



# CR Properties Group, LLC

Licensed Real Estate Brokers in NY & CT

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## U.S. ROUTE 9 DEVELOPMENT SITE

CONTIGUOUS TO  
HUDSON VALLEY VOLKSWAGEN  
AND HUDSON VALLEY VOLVO



**1146 ROUTE 9  
WAPPINGER, NY**

Near  
MINI Cooper  
of  
Dutchess  
County!

# **CR**      **DEVELOPMENT PROPERTY**

**ADDRESS:**            **U.S. Route 9  
1146 Route 9  
Wappinger, NY 12590**

**LOCATION:**            **I-84, US Route 9 North, Exit 13N to Property**

**TYPE:**                **Vacant Commercial Land**

**ACREAGE:**           **4.6 ± Acres**

**FRONTAGE:**         **250' – U.S. Route 9**

**ZONING:**             **HB, Highway Business**

**UTILITIES:**         **Well / Septic**

**TRAFFIC  
COUNT:**            **U.S. Route 9 – 30,471 AADT**

<b>DEMOGRAPHICS:</b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>	<b><u>7 Miles</u></b>
Population	33,033	74,259	129,933
Average HH Income	\$80,545	\$84,948	\$88,440
# of Households	12,802	27,497	47,987

**OFFERING  
PRICE:**                **\$795,000**

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



