



# U.S. ROUTE 9 - RETAIL, OFFICE, SERVICE

## 1817 SOUTH ROAD, WAPPINGERS FALLS, NY 12590



**TRAFFIC SIGNAL ALLOWS N/S ACCESS - OPPOSITE KOHL'S & ALDI**

**ADDRESS:** U.S. Route 9  
1817 South Road  
Wappingers Falls, NY 12590

**ACCESS:** Signalized Entry - U.S. Route 9

**SPACE AVAILABLE:** 1,500 SF

**BUILDING SIZE:** 12,520 SF

**LOT SIZE:** 2.5 Acres

**TRAFFIC COUNT:** 39,391 AADT on U.S. Route 9

**LEASE RATE:** \$24.50 Per SF, NNN



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer retail space for lease on U.S. Route 9, 1817 South Road, Wappingers Falls, NY 12590. Join State Farm & Domino's Pizza, across the Highway from Kohl's, Ready Coffee, Buffalo Wild Wings & more. This space is 1,500 SF, frontage on U.S. Route 9 with visibility and signage. There is a traffic count of 39,391 AADT on U.S. Route 9.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



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*For more information:*

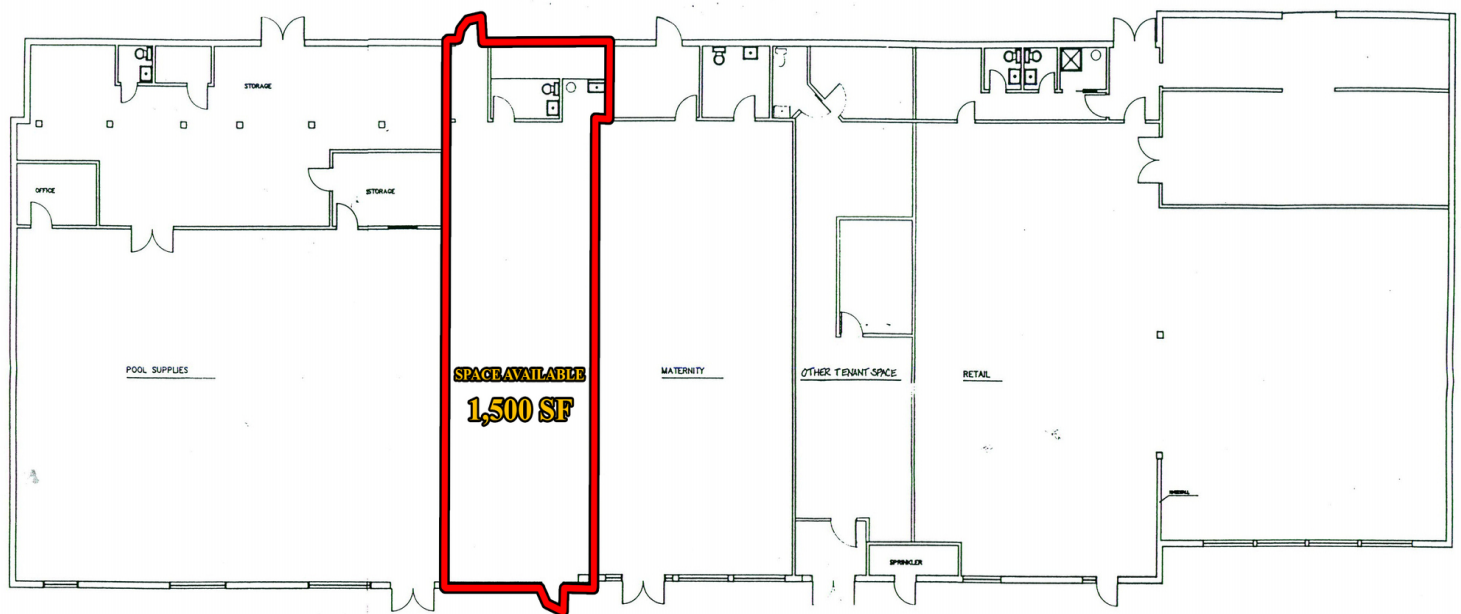
Thomas M. Cervone  
845.485.3100  
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# JOIN STATE FARM, DOMINO'S PIZZA

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ACROSS FROM READY COFFEE, KOHL'S, BUFFALO WILD WINGS



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# U.S. ROUTE 9 VISIBILITY & SIGNAGE

1817 SOUTH ROAD, WAPPINGERS FALLS, NY 12590

## NEARBY AREA RETAILERS & DEMAND GENERATORS



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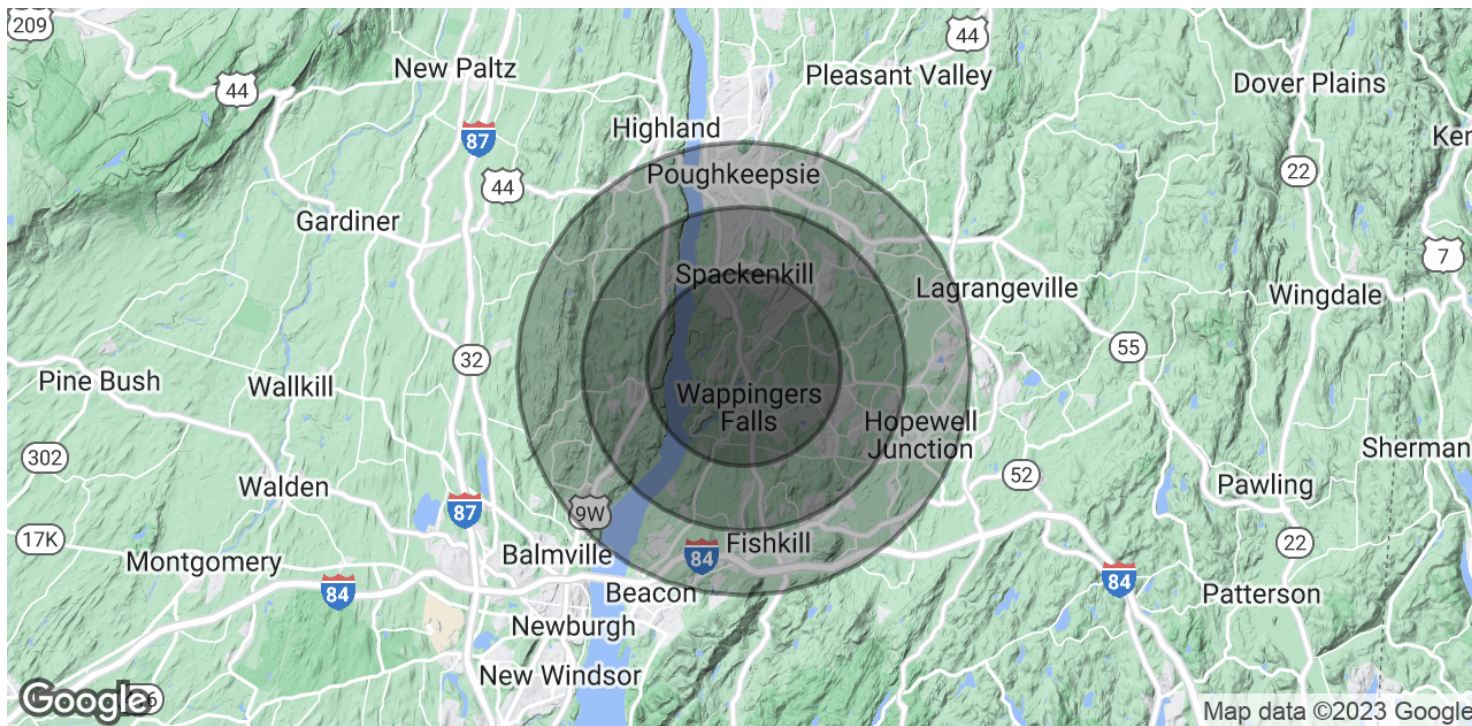
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	30,998	68,927	150,577
Average Age	45.2	45.3	43.2
Average Age (Male)	44.2	43.9	41.8
Average Age (Female)	46.5	46.8	43.8

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	12,327	28,122	61,740
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$99,426	\$109,565	\$99,570
Average House Value	\$291,070	\$285,733	\$259,761

\* Demographic data derived from 2020 ACS - US Census



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