



CR Properties Group, LLC

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U.S. ROUTE 9 DEVELOPMENT PROPERTY



**788 ROUTE 9
FISHKILL, NEW YORK**

CR **COMMERCIAL PROPERTY**

ADDRESS: **U.S. Route**
 788 U.S. Route 9
 Fishkill, NY 12524

TYPE: **Vacant Land**

ACREAGE: **7.2 ± Acres**

ZONING: **GB, General Business District**
 R-20, 1-Family Residence District

UTILITIES: **To Be Determined**

TRAFFIC
COUNT: **U.S. Route 9 @ NYS Route 52 – 42,650 AADT**

DEMOGRAPHICS:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	22,171	68,687	118,428
Average HH Income	\$85,118	\$85,250	\$86,569
# of Households	8,611	25,319	43,821

ASKING
PRICE: **Sale - \$1,500,000**
 Lease - \$150,000 Per Year / Triple Net

**** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED ****



