



# AWARD WINNING WINE BAR SOUTHERN DUTCHESS, NY



VOTED BEST WINE BAR BY HUDSON VALLEY MAGAZINE 8 TIMES

- LOCATION:** Southern Dutchess, NY
- MENU:** Drinks: Red Wine, White Wine, Sparkling Wine, Beer, Cider, Seltzers, Zero Proof, Rosé.  
  
Fresh Menu including: Small Plates, Charcuterie Boards, Sandwiches, Salads, Flatbreads.
- INVENTORY:** Ovens, Panini Press, Refrigerators, Ice Machine, Waffle Maker, Range Hood, Hobart Slices & more.
- AREA:** Pub Tables, Lounge Areas, Outdoor Seating & Expanded Deck overlooking the falls.
- BUSINESS PRICE:** Available Upon Request



## PROPERTY OVERVIEW

CR Properties Group, LLC is proud to offer an Established Award Winning Wine Bar For Sale. This Wine Bar offers quality wine, craft beer and delicious freshly made small plates. The adult friendly atmosphere provides multiple seating choices including pub tables, lounge areas, and a gorgeous newly expanded deck overlooking the falls. The venue accommodates large group events, celebrations, functions, corporate events, private lounges, and is perfect for date night, meet ups, or simply relaxing enjoyment.



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

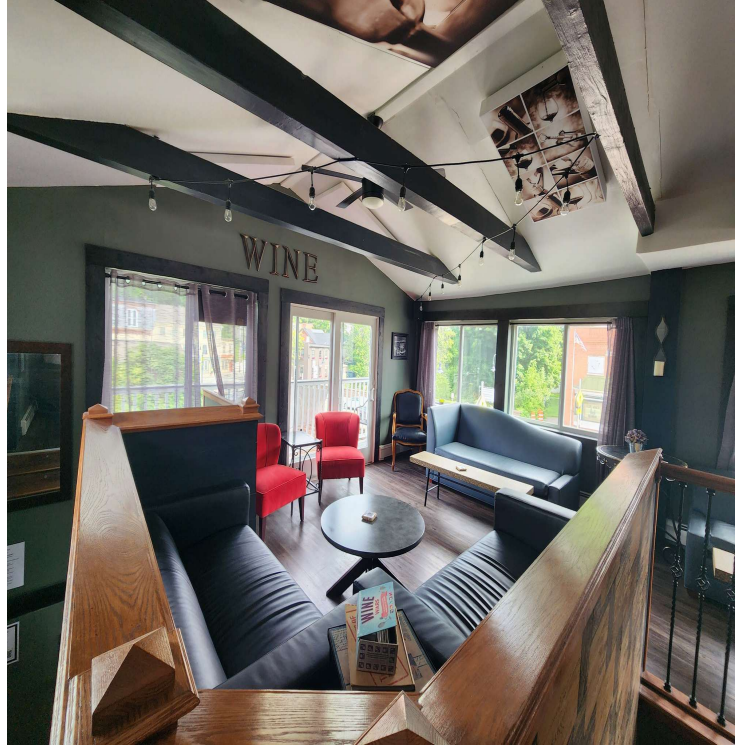
For more information:

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845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# RELAXING ATMOSPHERE, LOUNGE AREA WINE, CRAFT BEER, SMALL PLATE MENU

## SEATING INDOOR & OUTDOOR WITH VILLAGE FALLS VIEW



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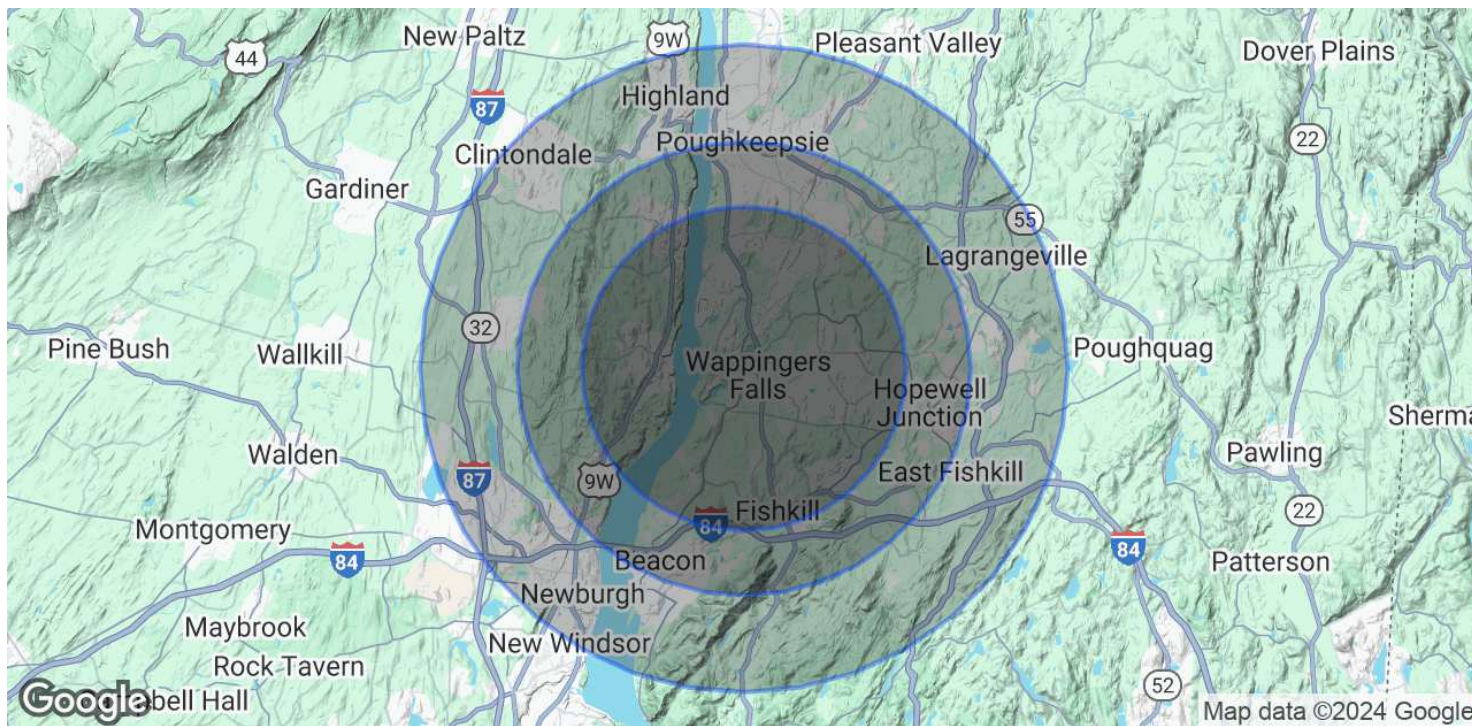
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



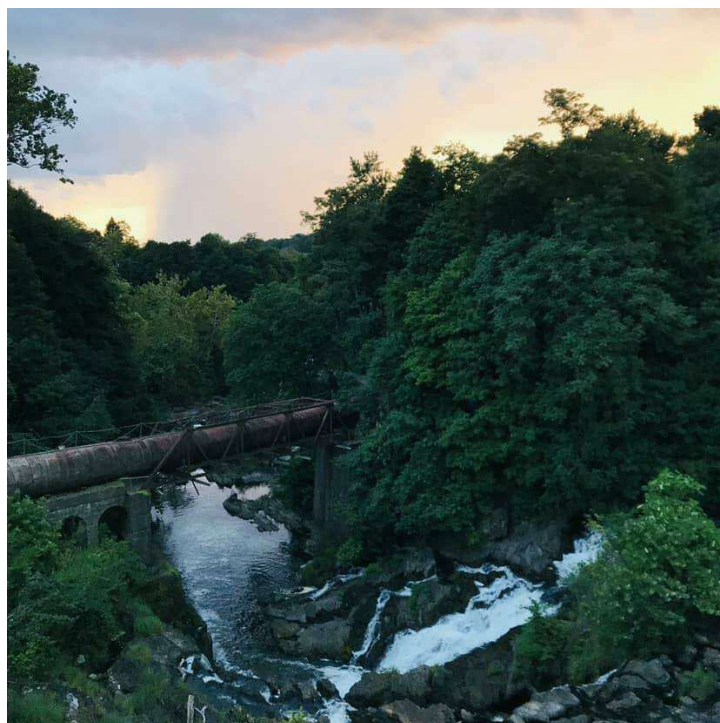
#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	72,143	141,916	259,968
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	27,686	53,893	98,179
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$141,034	\$137,749	\$130,364
Average House Value	\$425,770	\$411,234	\$400,490

Demographics data derived from AlphaMap



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