



U.S. ROUTE 9 - RETAIL FOR LEASE

1622 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12590



OFFICE, RETAIL, SERVICE / FREE STANDING BUILDING

ADDRESS: 1622 U.S. Route 9
Wappingers Falls, NY 12590

LOCATION: I-84, US Route 9 North, Exit 46
(12 Minutes, 7.6 Miles)
Metro-North New Hamburg Train
(7 Minutes, 3 Miles)

BUILDING SIZE: 2,700 SF

LOT SIZE: 0.33 Acres

FRONTAGE: 100' of Frontage on U.S. Route 9

TRAFFIC COUNT: 39,847 AADT on U.S. Route 9

LEASE RATE: \$27.50 Per SF, NNN



PROPERTY OVERVIEW

CR Properties Group is pleased to offer for lease a office / retail building located on U.S. Route 9 in Wappingers Falls, NY. Transportation routes include Interstate 84 and the Newburgh-Beacon Bridge. Centrally located in the commercial, retail, and residential corridor you will find a variety of retailers and businesses as well as Dutchess Community College South serving the residents of the southern part of the county.



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
tom@crproperties.com



U.S. ROUTE 9 FRONTAGE & VISIBILITY

NEAR STARBUCKS, MCDONALD'S, ADAMS FAIRACRE, HOME DEPOT

U.S. ROUTE 9 - 39,847 TRAFFIC COUNT



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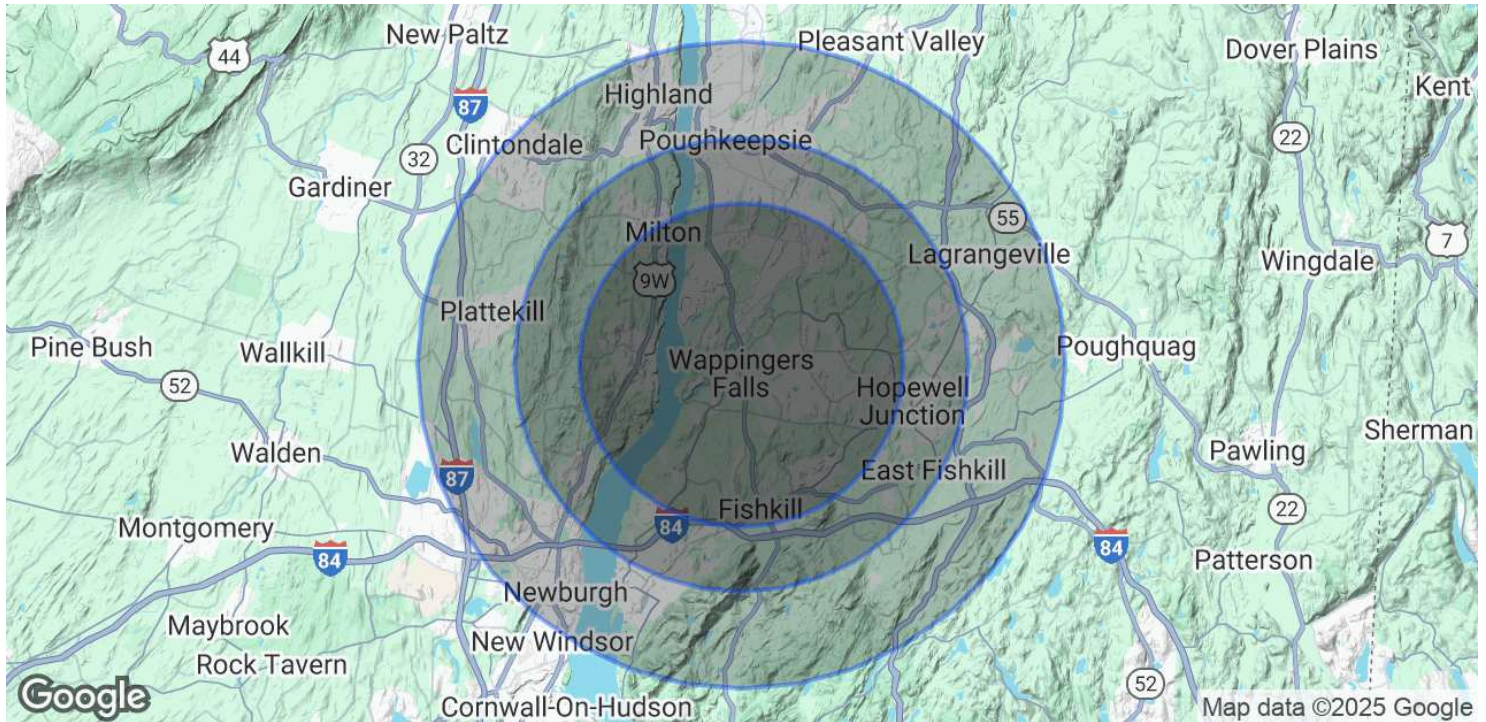
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	74,892	143,364	259,642
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	28,725	54,376	97,997
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$142,475	\$139,230	\$131,105
Average House Value	\$427,534	\$414,575	\$404,233

Demographics data derived from AlphaMap



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