



# DEVELOPMENT SITE WITH IN-PLACE INCOME U.S. ROUTE 9

## 3-17 TASSONE COURT, WAPPINGER, NY



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer for sale a development site with in-place income located on U.S. route 9 in the commercial, retail, and residential corridor. The offering has four separate units, accommodating office and residential needs in the town of Wappinger. Area retailers include Guardian Self Storage, Herzog's Home & Paint Centers, Talbots, Farm to Table Bistro, Potter Brothers Ski & Snowboard, Country Curtains, Jos. A. Bank, Durants Party Rentals, TEG Federal Credit Union, Mini of Dutchess County, Hudson Valley Volvo, and Hudson Valley Volkswagen.

### LOCATION OVERVIEW

The site is located just 7 minutes / 3 miles from Interstate 84 and 11 minutes / 8 miles from the Newburgh-Beacon Bridge.

### ACREAGE / FRONTAGE

2.57 ± AC / U.S. Route 9 - 300'

### AREA TRAFFIC COUNT

U.S. RT 9 from NYS RT 52 Fishkill to CR28 Old Hopewell Rd - 30,471 AADT

### ASKING PRICE

Sale: Available Upon Request

| AREA DEMOGRAPHICS:       | 3 Miles  | 5 Miles  | 7 Miles  |
|--------------------------|----------|----------|----------|
| Population               | 34,967   | 70,808   | 126,299  |
| Average Household Income | \$93,551 | \$97,228 | \$97,619 |
| Number of Households     | 13,689   | 26,500   | 46,659   |



CR Properties Group, LLC  
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ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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### PROPERTY HIGHLIGHTS

- U.S. Route 9 Visibility
- In close proximity to Interstate 84 & Newburgh-Beacon Bridge
- Centrally located in the commercial, retail & residential corridor
- [1] Office Building at 2,200 ± SF
- [1] 6 Bedroom Residence
- [1] 2 Bedroom Residence + Studio
- [1] 4 Bedroom Residence
- 7 Car Garage



- Guardian Self Storage
- Herzog's Home & Paint Centers
- Talbots
- Farm to Table Bistro
- Potter Brothers Ski & Snowboard
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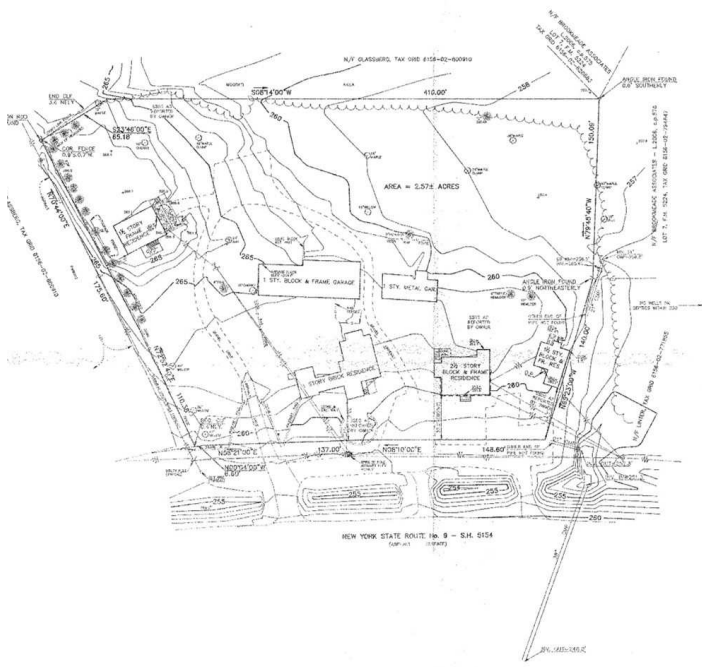
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## AREA RETAILER MAP



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