



COMMERCIAL BUILDING - FOR SALE / LEASE

1797 NYS ROUTE 376, WAPPINGERS, NY 12603



NEAR DUTCHES COUNTY AIRPORT

PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale a Commercial Building located on NYS Route 376 near Maloney Road. The two level building sits on a 1.81 acre lot in the NB, Neighborhood Business and AI, Airport Industry Zoning Districts. Neighboring businesses include A Nu Do Revue Salon, Split Lemon, Katz & Unterreiner, Zarwal Food Mart, Wheels R Us, Simplicity, Casa Vallarta, Four Maples Fish Market, Dutchess BBQ, Welcome Oriental Grocery, Sinapi's Pizza & Pasta, and more.

PROPERTY HIGHLIGHTS

- 2 Level Building
- Commercial Building
- Near Dutchess County Airport
- NYS Route 376 - 15,485 AADT
- 500'+ Frontage on NYS Route 376

ADDRESS:	1797 NYS Route 376 Wappingers, NY 12603
LOCATION:	U.S. Route 9 - 7 Minutes / 4 Miles NYS Route 55 - 7 Minutes / 4 Miles TSP - 12 Minutes / 6 Miles Interstate 84 (Exit 46) - 18 Minutes / 9.3 Miles
TYPE:	Commercial Building
ZONING:	NB, Neighborhood Business & AI, Airport Industry
BUILDING SIZE:	4,025 ± SF
ACREAGE:	1.81 ± Acres
ASKING PRICE:	New Asking Price: \$495,000 Previously Asking: \$549,000



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:

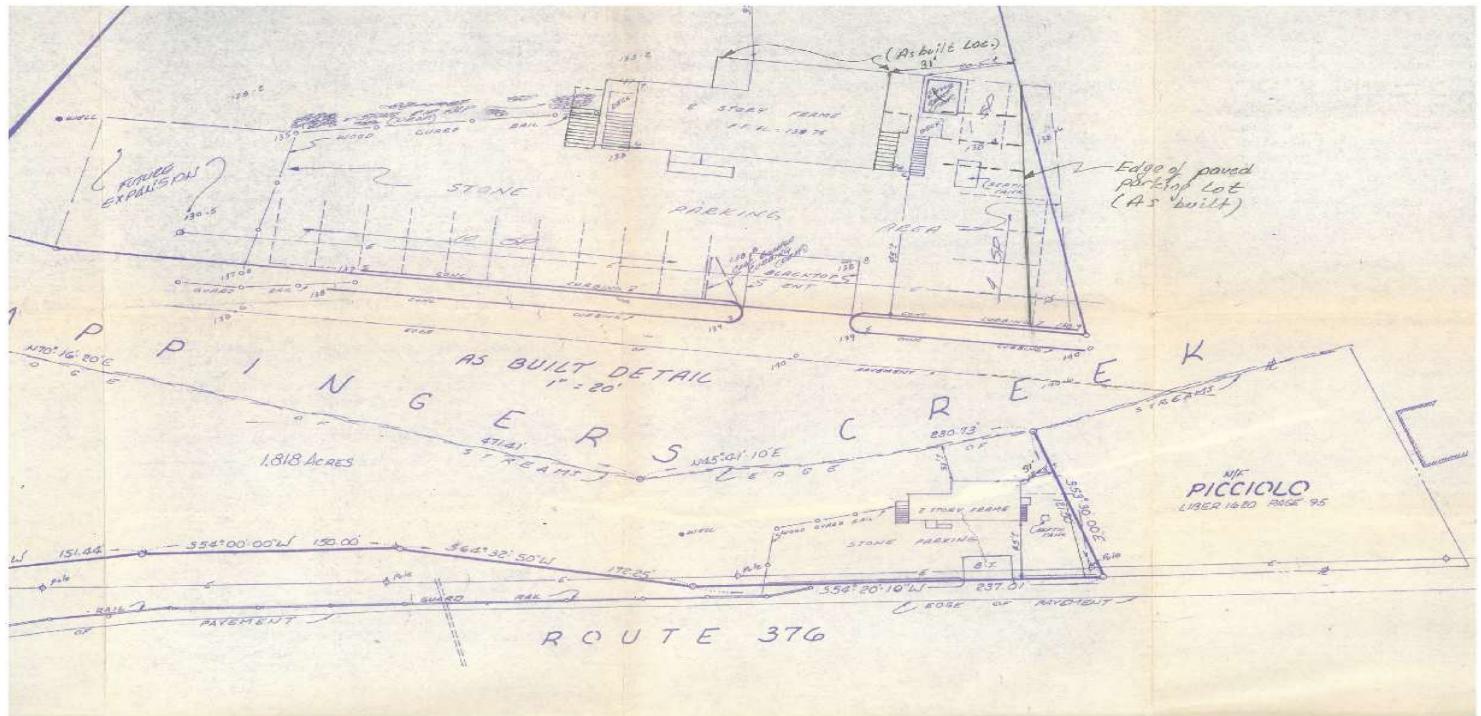
Thomas M. Cervone
845.485.3100
tom@crproperties.com



COMMERCIAL FREE STANDING

1797 NYS ROUTE 376, WAPPINGERS, NY 12603

SUITABLE USES: RETAIL, OFFICE, SERVICE



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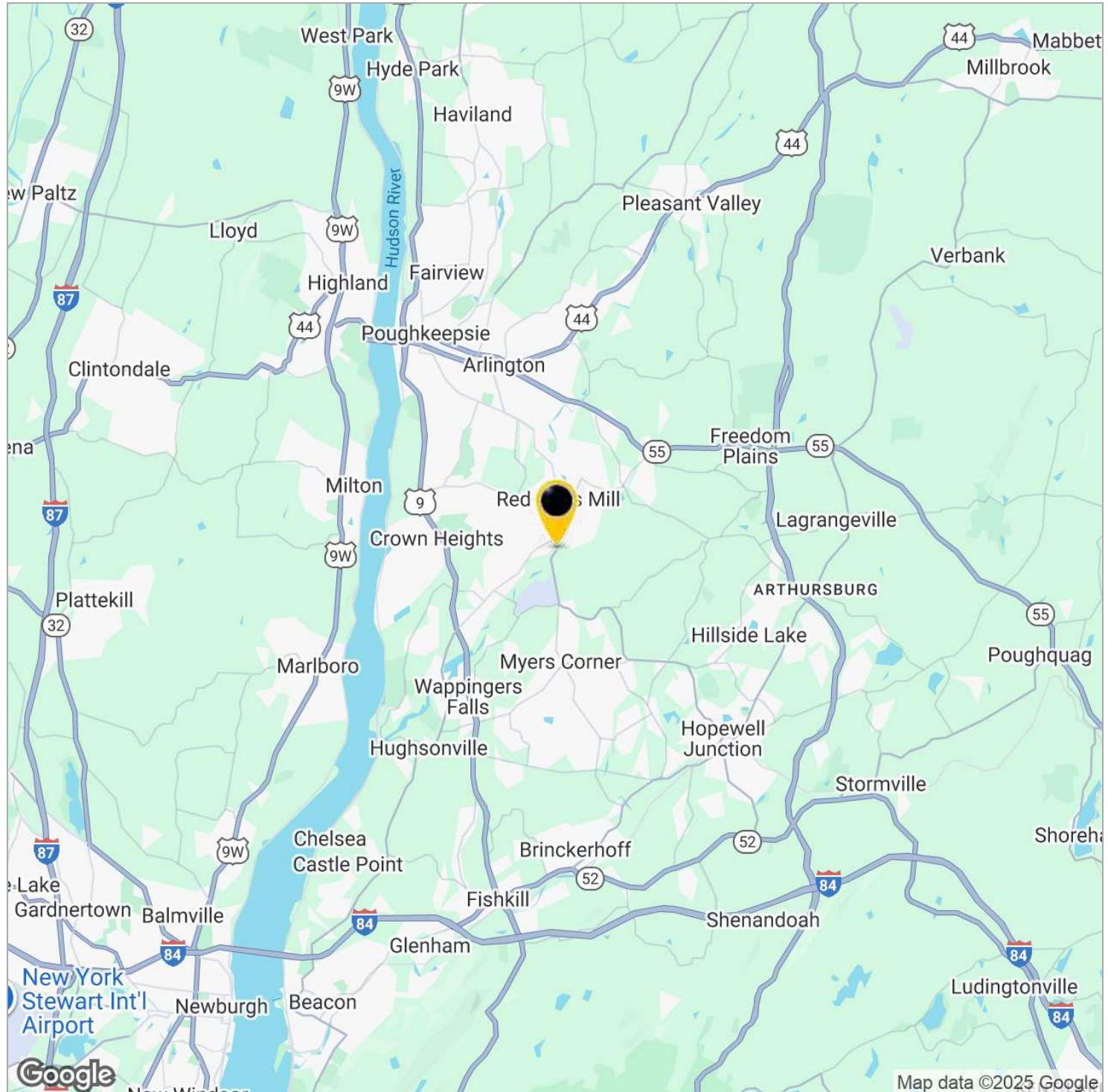
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U.S. ROUTE 9 - (7 MINUTES / 4 MILES)

NYS ROUTE 55 - (7 MINUTES / 4 MILES)

TSP - (12 MINUTES / 6 MILES) | I84, EXIT 46 - (18 MINUTES / 9.3 MILES)



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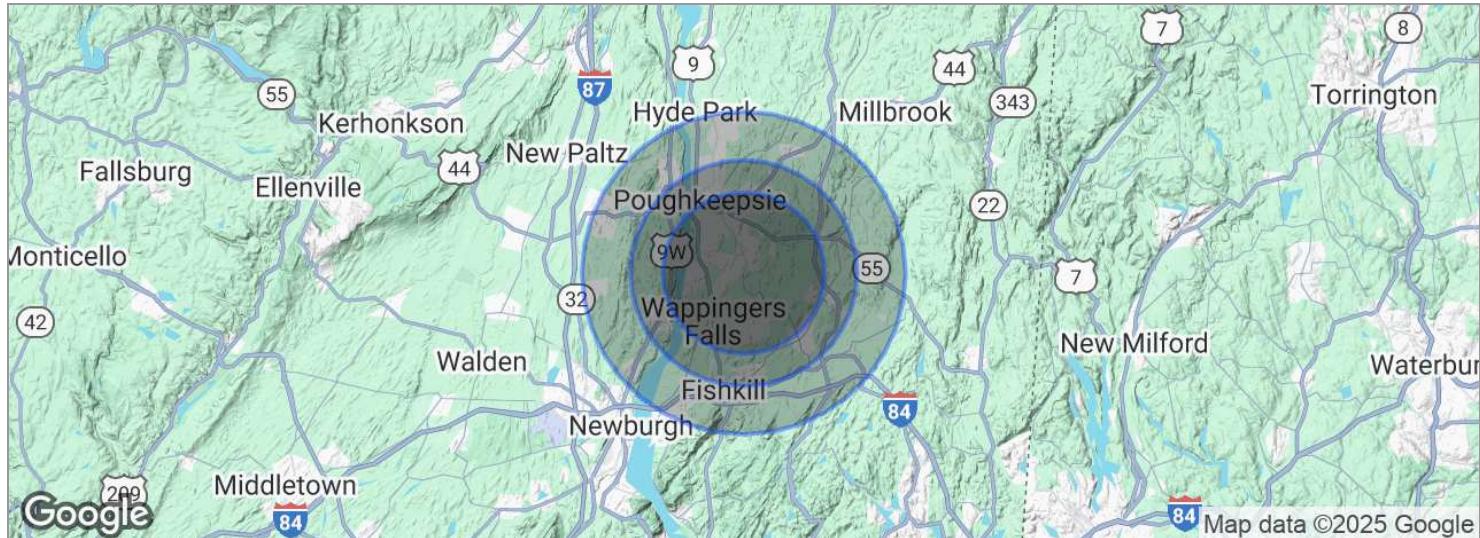
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

INCLUDING DUTCHESS, ORANGE, & ULSTER COUNTY AREAS



POPULATION	5 MILES	7 MILES	10 MILES
Total population	99,203	174,105	259,923
Median age	38.7	37.7	37.7
Median age (male)	37.3	36.4	36.4
Median age (Female)	39.7	38.7	38.5
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total households	35,958	64,098	94,140
# of persons per HH	2.8	2.7	2.8
Average HH income	\$86,126	\$79,433	\$82,766
Average house value	\$317,176	\$326,417	\$330,380

* Demographic data derived from 2020 ACS - US Census



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