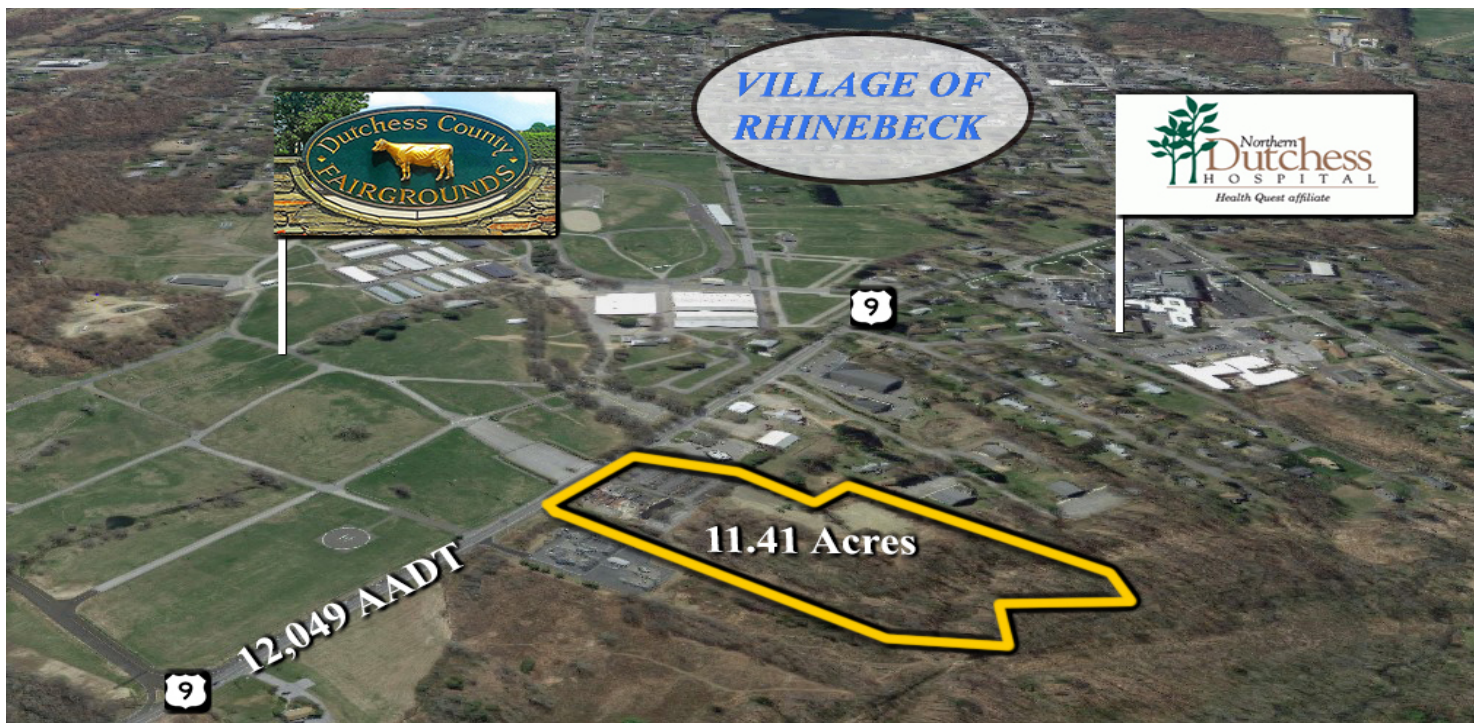




# DEVELOPMENT SITE

## U.S. ROUTE 9, RHINEBECK, NY 12572



## OPPOSITE DUTCHESS COUNTY FAIRGROUNDS

**ADDRESS:** 6595 U.S. Route 9  
Rhinebeck, NY 12572

**LOCATION:** **Kingston-Rhinecliff Bridge**  
(7 Minutes / 4.4 Miles)  
**Taconic State Parkway**  
(14 Minutes / 10.9 Miles)

**DEMAND GENERATORS:** Dutchess County Fair Grounds  
Northern Dutchess Hospital  
Beekman Arms  
Bard College  
Vanderbilt Mansion  
Roosevelt National Historic Site  
Marist College  
Culinary Institute

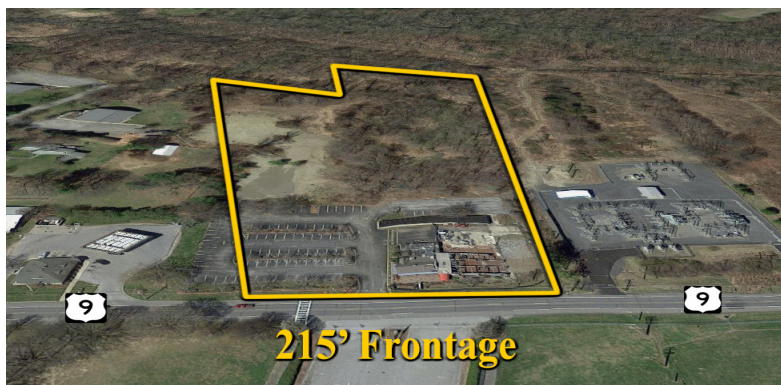
**ACREAGE:** 11.41 Acres

**FRONTAGE:** 215" ± on U.S. Route 9

**ZONING:** GB, General Business

**TRAFFIC COUNT:** 12,049 AADT

**ASKING PRICE:** ~~Previously Asking: \$1,750,000~~  
**New Asking Price: \$1,500,000**



### PROPERTY OVERVIEW

CR Properties is pleased to offer For Sale a Prime Development Property; Retail, Restaurant, and Service location with over 10 acres of land, which is located on the highly desirable U.S. Route 9 in Rhinebeck, NY. The site is in close proximity to the Beekman Arms, Northern Dutchess Hospital, Dutchess County Fairgrounds, FDR Library & Museum, Vanderbilt Mansion, Culinary Institute of America, Bard College, and more. There is 215' of frontage on NYS Route 9, zoned in G-B, General Business and has an average daily traffic count of 12,049.



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*

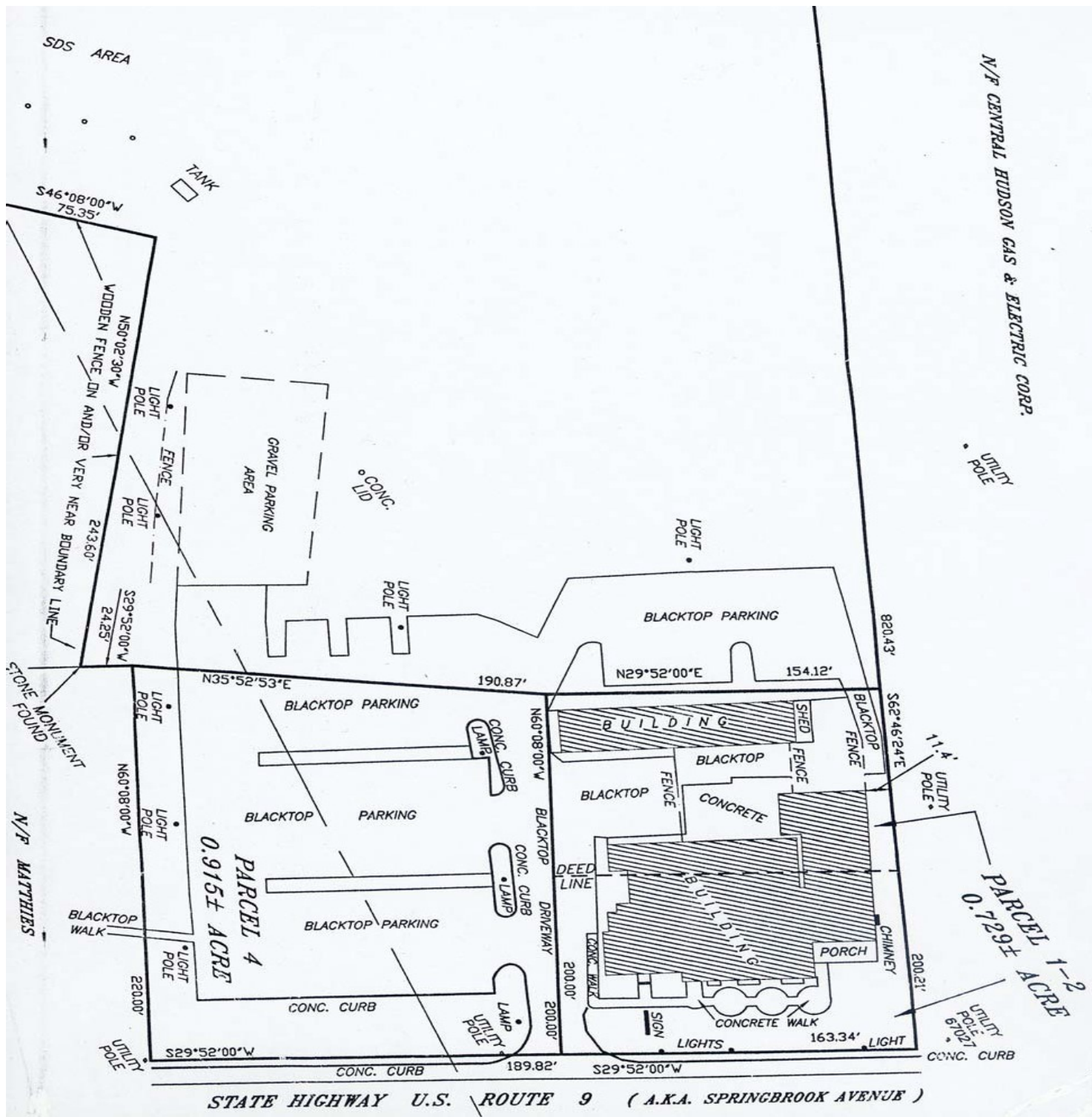
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# FORMER ROLLING ROCK CAFE

## OVER 10 ACRES OF LAND INCLUDED

EASILY ACCESSIBLE & U.S. ROUTE 9 VISIBILITY



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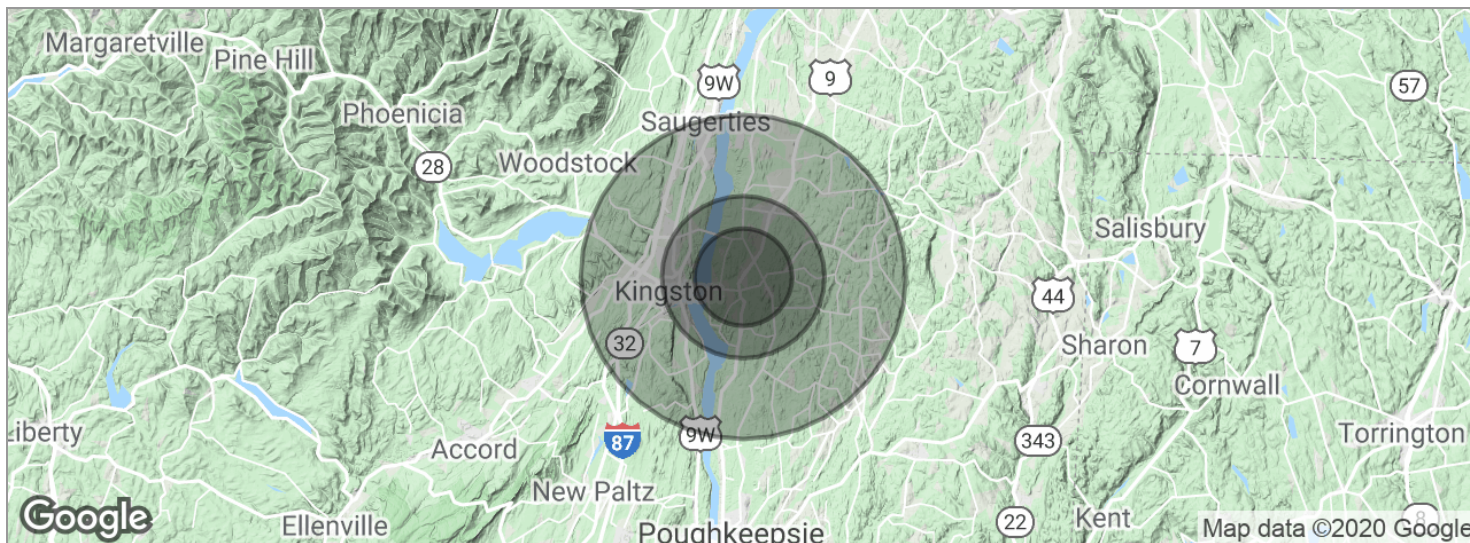




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### DUTCHESS COUNTY & ULSTER COUNTY AREAS



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	7,032	25,046	111,888
Median age	48.7	43.1	41.4
Median age (male)	46.9	41.4	39.9
Median age (Female)	50.9	44.9	43.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,762	9,816	44,020
# of persons per HH	2.5	2.6	2.5
Average HH income	\$89,794	\$75,695	\$74,498
Average house value	\$348,041	\$249,799	\$278,376

\* Demographic data derived from 2010 US Census



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