

ROUTE 9 RETAIL FLEX WAREHOUSE/STORAGE

1155 ROUTE 9, WAPPINGERS FALLS, NY 12590

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	8,447 SF
Available SF:	
Lot Size:	1.81 Acres
Price / SF:	\$260.45
Year Built:	1988
Zoning:	HB

PROPERTY OVERVIEW

Introducing a prime freestanding retail and flex storage building Wappingers Falls, NY. This 8,447 SF building offers an exceptional space for retail, storage, wholesale and a multitude of uses. With a strategic location on Route 9 with over 40,000 vehicles per day, this property presents a versatile layout ideal for a range of end user ventures. The well-maintained building boasts ample indoor and outdoor storage space, Route 9 building signage, fenced in parking, and large glass windows for retail/wholesale uses.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,015	29,443	98,501
Total Population	2,332	74,876	256,239
Average HH Income	\$88,811	\$124,988	\$123,099

BRIAN MOSSEY

D. 845.288.4367

M. 845.288.4367

bmossey@bhhshudsonvalley.com

STEVEN DOMBER

D. 845.905.8747

sdomber@bhhshudsonvalley.com

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ADDITIONAL PHOTOS



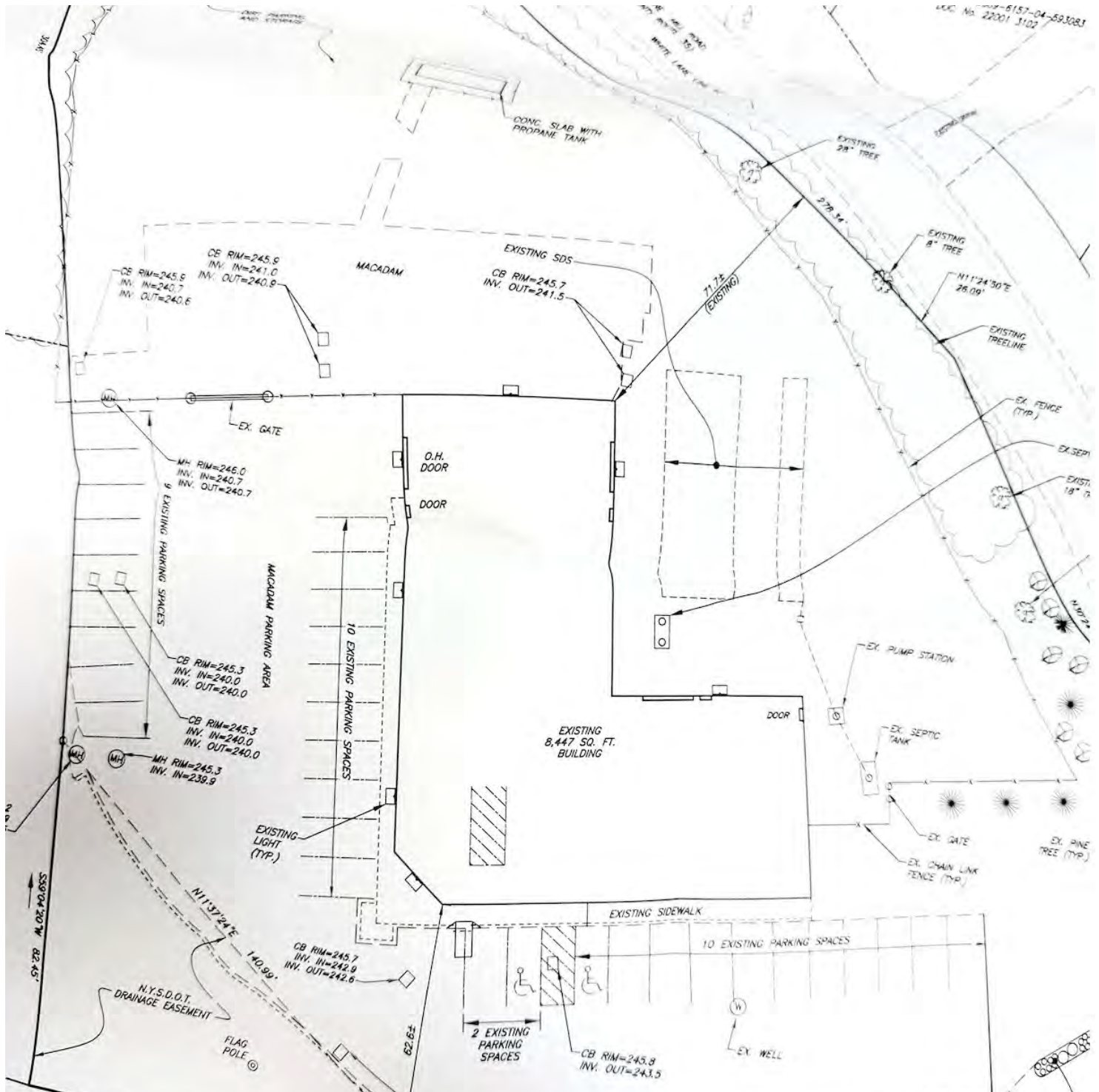
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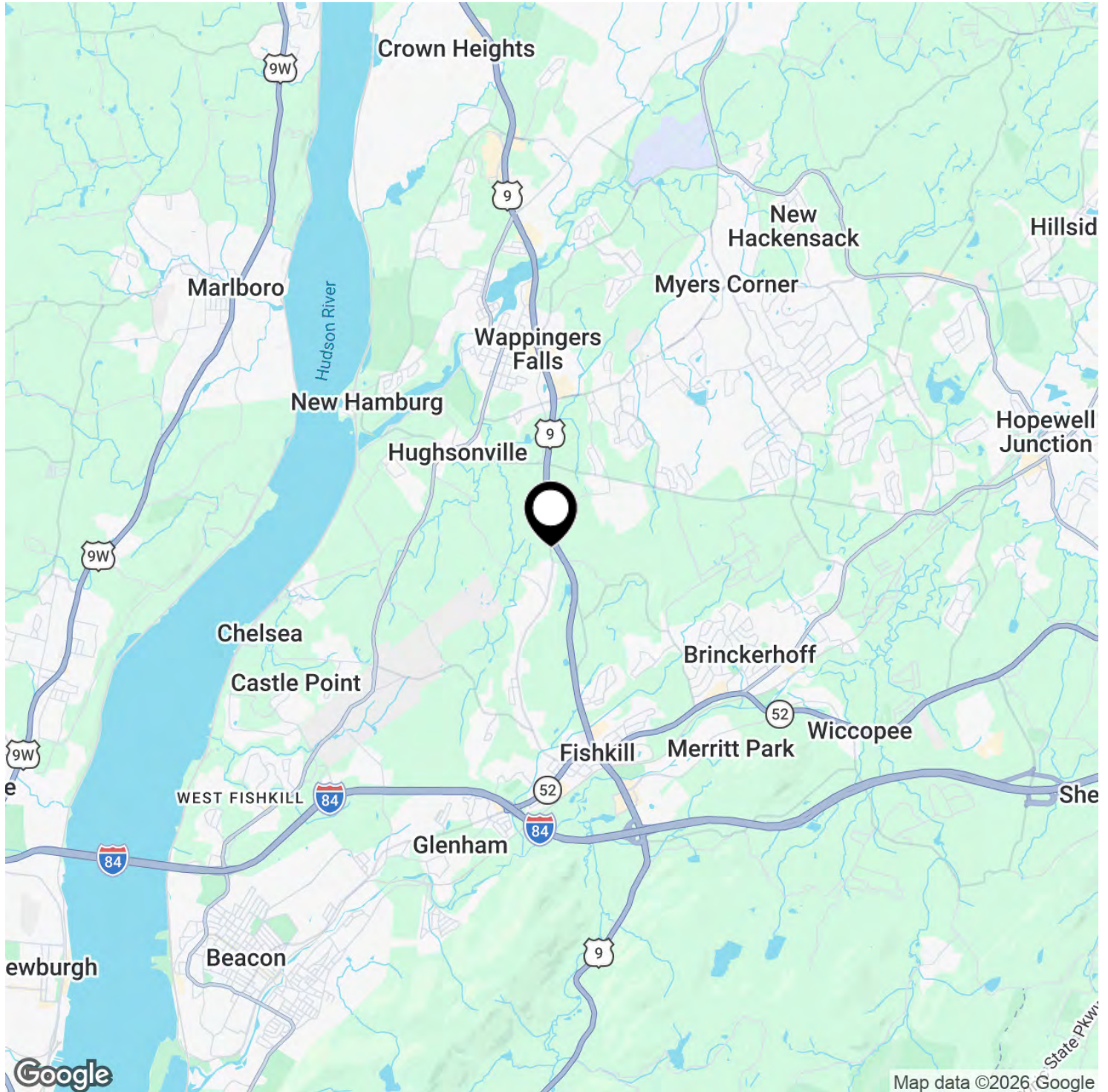
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LOCATION MAP



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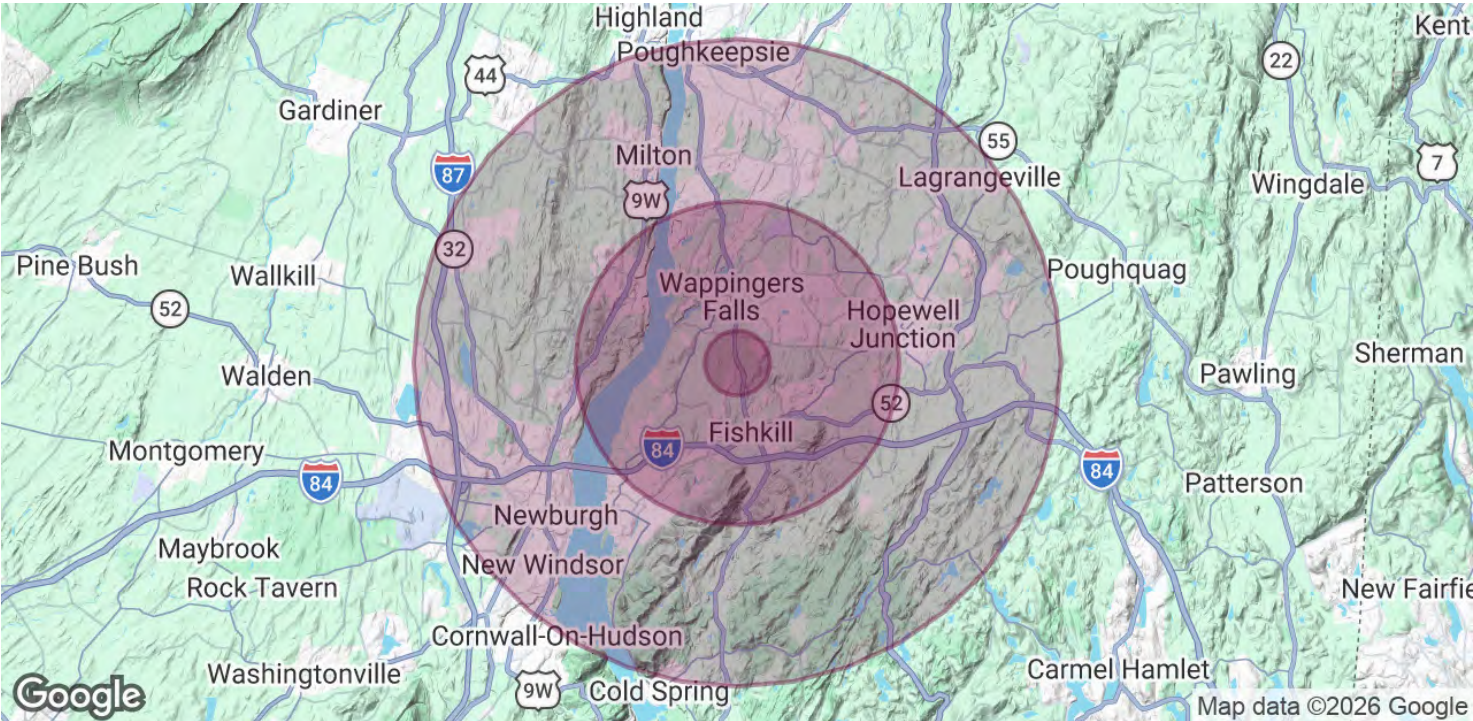
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,332	74,876	256,239
Average Age	46.3	43.9	41.7
Average Age (Male)	47.3	42.9	40.6
Average Age (Female)	46.2	43.8	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,015	29,443	98,501
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$88,811	\$124,988	\$123,099
Average House Value	\$264,669	\$381,248	\$374,439

2023 American Community Survey (ACS)