

# Wappingers Falls, NY

# RETAIL SPACE FOR LEASE

## 1379 Route 9

## Greenbaum Square



### AVAILABLE:

1,220 SF  
2,147 SF End Cap (1,020 SF Can Be Made Available to Deliver  
3,167 SF)

### CO-TENANTS:

Ulster Savings Bank, Verizon, Miracle Ear, and Heritage Food + Drink

### NEIGHBORING RETAILERS:

BJ's Wholesale Club, Walgreens, Home Depot, T-Mobile, Starbucks, Planet Fitness, Once Upon a Child, McDonald's, Chase, Dunkin', Smoothie King, Big Lots, Dollar General, Wendy's, Verizon, Skechers, Party City, Popeyes, Advance Auto and many more

### TRAFFIC COUNT:

47,574 Cars per Day Along Route 9 (Albany Post Road)

### ADDITIONAL INFORMATION:

- Newly Developed 15,410 SF Shopping Center
- Great Visibility
- 103 Parking Spaces
- 1,000 Feet of Frontage Along Route 9
- End Cap Availability

### RENT:

\$30.00/SF

### CAM/TAXES:

\$9.50/SF

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	31,221	76,839	131,570
Avg. HH Income	\$126,545	\$138,389	\$145,995

For More Information,  
Please Contact:

914-237-3400

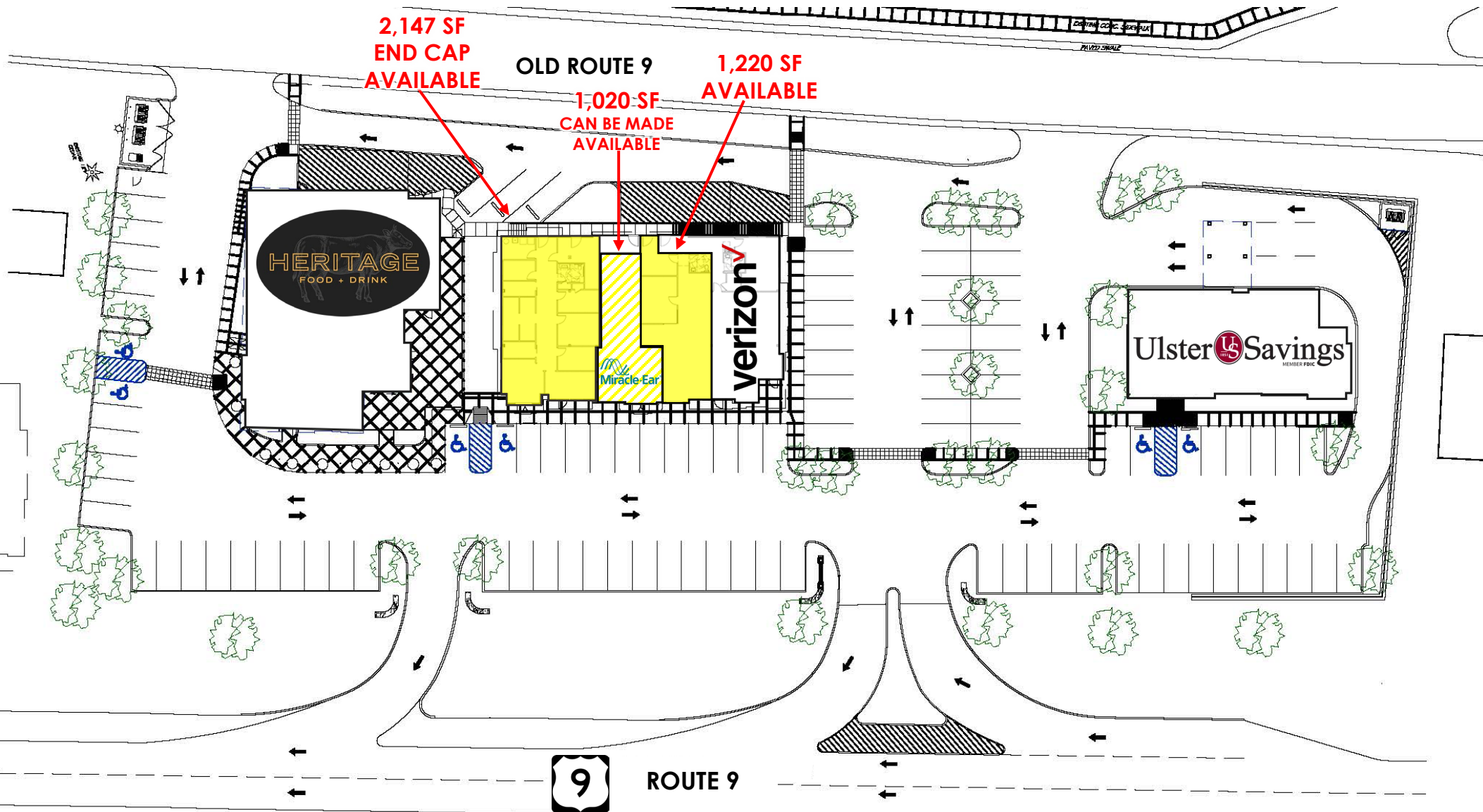
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**ROYAL**  
PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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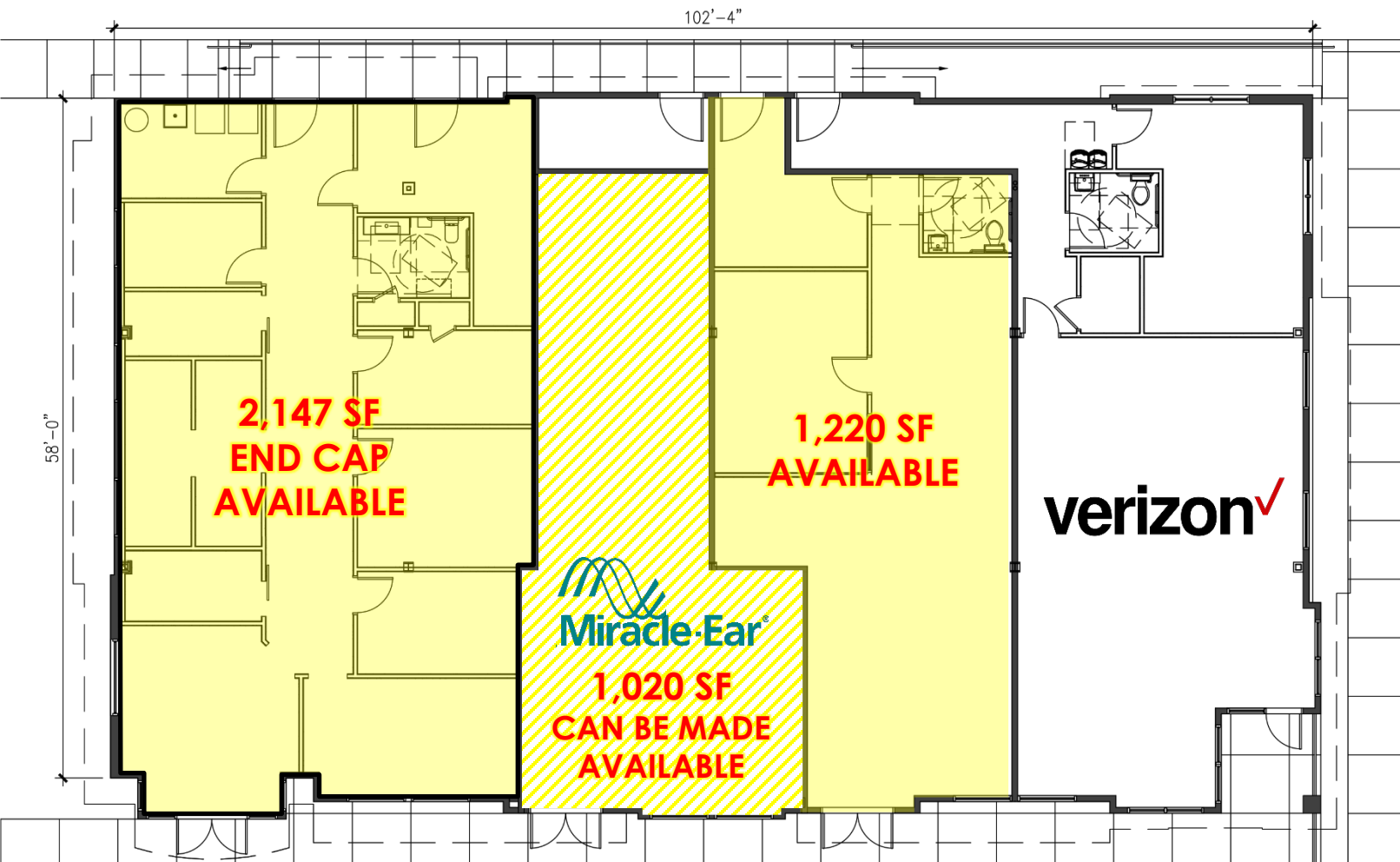


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