



# FOR SALE

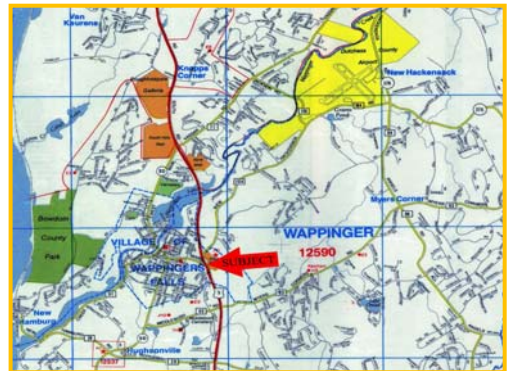
## COMMERCIAL PROPERTY / AUTO REPAIR

### U.S. ROUTE 9 – WAPPINGERS FALLS, NY



## RETAIL / SERVICE

- **U.S. Route 9**  
1578 Route 9  
Wappingers Falls, NY 12590
- **Location:** U.S. Route 9 opposite West Main Street
- **Acreage:** 0.25 ± Acres
- **Square Footage:** 1,792 ± SF  
*To Be Confirmed*
- **Area Retailers:** Dunkin Donuts      McDonald's  
Wendy's      Planet Wings  
Home Depot      Big Lots  
M&T Bank      Sprint  
Planet Fitness      Fred Astaire Dance Studio



Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	28,637	73,949	136,017
Avg. HH Income	\$95,210	\$96,372	\$95,324
# of Households	11,014	27,997	50,283

- **Area Traffic Count:** U.S. Route 9 from CR93 Meyers Corners Road to CR104 New Hackensack Road – 46,029 AADT
- **Asking Price:**   **Sale:** \$525,000  
                              **Lease:** 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

