



#### U.S. ROUTE 9 EXPOSURE - NEC OF MAC FARLANE ROAD

ADDRESS:	NEC of Mac Farlane Rd 3 Mac Farlane Road Wappingers Falls, NY 12590	
LOCATION:	I-84, US Route 9 North, Exit 46B	
	(12 Minutes, 7.6 Miles)	
	Metro-North New Hamburg Train	
	(7 Minutes, 3 Miles)	
BUILDING SIZE:	1,062 SF	
LOT SIZE:	0.59 Acre	
ZONING:	HB, Highway Business	
UTILITIES:	Well & Septic	
TRAFFIC COUNT:	35,148 - U.S. Route 9	
ASKING PRICE:	\$595,000	



#### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Office Building for sale on 3 Mac Farlane Road, Wappingers Falls, NY. This property is located in HB, Highway Business District Zoning. Close proximity to nearby area generators, such as Adams Fairacre Farms, Acura, Tractor Supply, Mercedes, Volvo, Volkswagen, Viscount Liquor, and more. There is a traffic count of 35,148 AADT on U.S. Route 9.

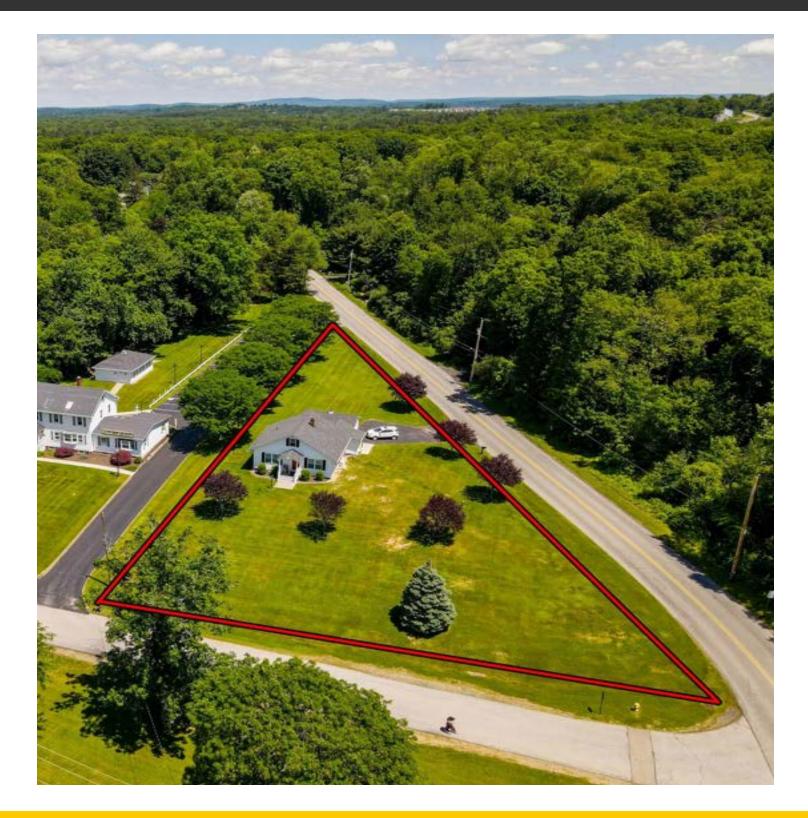


CR Properties Group, LLC 295 Main Street Poughkeepsie, NY 12601 www.crproperties.com

 For more information:



## TRAFFIC COUNT - 35,148 @ U.S. ROUTE 9





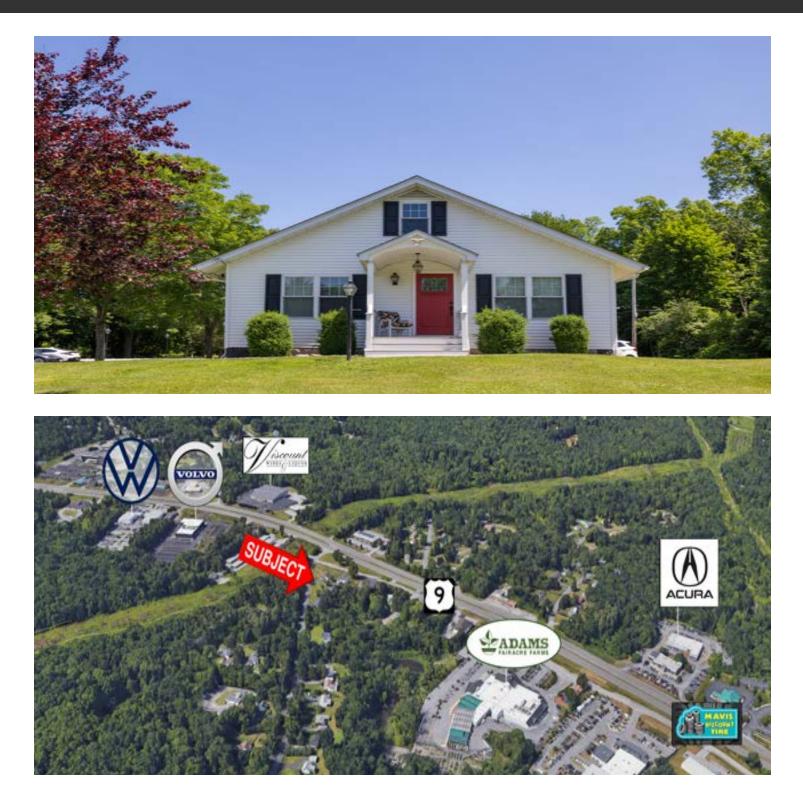
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### NORTHEAST CORNER OF U.S. ROUTE 9 @ MACFARLANE ROAD





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# DEMOGRAPHICS & STATISTICS POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY AREA



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	67,439	111,573	232,159
Average Age	44.1	44.4	41.6
Average Age (Male)	42.9	43.1	40.2
Average Age (Female)	44.5	44.9	42.6
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	26,934	45,302	94,485
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,915	\$104,058	\$96,288
Average House Value	\$357,423	\$365,291	\$300,492
2020 American Community Survey (ACS)			



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ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

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