFFIC COUNT:** 19,186 AADT on US-9

**ZONING:** CB, Corridor Business

**SALE PRICE:** Business: \$250,000  
Property: \$1,250,000



### DEMAND GENERATORS:

- Franklin D. Roosevelt Presidential Library & Museum
- Val-Kill Eleanor Roosevelt National Historic Site
- Vanderbilt Mansion National Historic Site
- Mills Mansion, Staatsburgh State Historic Site
- Dinsmore Golf Course
- Dutchess County Fairgrounds
- Culinary Institute of America
- Dutchess Community College
- Marist College
- Vassar College
- Bard College
- State University of New York at New Paltz

Matterport Virtual Tour: <https://my.matterport.com/show/?m=YjVBwePdLbD>



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:

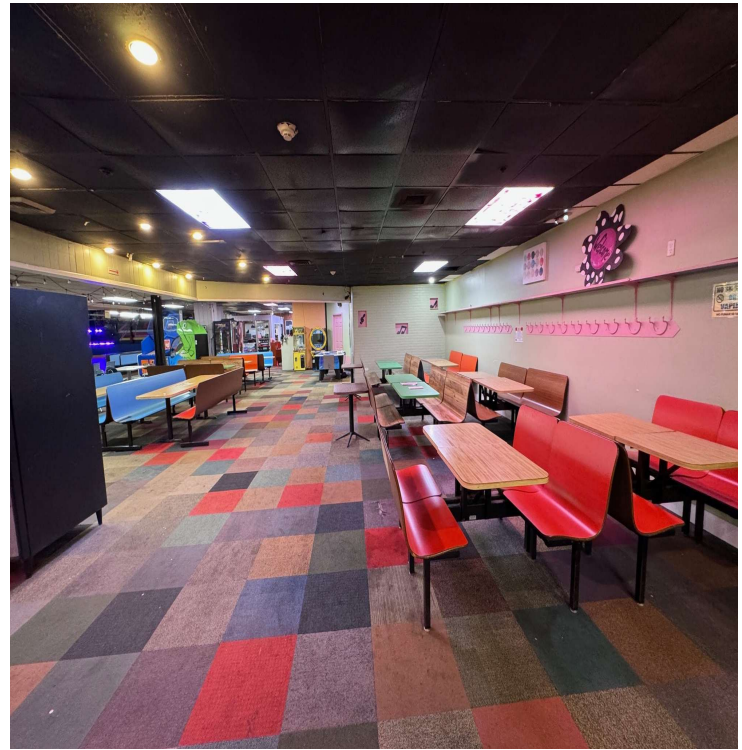
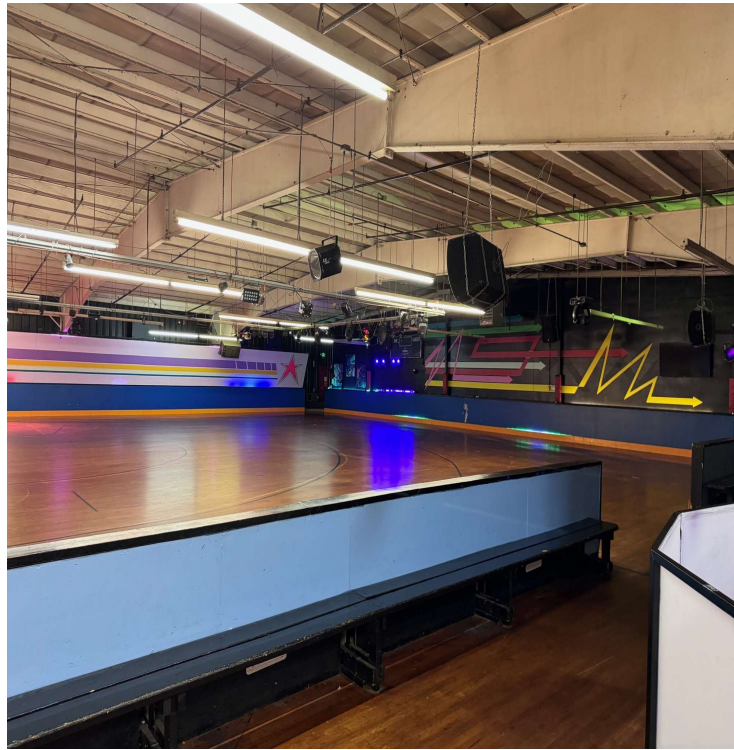
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)





# HISTORIC HYDE PARK - CORRIDOR BUSINESS ENTRANCE ON U.S. ROUTE 9 AND WATER TOWER ROAD

BUSINESS WEBSITE: [HTTPS://WWW.HPROLLERMAGIC.COM/](https://www.hprollermagic.com/)



CR Properties Group, LLC  
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Poughkeepsie, NY 12601  
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# DEMAND GENERATORS & AREA RETAILERS

## U.S. ROUTE 9 TRAFFIC COUNT - 19,186 AADT

### HISTORIC HYDE PARK, NEAR CIA, MARIST, VASSAR & BARD



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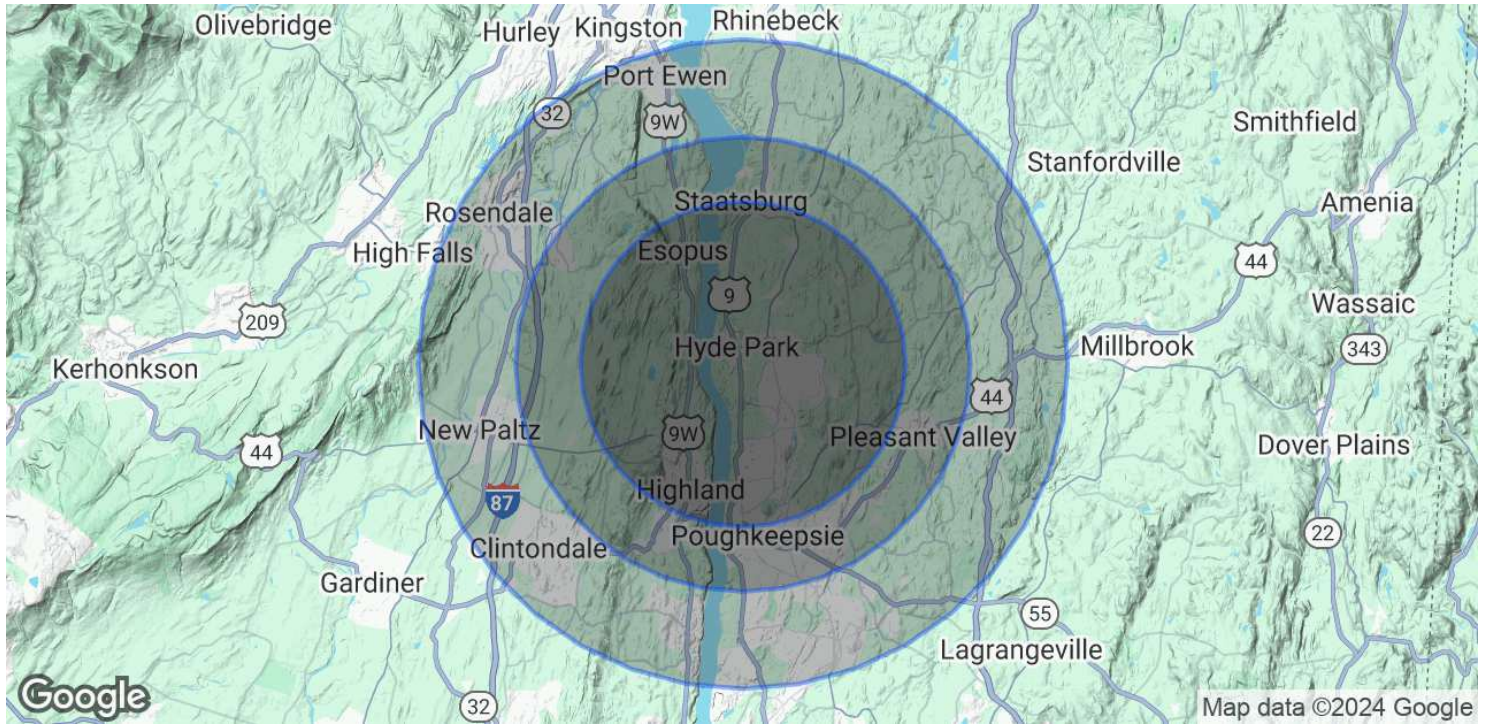




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### HUDSON VALLEY REGION - DUTCHESS & ULSTER COUNTIES



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	57,344	100,005	162,077
Average Age	40	41	42
Average Age (Male)	39	39	41
Average Age (Female)	42	42	43

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	21,665	37,971	61,752
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$101,077	\$106,405	\$117,712
Average House Value	\$321,754	\$336,729	\$382,829

Demographics data derived from AlphaMap



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