



DEVELOPMENT SITE

2054 NYS ROUTE 9D, WAPPINGER, NY 12590



NYS ROUTE 9D - NEWBURGH BEACON BRIDGE FEEDER ROAD

ADDRESS: NYS Route 9D
2054 Route 9D
Wappinger, NY 12590

LOCATION:
Take I-84 and NYS Route 52 to NYS Route 9D North.
Take Exit 11 from I-84 E / NYS Route 52 E. Turn left onto
NYS Route 9D. The destination will be on the right.

TYPE: Office / Retail / Service

LOT SIZE: 5.06 Acres

FRONTAGE: NYS Route 9D - 218.6'

ASKING PRICE: \$375,000

PROPERTY HIGHLIGHTS

- Contiguous to One Stop Deli & Dunkin' Donuts
- MTA Stations in Beacon & New Hamburg
- **Amenities:** Well & Septic Installed, Foundation In Place
- **Zoning:** CC, Conservation Commercial District
- **Area Traffic Count:** NYS Route 9D from I-84 & NYS Route 52 to CR29 Old Hopewell Road - 18,092 AADT
- **Demand Generators:** VA Hudson Valley Health Care System, Castle Point Campus, Dutchess Stadium, Stony Kill Farm Environmental Education Center

	3 MILES	5 MILES	10 MILES
Population	24,915	77,962	281,447
Number of Households	9,200	29,658	102,739
Average Household Income	\$79,685	\$81,406	\$80,562



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

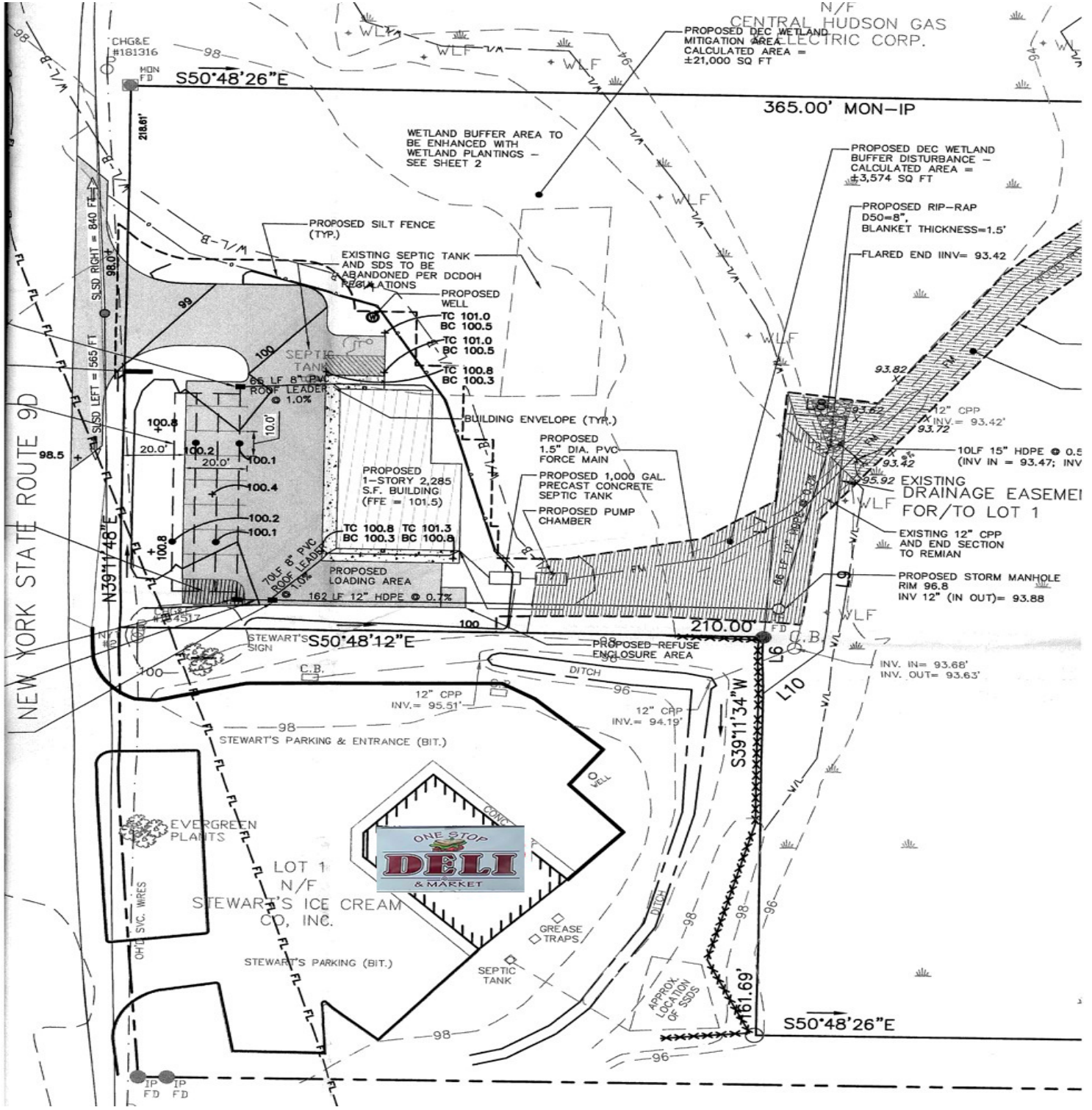
Thomas M. Cervone
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NEARBY MTA STATIONS IN BEACON & NEW HAMBURG

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WELL & SEPTIC PREVIOUSLY INSTALLED, FOUNDATION IN PLACE



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