



# RETAIL/OFFICE/SERVICE - FOR LEASE

## 1821 NYS ROUTE 376, WAPPINGER, NY 12603



### NEAR DUTCHESS COUNTY AIRPORT

#### PROPERTY OVERVIEW

CR Properties is pleased to offer for lease 2 available spaces at 1821 NYS Route 376, Wappinger, NY 12603. This location provides 25+ on site parking, 2 curb cut entrance, heavily traveled area, along with visible road presence. The retail strip center includes turn key availability for retail, office, and service like businesses.

#### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1821 Route 376	\$1,500 per month	900 SF
1821 Route 376	\$2,250 per month	1,100 SF

**LOCATION:** 1821 NYS Route 376  
Wappinger, NY 12603

**FRONTAGE:** 123.8' - NYS Route 376

**TRAFFIC COUNT:** NYS RT 376 - 12,721 AADT

**TYPE:** Retail  
Office  
Service

**LEASE SPACES:** B. 900 SF at \$1,500 a month  
C. 1,100 SF at \$2,250 a month



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:

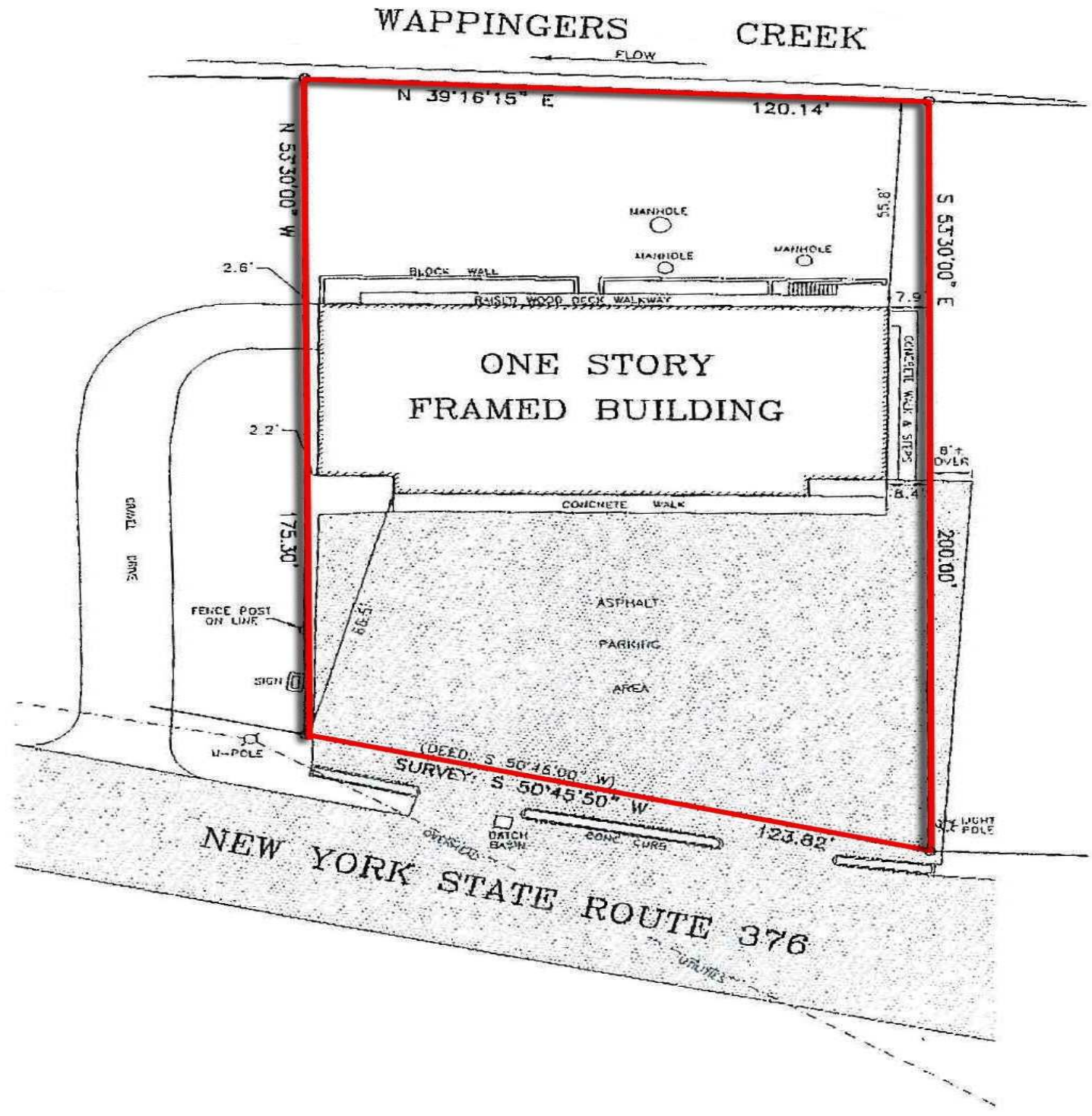
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# STOREFRONTS AVAILABLE

1821 NYS ROUTE 376, WAPPINGER, NY 12603

## 2 CURB CUTS - 25+ PARKING SPACES



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

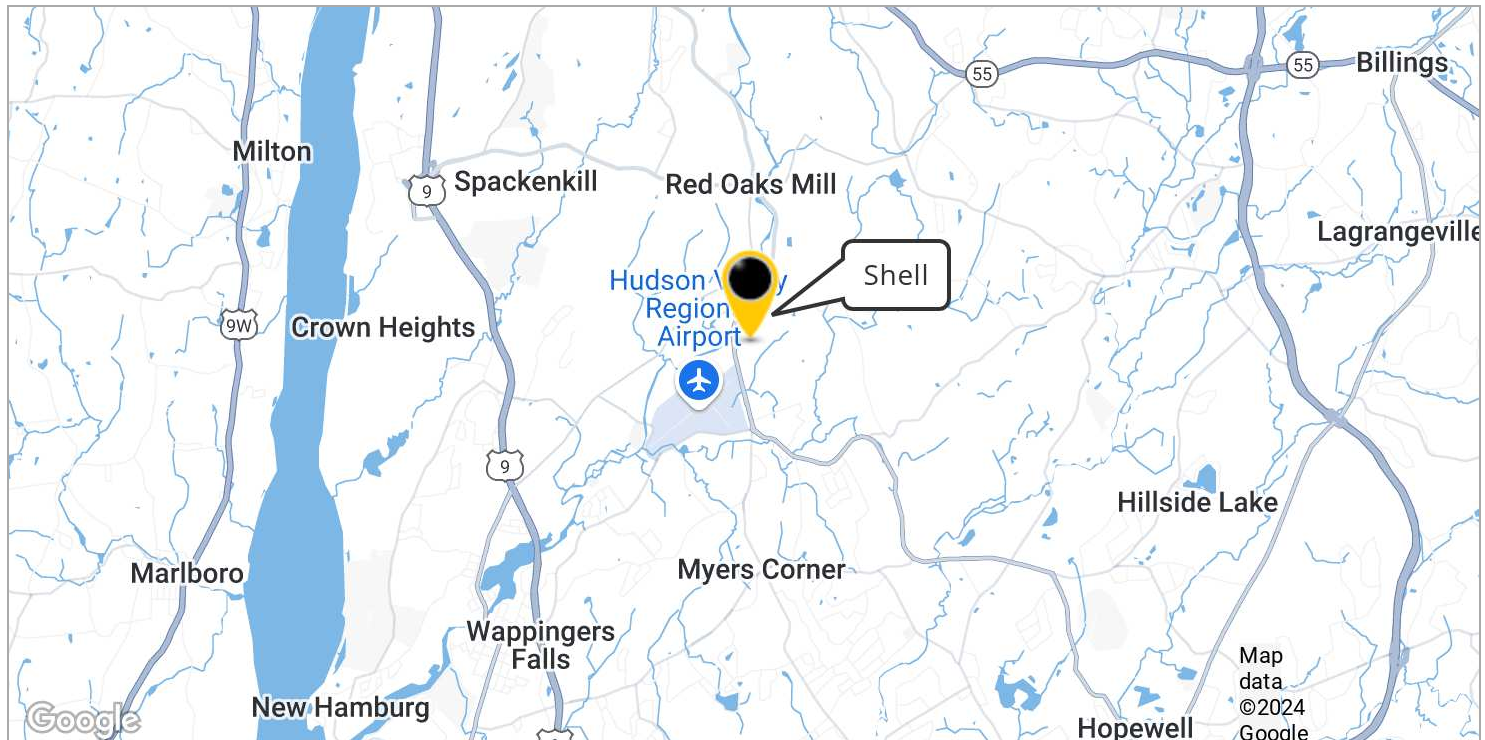
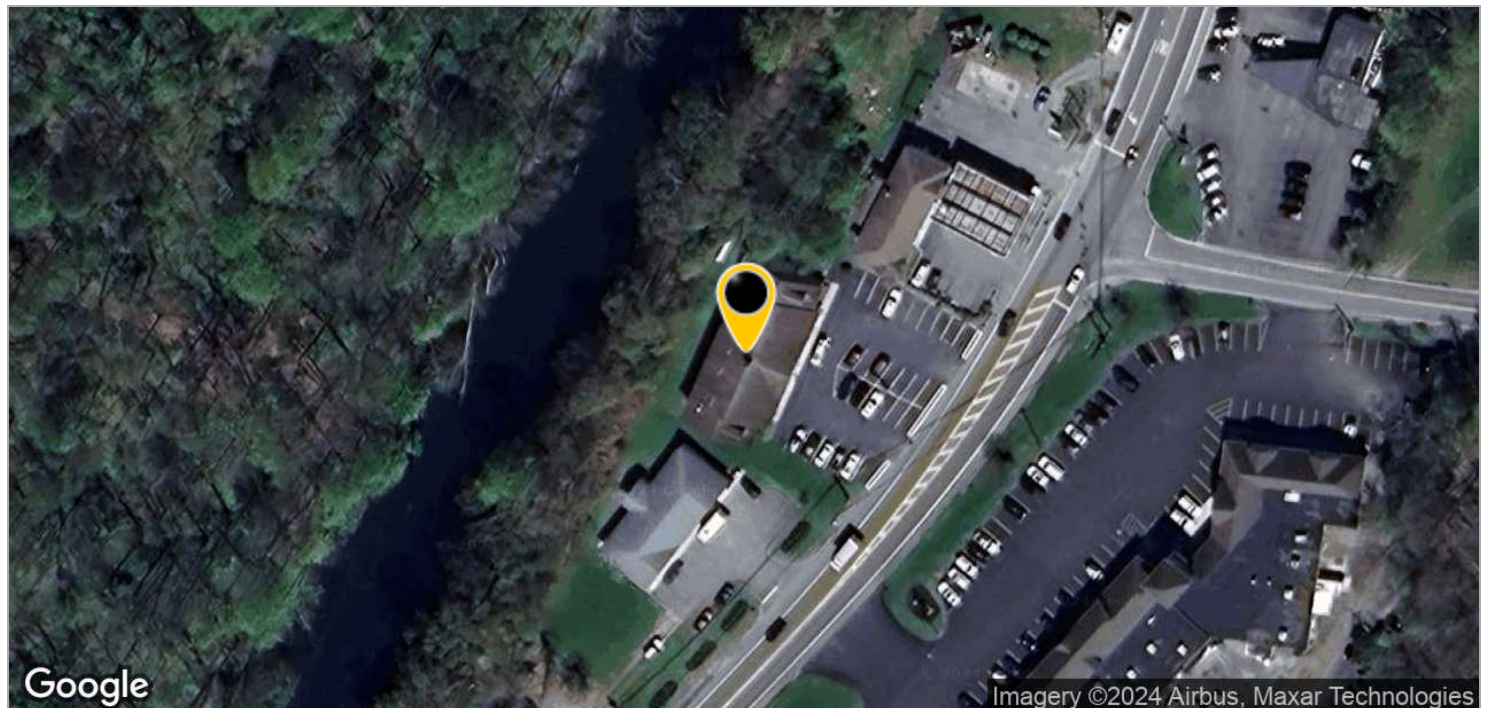
For more information:  
 Thomas M. Cervone  
 845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# RETAIL - OFFICE - SERVICE

1821 NYS ROUTE 376, WAPPINGER, NY 12603

## PARKING ON SITE - NYS ROUTE 376 ROAD VISIBILITY



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

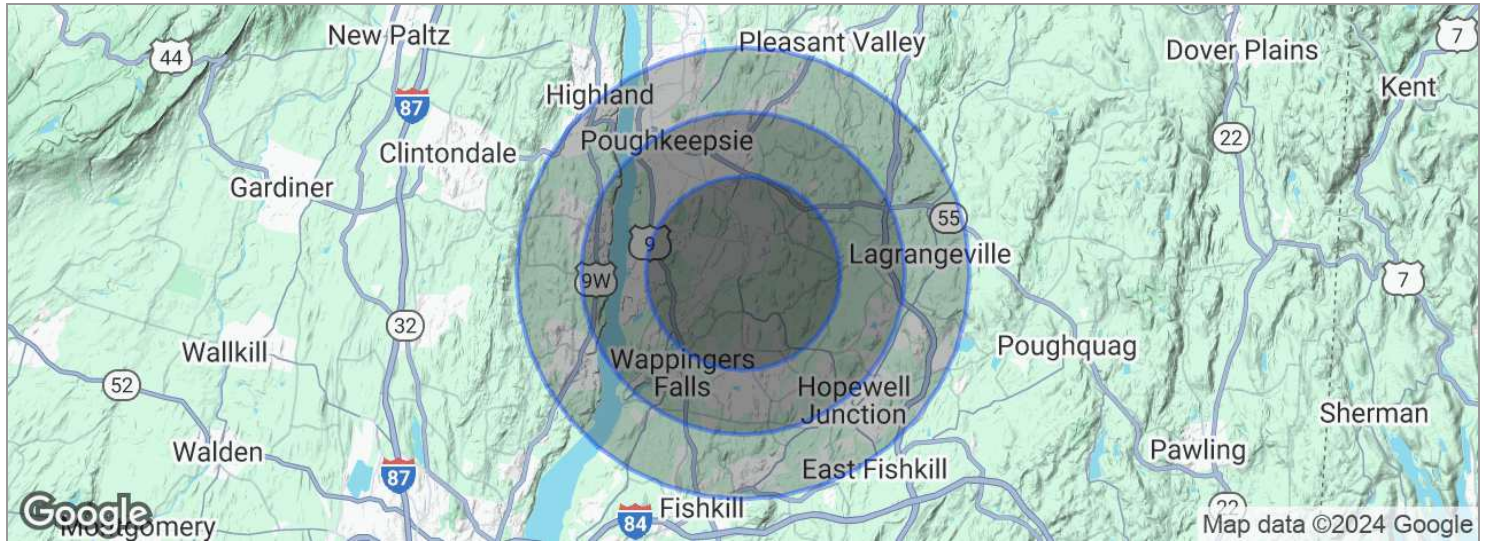
*For more information:*  
**Thomas M. Cervone**  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# DEMOGRAPHICS & STATISTICS

1821 NYS ROUTE 376, WAPPINGER, NY 12603

## HOUSEHOLD - POPULATION - INCOME VALUES



	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
Total population	30,569	99,589	174,875
Median age	40.4	38.7	37.6
Median age (male)	38.9	37.3	36.3
Median age (Female)	41.3	39.7	38.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	10,345	36,125	64,203
# of persons per HH	3.0	2.8	2.7
Average HH income	\$103,004	\$85,943	\$79,290
Average house value	\$339,311	\$316,953	\$326,690

\* Demographic data derived from 2020 ACS - US Census



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:

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