



# COMMERCIAL BUILDINGS

U.S. ROUTE 9, 1070-1072 ROUTE 9, WAPPINGER, NY 12524



## OFFICE - RETAIL - SERVICE

**ADDRESS:** 1070-1072 Route 9  
Wappinger, NY 12524

**LOCATION:** Interstate 84, Exit 46  
(4 Minutes / 2.8 Miles)  
Taconic State Parkway  
(11 Minutes / 9 Miles)  
Newburgh-Beacon Bridge  
(12 Minutes / 7.2 Miles)

**BUILDING SIZE:** Office: 16,038 ± SF  
Warehouse: 12,570 ± SF  
**Total: 28,608 SF**

**ZONING:** HB, Highway Business

**TRAFFIC COUNT:** U.S. Rt 9 from NYS Rt 52 Fishkill  
32,547 AADT

**FRONTAGE:** 210.5' - U.S. Route 9

**ASKING PRICE:** \$3,250,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer Professional Office Spaces For Sale on 1070-1072 U.S. Route 9, Wappinger, NY 12524. Interstate 84 is 4 minutes away, the Taconic State Parkway is 11 minutes away, and Newburgh-Beacon Bridge is 12 minutes away. At U.S. Route 9, from NYS Route 52 Fishkill to CR 28 Old Hopewell Road, there is a traffic count of 32,547 AADT and 210.5 frontage on U.S. Route 9 with great signage and visibility.



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:

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# OFFICE, WAREHOUSE COMPLEX

U.S. ROUTE 9, 1070-1072 ROUTE 9, WAPPINGER, NY 12524

FULL SITE PLAN & SURVEY AVAILABLE UPON REQUEST



Office / Retail Building



Warehouse



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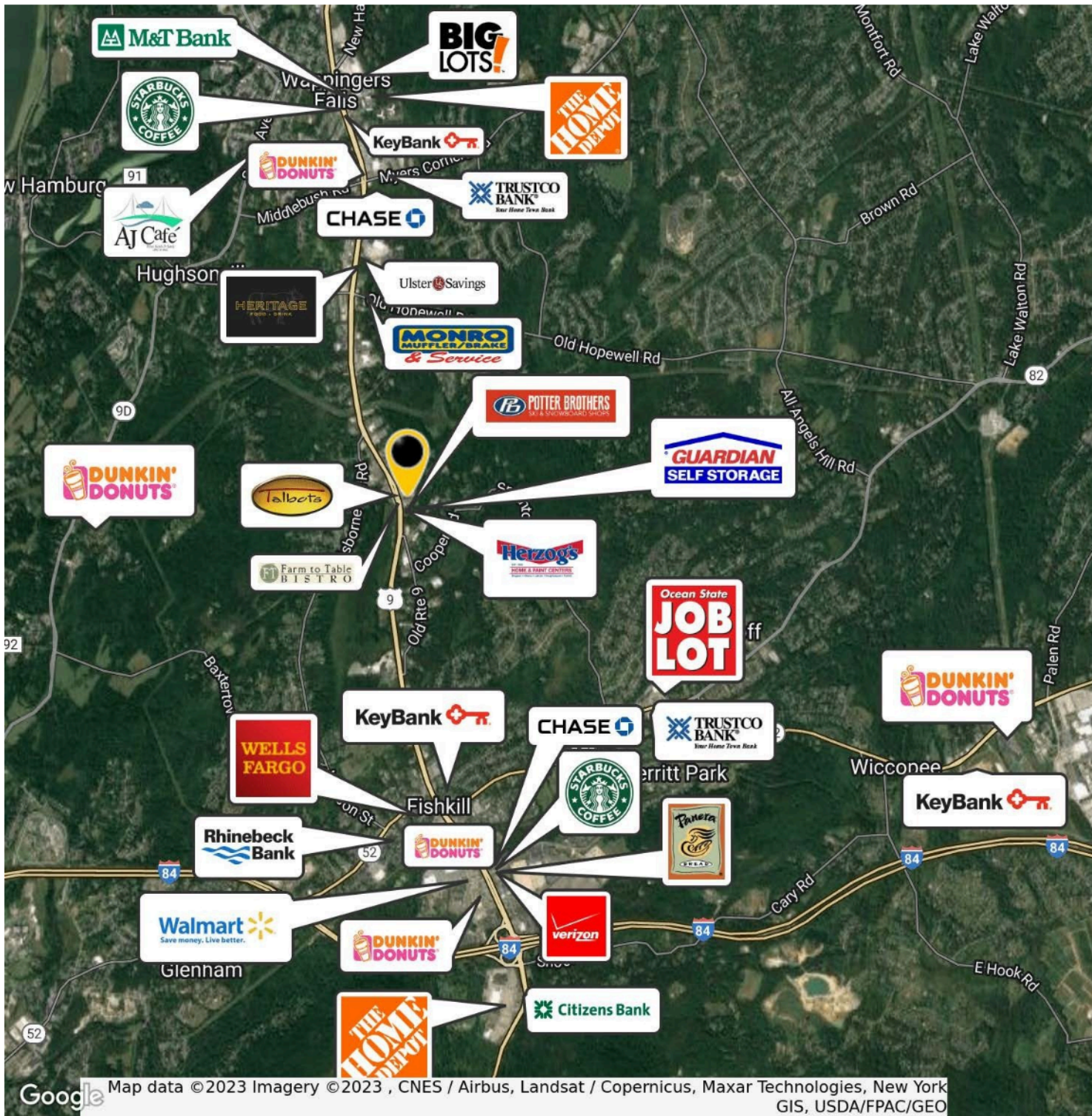
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**INTERSTATE 84, EXIT 46 - (4 MINUTES / 2.4 MILES)**  
**TACONIC STATE PARKWAY - (11 MINUTES / 9 MILES)**

**I-84 | TACONIC STATE PARKWAY | NYS THRUWAY AREA I-87**



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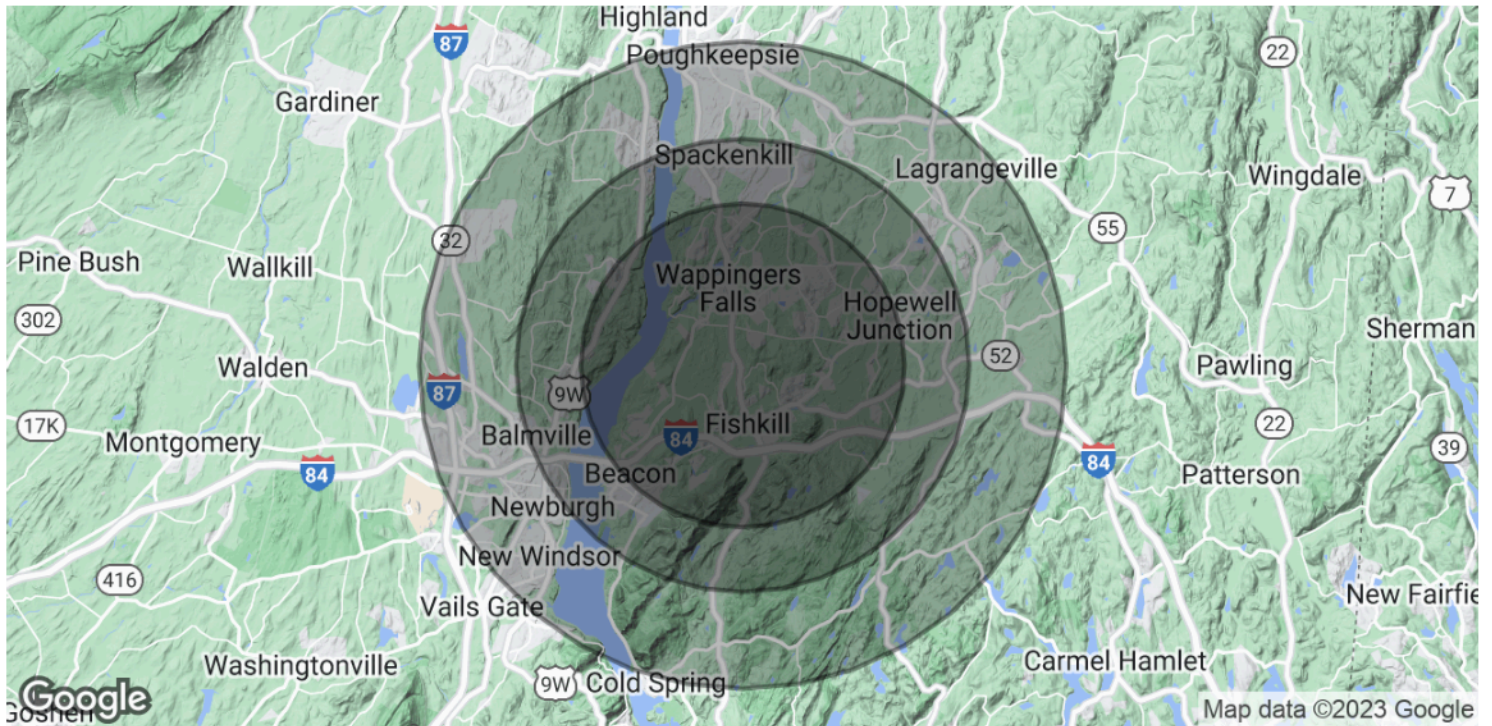
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID HUDSON VALLEY REGION



<b>POPULATION</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Population	72,035	124,946	243,909
Average Age	44.1	43.7	41.9
Average Age (Male)	42.7	42.7	40.3
Average Age (Female)	44.3	44.2	43.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Households	28,799	50,913	98,691
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,960	\$101,919	\$98,635
Average House Value	\$288,793	\$300,477	\$266,091

\* Demographic data derived from 2020 ACS - US Census



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