



COMMERCIAL BUILDING - FOR SALE / LEASE

1797 NYS ROUTE 376, WAPPINGERS, NY 12603



NEAR DUTCHESS COUNTY AIRPORT

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~~

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



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:

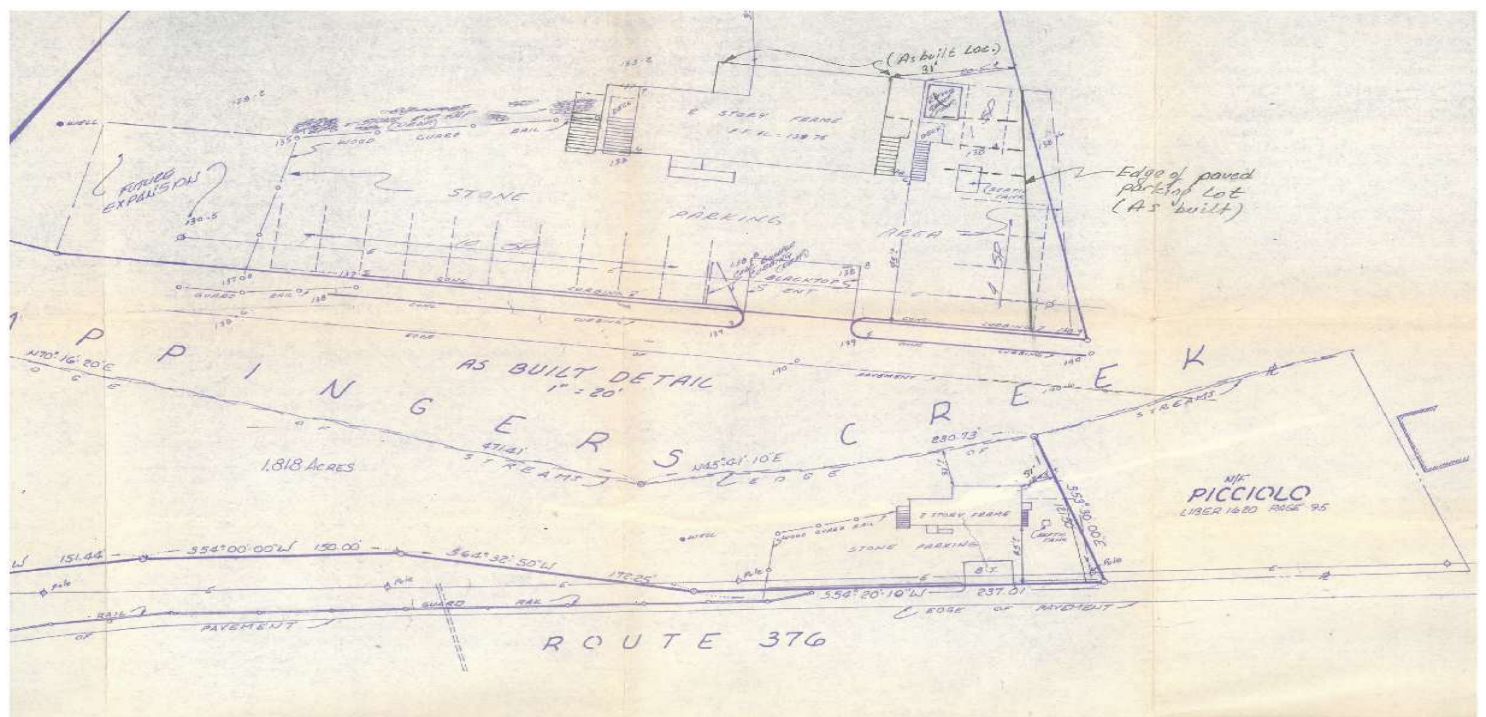
Thomas M. Cervone
845.485.3100
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COMMERCIAL FREE STANDING

1797 NYS ROUTE 376, WAPPINGERS, NY 12603

SUITABLE USES: RETAIL, OFFICE, SERVICE



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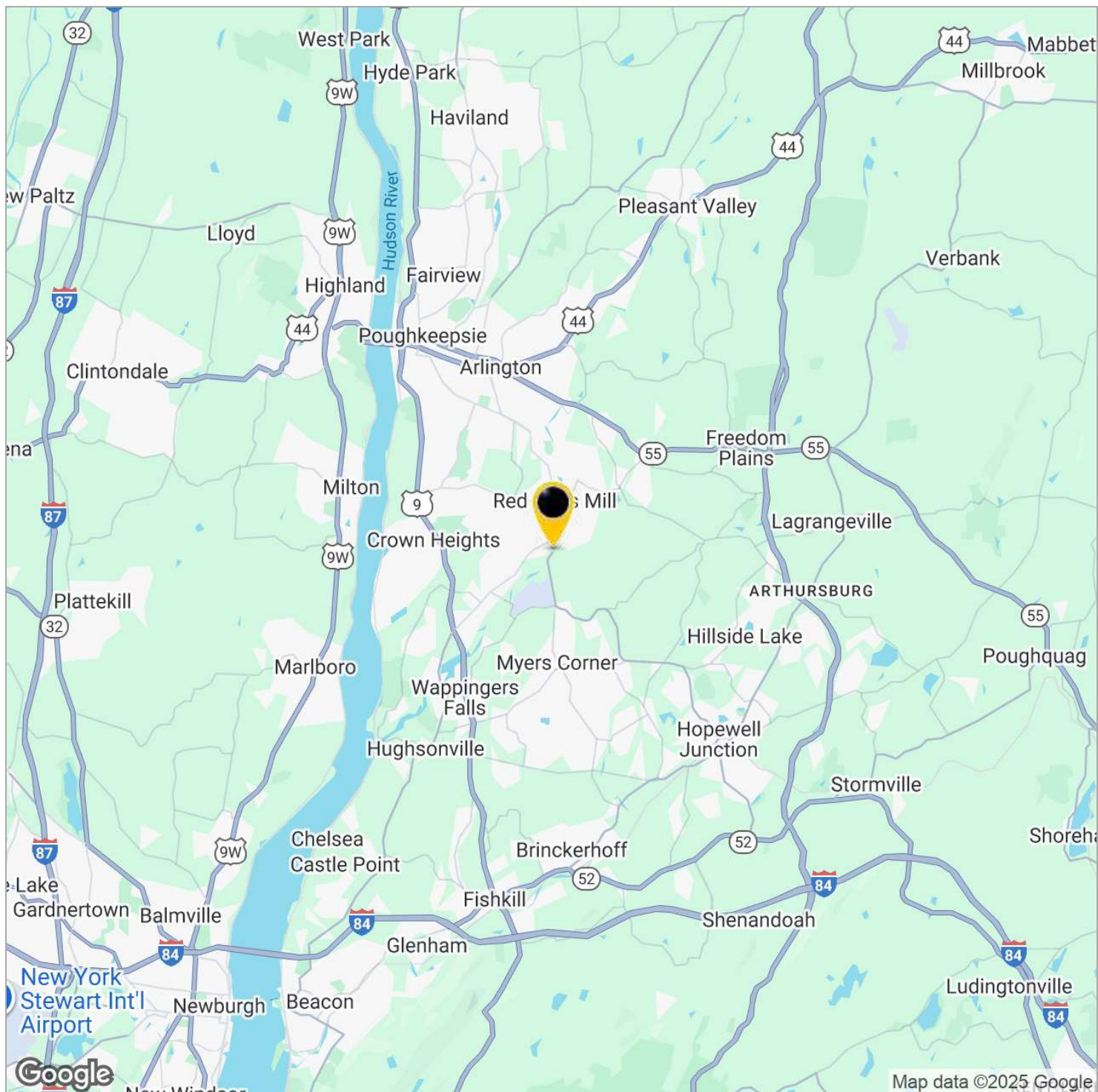
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U.S. ROUTE 9 - (7 MINUTES / 4 MILES) NYS ROUTE 55 - (7 MINUTES / 4 MILES)

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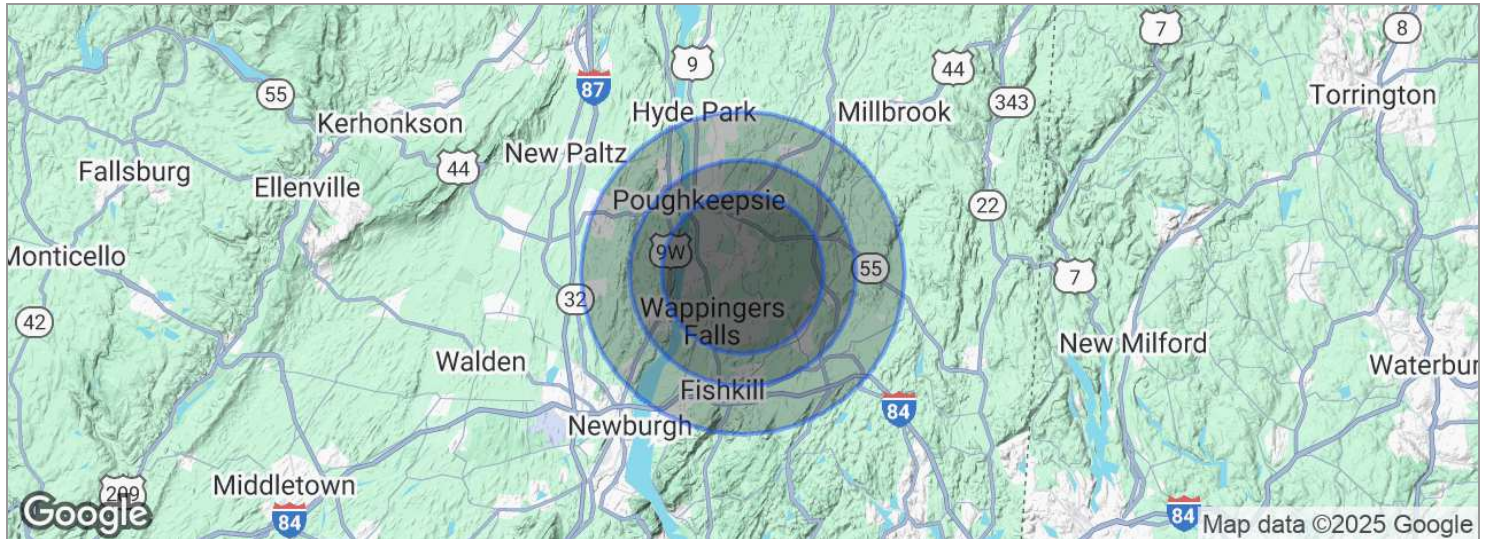
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DEMOGRAPHICS & STATISTICS

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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