



FOR LEASE

OSBORNE SQUARE

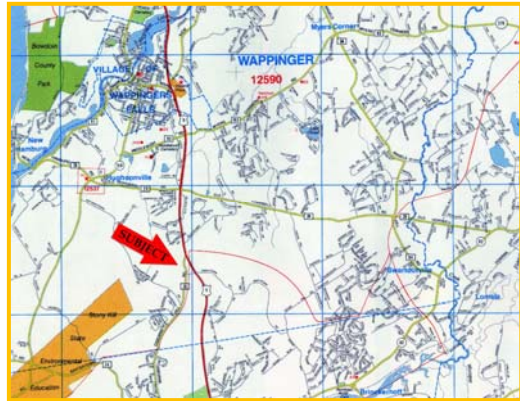
PROFESSIONAL RETAIL / OFFICE BUILDING

U.S. ROUTE 9 - WAPPINGER, NY



NEW CONSTRUCTION

- **U.S. Route 9**
1145-1147 Route 9
Wappinger, NY 12590
- **Description:** CR Properties Group is pleased to offer for lease Osborne Square, a newly constructed professional retail and office building located on U.S. Route 9 in Wappinger. The site is accessible via U.S. Route 9 or Osborne Hill Road. Join TEG Federal Credit Union!
- **Location:** NYS Route 52 - 6 Minutes / 2.6 Miles
Interstate 84 - 8 Minutes / 3.4 Miles
Newburgh-Beacon Bridge - 12 Minutes / 7.0 Miles
- **Frontage:** 373' - U.S. Route 9
- **Total GLA:** 14,082 ± SF
To Be Confirmed
- **Demand Generators:**
 - Adams Fairacre Farms
 - MINI of Dutchess County
 - Hudson Valley Volvo
 - Hudson Valley Volkswagen
 - Durants Party Rentals



| | | | |
|----------------------|----------------|----------------|----------------|
| Demographics: | <u>3 Miles</u> | <u>5 Miles</u> | <u>7 Miles</u> |
| Population | 35,896 | 70,764 | 127,282 |
| Avg. HH Income | \$91,152 | \$93,720 | \$94,767 |
| # of Households | 13,984 | 26,564 | 46,973 |

- **Area Traffic Count:**
U.S. RT 9 from NYS RT 52 Fishkill to CR28 Old Hopewell Rd - 30,266 AADT
- **Lease Price:** Available Upon Request

** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **



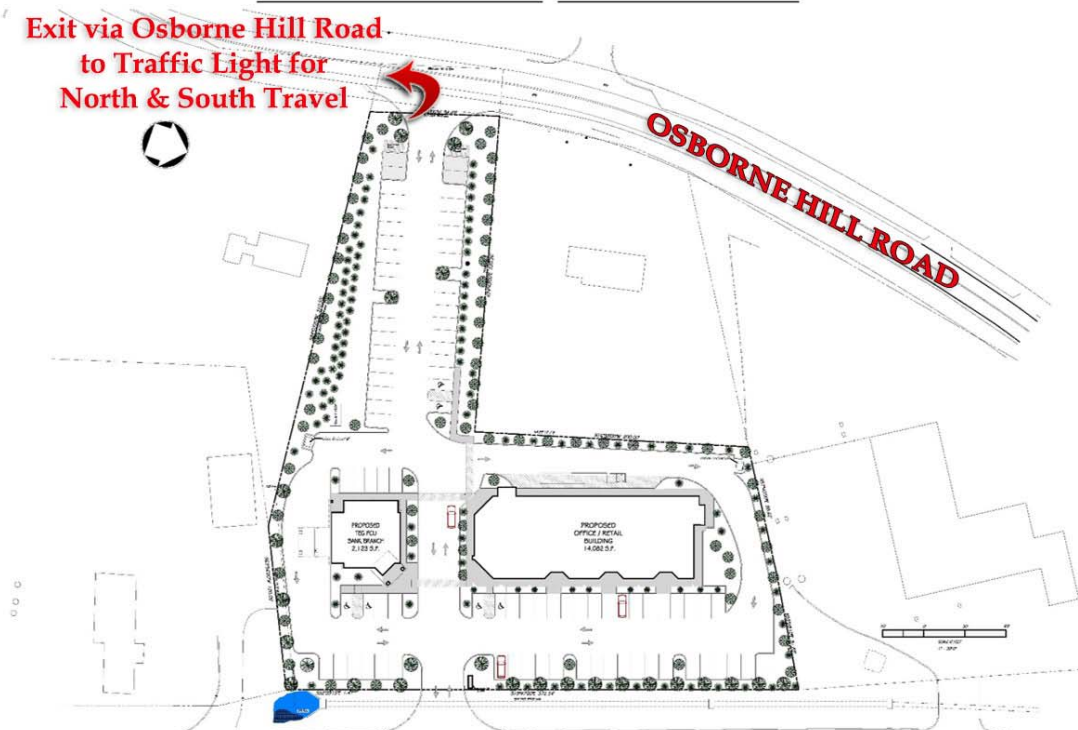
CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601

Thomas M. Cervone
(845)485-3100
tom@crproperties.com
www.crproperties.com

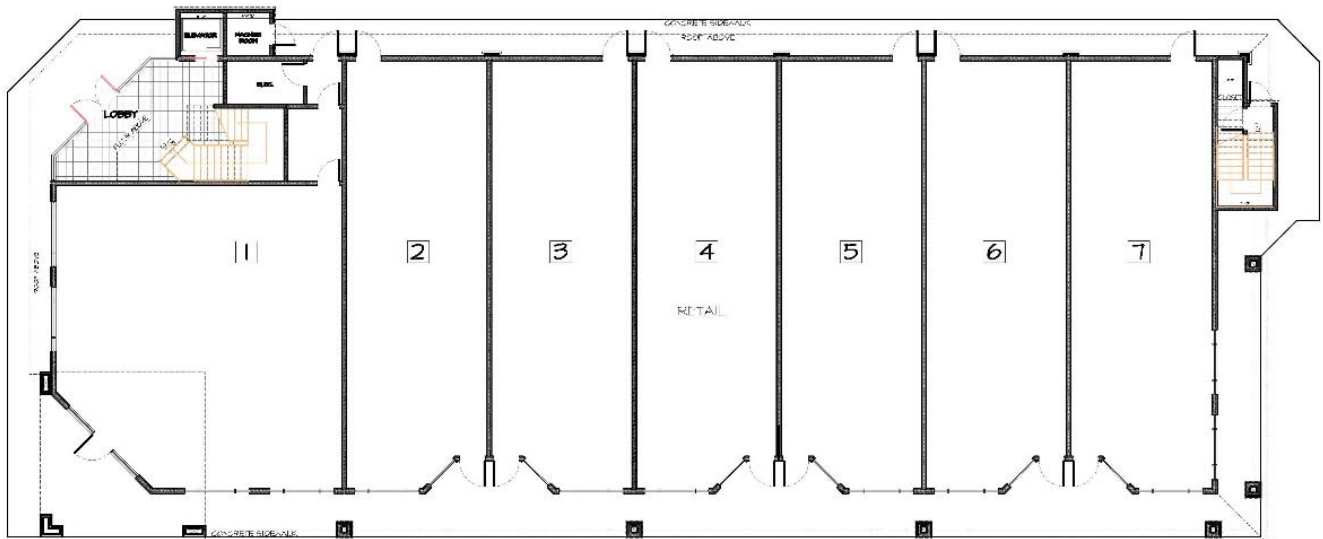


OSBORNE SQUARE

Exit via Osborne Hill Road
to Traffic Light for
North & South Travel



SITE PLAN



FIRST FLOOR PLAN