



FOR LEASE

PLAZA 9

U.S. ROUTE 9 – WAPPINGER, NY



WAREHOUSE / INDUSTRIAL

- **U.S. Route 9**
1070-1072 Route 9
Wappinger, NY 12524
- **Location:** 2.8 Miles / 4 Minutes to Interstate 84
7.2 Miles / 12 Minutes to Newburgh-Beacon Bridge



- **Frontage:** 210.5' - U.S. Route 9
- **Available:** 4,057 ± SF Building, *To Be Confirmed*
Outdoor Storage Area
- **Utilities:** Well & Septic
- **Zoning:** HB, Highway Business
- **Area Businesses:**

- Guardian Self Storage
- Meineke Car Care Center
- Benjamin Moore
- Talbots
- Farm to Table Bistro
- Potter Brothers
- Country Curtains
- Herzog's Home & Paint Centers



Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	62,558	99,288	135,462
Avg. HH Income	\$70,121	\$78,387	\$80,595
# of Households	22,895	35,866	49,913

- **Area Traffic Count:** U.S. Route 9 from NYS Route 52 Fishkill to CR 28 Old Hopewell Road - 32,547 AADT
- **Lease Price:** \$12.00 Per SF, Triple Net

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



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