

6595 RTE 9, RHINEBECK, NY 12572-3718



\$2,300,000 | 0 days on market | Updated 0 days ago

6595 ROUTE 9 RHINEBECK NY 12572-3718 former Restaurant

Details

APN	6170-00-552684-0000	Property Type	Retail, Land (+1)
Sub Type	Commercial, Agricultural (+1)	Square Footage	2,977
Units	1	Tenancy	Vacant
Year Built	1950	Stories	1
Lot Size (SqFt)	505,715	Zoning	GB - General Business
Ground Lease	No		

Prime Commercial RE-Development Site RHINEBECK NY

Marketing description

Prime ±12-Acre Commercial Redevelopment Opportunity

6595 Route 9 & Springbrook Avenue, Rhinebeck, NY 12572

This exceptional property, formerly the iconic **Rolling Rock Cafe**, occupies a highly strategic location **directly across from the main entrance** of the Dutchess County Fairgrounds and sits on the **border between the Village of Rhinebeck and the Town of Rhinebeck**, offering excellent visibility and access along the busy NYS Route 9 corridor.

The site features existing **septic systems approved for restaurant use**, an existing parking lot with direct Route 9 access, and substantial acreage that supports a wide range of commercial, hospitality, and community-oriented uses. The former diner building was destroyed by fire, leaving a clean slate with strong infrastructure in place for redevelopment.

Ideal Potential Uses Include:

- Restaurant or hospitality redevelopment
- Retail / storefront / specialty market
- Professional or medical office (proximity to Northern Dutchess Hospital)
- Farmers market, agritourism, or outdoor event space
- Civic, institutional, or town/village uses
- Mixed commercial campus with expanded parking and outdoor areas

Strategic Location Advantages:

- Directly across from the **Dutchess County Fairgrounds** main entrance — one of the region’s largest event draws
- Minutes from **Rhinebeck Village** center, shops, restaurants, and attractions
- Strong proximity to **Northern Dutchess Hospital** and surrounding medical facilities — potential interest from healthcare-related users
- Situated in the heart of the scenic Hudson Valley with affluent demographics, robust tourism, celebrity weddings, and weekend visitor traffic

This is a rare, limited-supply development site in one of the Hudson Valley’s most desirable and high-profile locations. The combination of approved infrastructure, high-visibility frontage, and strong market demand creates outstanding potential for a successful project.

Investment highlights

Rare ±12-acre General Business (GB) zoned development site directly across from the **main entrance** of the Dutchess County Fairgrounds

Former Rolling Rock Cafe — iconic local landmark and one of Rhinebeck’s busiest restaurant for nearly 20 years destroyed by fire, offering excellent infrastructure foundation for redevelopment

Approved septic systems in place — major cost and time savings for restaurant, retail, hospitality, or service uses

Outstanding existing parking lot with direct access from Route 9

High-visibility location on the busy **Route 9 corridor** with strong daily traffic counts



Prime proximity to **Rhinebeck Village**, world-class attractions, and the scenic Hudson Valley

Excellent access and multiple points of entry, positioned directly across from the **Dutchess County Fairgrounds main entrance**

Additional acreage supports **farmers market**, civic uses, outdoor events, expanded commercial development, or complementary uses

Located in one of the Hudson Valley’s strongest **tourism and affluent markets** — supported by Rhinebeck’s reputation for celebrity weddings, weekend visitors, high-end demographics, and year-round destination appeal


Listing Contacts

 **Robert Buyakowski** (<https://www.crexi.com/profile/robert-buyakowski-robertbuya>) PRO 

NYS # 10491211304, NYS # 10351217418

[View phone number](#)

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Listed by RBR Real Estate Solutions LLC

Valuation Calculator

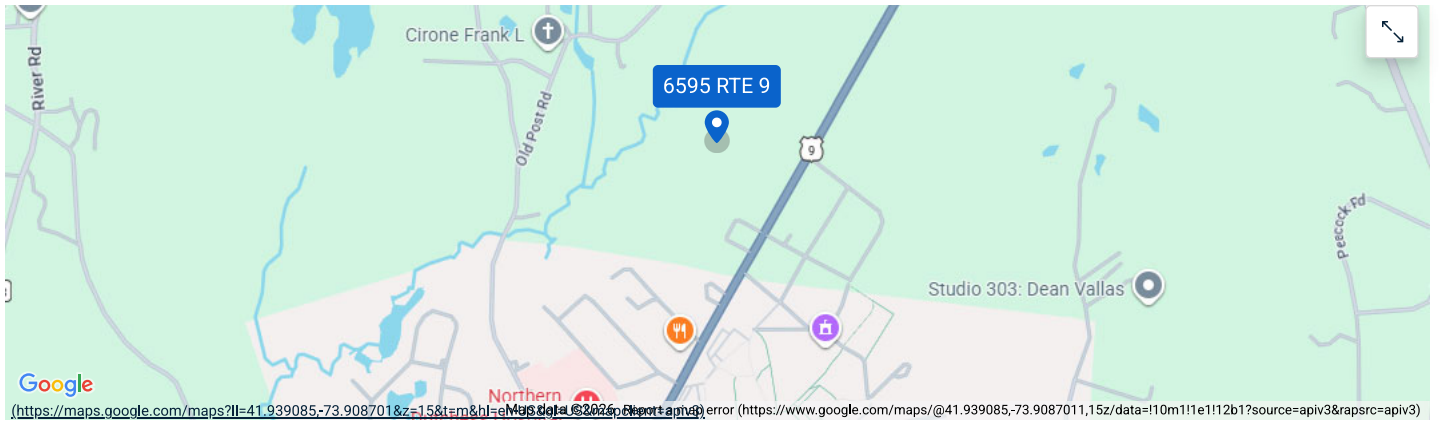
Purchase Price *	Net Operating Income *	Loan Amount ⓘ
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Down Payment		Annual Debt Service ⓘ
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		\$--
Interest Rate *	Term (years) *	Annual Cash Flow ⓘ
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		\$--

Valuation Metrics

0 DSCR ⓘ	-- Cap Rate ⓘ	-- ROI ⓘ
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Map

 Interactive Maps ▼ 



Climate Risk for 12572-3718

Flood Risk ⓘ

1 /10 **Minimal**
FLOOD FACTOR

This property has a minimal Flood Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Fire Risk ⓘ

1 /10 **Minimal**
FIRE FACTOR

This property has a minimal Fire Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Demographics

	1 Mile	3 Miles	5 Miles
Population ⤴			
2024	6,620	16,841	57,733
2023	6,544	16,920	57,922
2022	6,746	16,748	57,281
2021	6,901	16,633	56,995
2020	6,991	17,270	57,007
Household Income ⤴			
2024 Median Income	\$91,999	\$92,915	\$87,327
Under \$25k	246	816	3,439
\$25k - \$50k	551	1,354	3,762
\$50k - \$100k	949	1,858	6,202
\$100k - \$150k	467	1,428	4,069
Above \$150k	1,014	2,163	6,547

Age ^			
2024 Median Age	56.9	52.3	44.3
Under 20	793	3,104	12,389
20 - 25	180	617	2,908
25 - 45	1,243	3,297	14,057
45 - 65	2,191	5,063	15,858
Over 65	1,860	3,909	10,176
Employees ^			
Total 2024	6,102	14,680	48,434
Agriculture	54	153	341
Construction	175	1,115	2,629
Manufacturing	111	771	1,702
Wholesale Trade	57	286	520
Retail Trade	307	1,795	4,160
Transportation, Warehousing	215	752	1,966
Information	178	507	874
Finance, Insurance	306	1,124	2,431
Professional Services	581	2,001	4,052
Educational, Health Care	1,145	5,275	10,861
Arts, Entertainment, Food	200	1,292	3,060
Management, Business, Science, Arts	1,992	8,323	16,765
Public Administration	99	516	1,630
Other Services	166	957	1,736
Housing Occupancy ^			
2024 Ratio	10:1	10:1	10:1
Occupied	2,918	6,878	21,712
Vacant	309	741	2,307
Renter To Homeowner ^			

2024 Ratio	2:5	7:20	1:2
Renters	960	2,049	7,740
Homeowners	2,267	5,570	16,279

Property Photos



Similar Properties

[View All](#)

Card

Table



• For Sale

Unpriced

2160-2164 Route 112

Retail

2160-2164 Route 112, Medford, Suffolk County, NY 11763



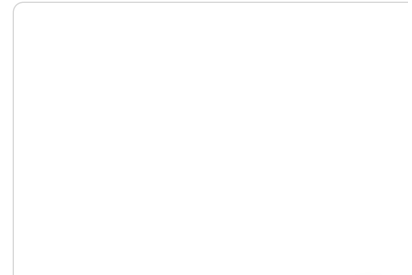
• For Sale

Unpriced

419-423 Route 59

Retail

419 NY-59, Monsey, Rockland County, NY 10952



• For Sale

Unpriced

12211 20th Ave

Opportunity Zone • Retail

12211 20th Ave, College Point, Queens County,