



FOR SALE

CORPORATE PARK

U.S. ROUTE 9 - WAPPINGERS FALLS, NY



RETAIL / OFFICE / SERVICE

- **U.S. Route 9**
1285 Route 9
Wappingers Falls, NY 12590
- **Location:** U.S. RT 9 CR28 Old Hopewell Road, Near Adams Fairacre Farms
8 Minutes / 3 Miles to Metro North Train Stop New Hamburg Station
- **Total GLA:** 18,000 ± SF - *To Be Confirmed*
- **Investment Highlights:**
Credible Local and National Tenants
Located on U.S. Route 9, the longest north-south U.S. Highway in New York
Near Adams Fairacre Farms, a family-owned green grocer and operated business since the early 1900's
- **Tenant List:** Minuteman Press
Southern Dutchess Behavioral Group, PC
Premier Home Health Care Services, Inc.
Dr. Mohammad Akhter, MD
Furry Trails Grooming
VCA Animal Specialty and Emergency Center
Spring Beauty Spa
- **Demand Generators:** Adams Fairacre Farms
Mercedes Benz of Wappingers Falls
Acura of Wappingers Falls
DCH Wappingers Falls Toyota



Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	32,939	73,880	127,666
Avg. HH Income	\$90,023	\$94,622	\$95,832
# of Households	12,828	27,648	47,318

- **Area Traffic Count:** U.S. Route 9 from NYS Route 52 Fishkill to CR 28 Old Hopewell Road - 31,544 AADT
- **Asking Price:** \$3,495,000
Income & Expense Report Available Upon Request

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

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