

NESHEIWAT SQUARE

900 NEW YORK 376, WAPPINGERS FALLS, NY 12590

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	22,820 SF
Available SF:	1,790 - 3,657 SF
Lot Size:	4.7 Acres
Number of Units:	18
Year Built:	2007
Zoning:	B-3

PROPERTY OVERVIEW

Prime retail space for lease at 900 New York 376, Wappingers Falls, NY. This highly visible property offers suites of different sizes, ideal for retail, office, medical, showroom, and other uses. Ample parking in the front and rear along with easy access to major roadways, it provides convenience for both customers and employees. Inside, expansive windows flood the interior with natural light, creating an inviting atmosphere. The open floor plan presents an opportunity to customize the space to suit your specific business needs. This property's strategic location and flexible design make it a standout choice for businesses seeking a dynamic and high-traffic setting to thrive.

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ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,790 - 3,657 SF	Lease Rate:	\$18.00 SF/yr

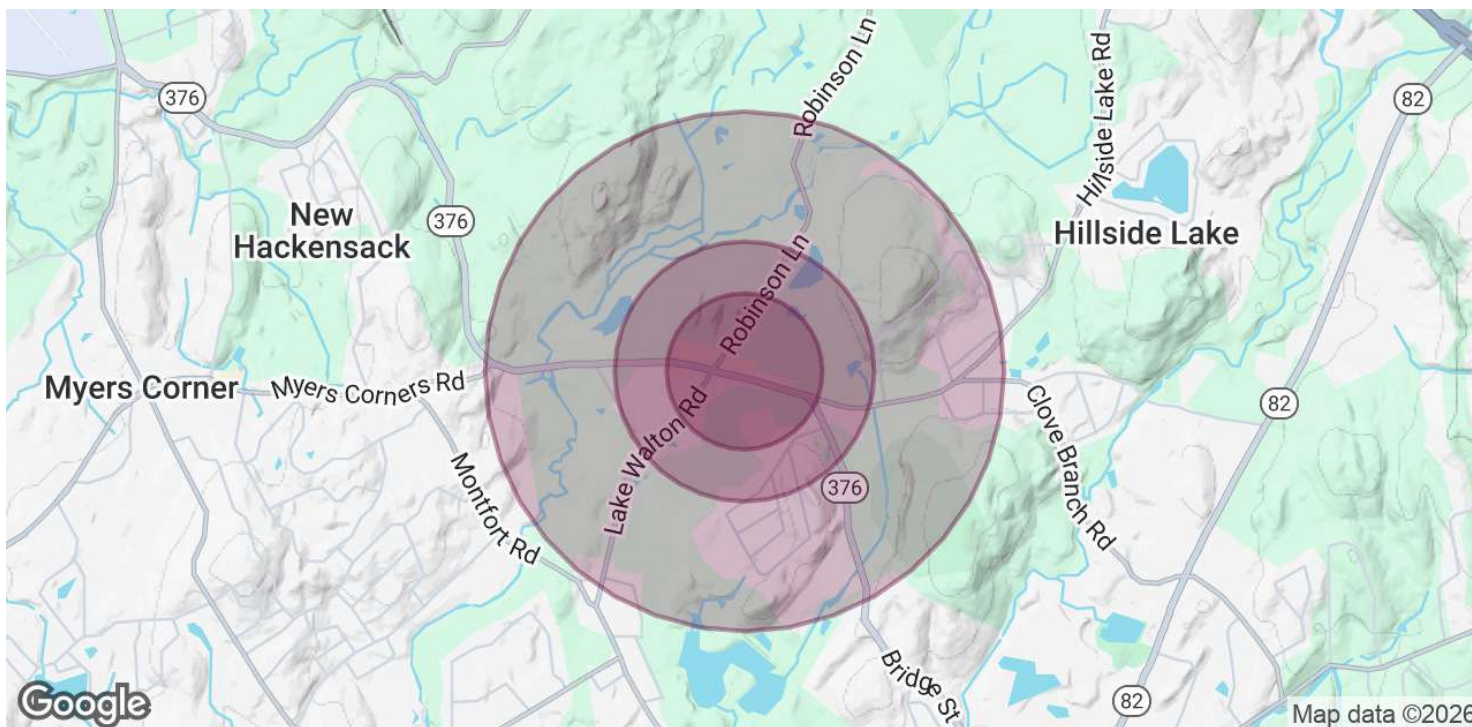
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
900 Route 376	Available	2,264 SF	Modified Gross	\$18.00 SF/yr	End Cap Space - Former Dunkin Donuts
900 Route 376	Available	3,657 SF	Modified Gross	\$18.00 SF/yr	Former Full Service Restaurant and Bar (Tomas Tapas)
900 Route 376	Available	1,790 SF	Modified Gross	\$18.00 SF/yr	-
900 Route 376	Available	2,138 SF	Modified Gross	\$18.00 SF/yr	-

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	95	491	1,817
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	161	599
# of Persons per HH	3.1	3	3
Average HH Income	\$181,270	\$181,149	\$187,190
Average House Value	\$480,093	\$478,359	\$485,520

Demographics data derived from AlphaMap