



COMMERCIAL DEVELOPMENT LAND SITE

2055 NYS ROUTE 9D, WAPPINGER, NY 12590



NYS ROUTE 9D - NEWBURGH BEACON BRIDGE FEEDER ROAD

ADDRESS: 2055 NYS 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 left.

TYPE: Commercial Development Land Site

LOT SIZE: 1.60 Acres

FRONTAGE: NYS Route 9D - 247'

ASKING PRICE: \$165,000

PROPERTY HIGHLIGHTS

- Across from One Stop Deli & Dunkin' Donuts
- New Hamburg Train Station - (6 Minutes / 3 Miles)
- Beacon Train Station - (10 Minutes / 5 Miles)
- **Amenities:** 2 Wells
- **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	7 MILES
Population	30,618	78,375	145,191
Number of Households	12,120	32,572	59,013
Average Household Income	\$90,132	\$95,751	\$91,714



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:

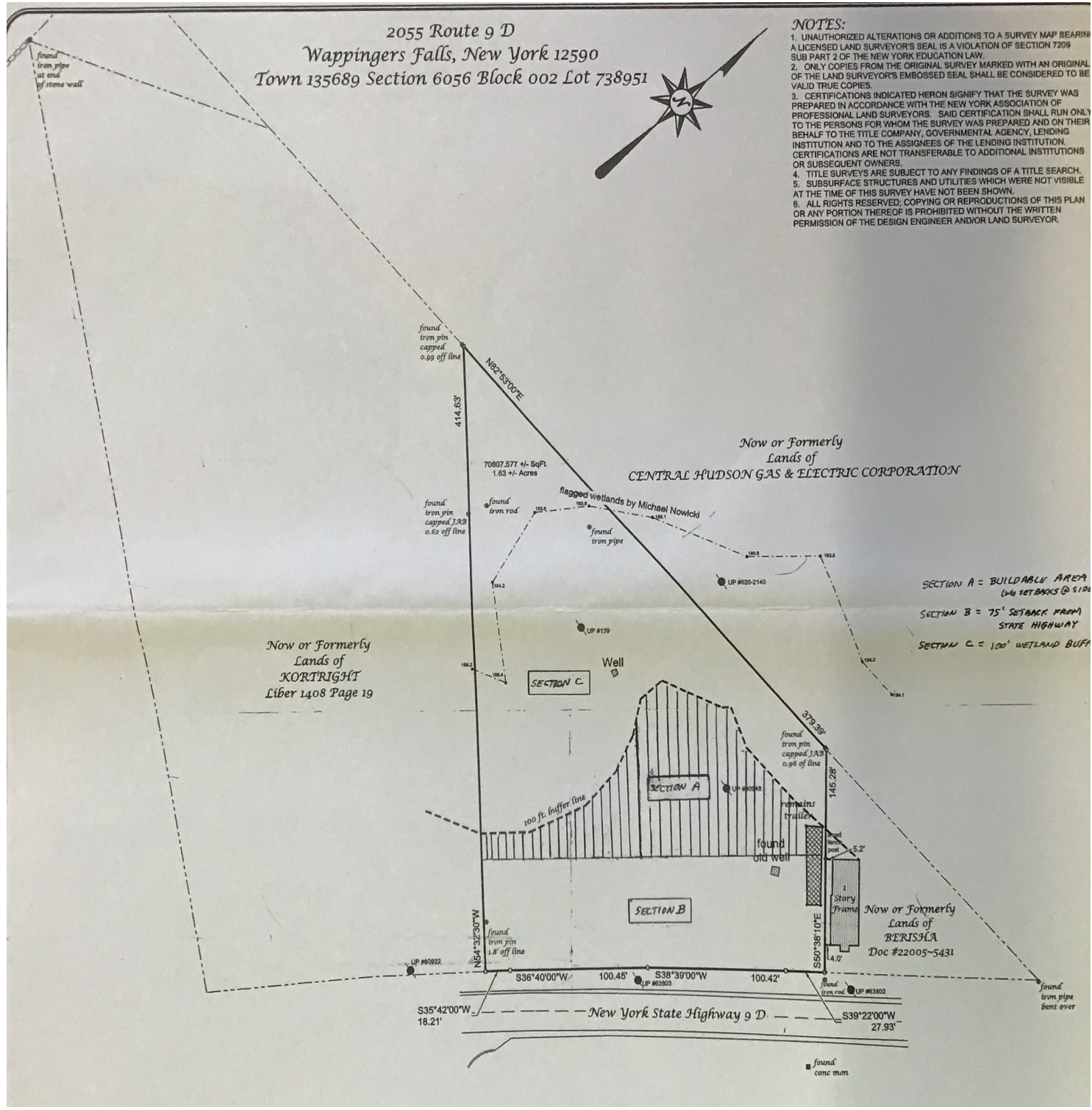
Thomas M. Cervone
845.485.3100
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NEARBY MTA STATIONS IN BEACON & NEW HAMBURG

2055 NYS ROUTE 9D, WAPPINGER, NY 12590

CC, CONSERVATION COMMERCIAL DISTRICT



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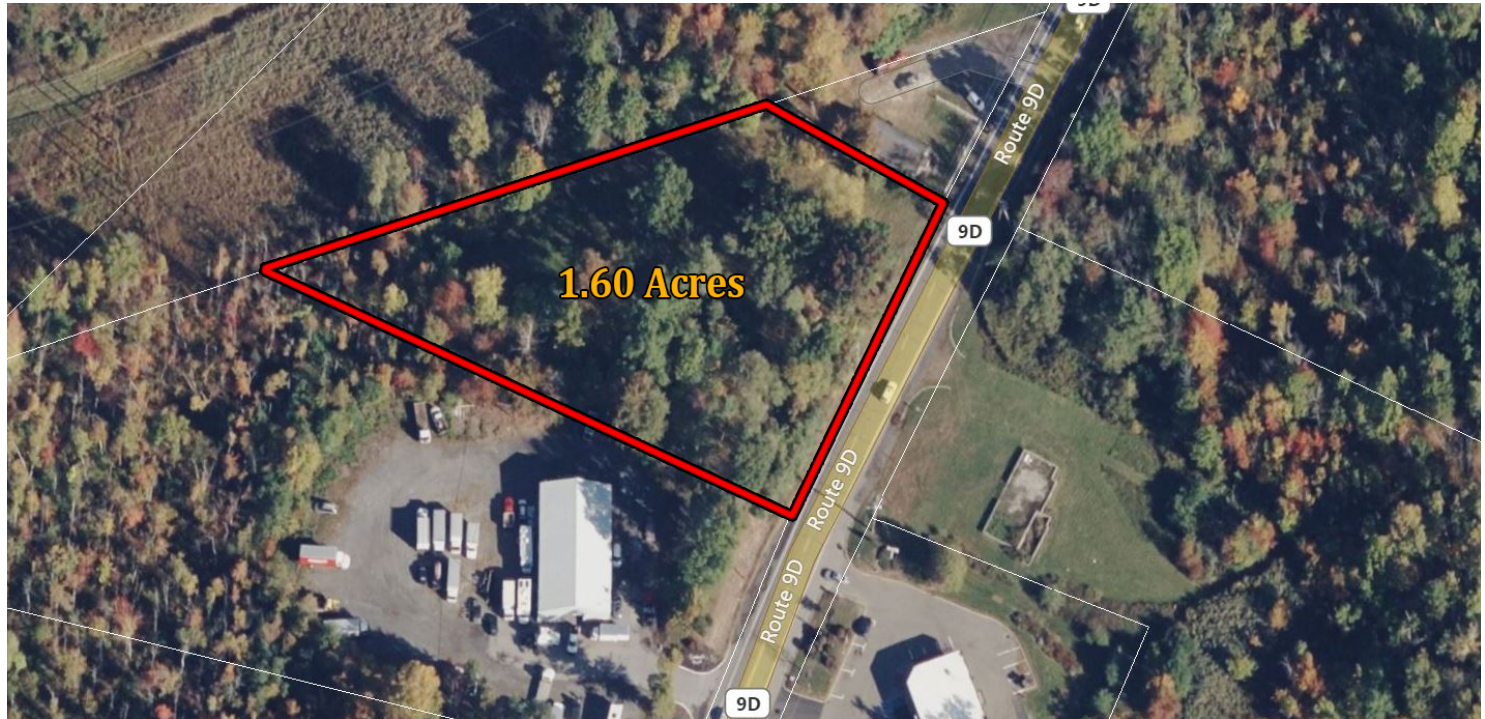
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FRONTAGE ON NYS ROUTE 9D - 247'

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OFFICE / RETAIL / SERVICE



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NEARBY AREA RETAILERS

CLOSE PROXIMITY TO RETAIL, RESTAURANT & DINING OPTIONS

I-84 | TACONIC STATE PARKWAY | NYS THRUWAY AREA I-87



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