



FORMER BANK - PAD SITE AVAILABLE

6708 U.S. ROUTE 9, RHINEBECK, NY 12572



NEAR RHINEBECK VILLAGE, DUTCHESS COUNTY FAIRGROUNDS

OFFERING SUMMARY

ADDRESS: 6708 U.S. Route 9
Rhinebeck, NY 12572

LOCATION: Dutchess County Fairgrounds - 2
Minutes
Rhinebeck Village - 3 Minutes
Kingston Rhinecliff Bridge - 7
Minutes
Taconic State Parkway - 14
Minutes

BUILDING SIZE: 1,536 SF

ZONING: CBS

ASKING RENT: \$5,000 per Month,
plus Taxes and CAM



PROPERTY OVERVIEW

Located along the well-traveled U.S. Route 9 corridor in Rhinebeck, NY, 6708 U.S. Route 9 benefits from strong visibility within one of the Hudson Valley's most desirable and historic communities. The surrounding Town and Village of Rhinebeck offer a blend of rural charm and affluent appeal, highlighted by scenic Hudson River landscapes, estate properties, and a vibrant village center with boutique retail, dining, and cultural venues. Popular destinations such as the Dutchess County Fairgrounds and local farmers markets draw consistent traffic from both residents and weekend visitors from New York City. This combination of strong tourism demand, steady foot traffic, and dependable utilities positions the property within a highly sought-after and consistently performing market.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
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OFFICE, RETAIL, SERVICE

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FORMER BANK BRANCH WITH DRIVE-THRU



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POPULAR RHINEBECK, NY

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[HTTPS://HVMAG.COM/THINGS-TO-DO/RHINEBECK-24-HOUR-DAY-TRIP/](https://hvmag.com/things-to-do/rhinebeck-24-hour-day-trip/)



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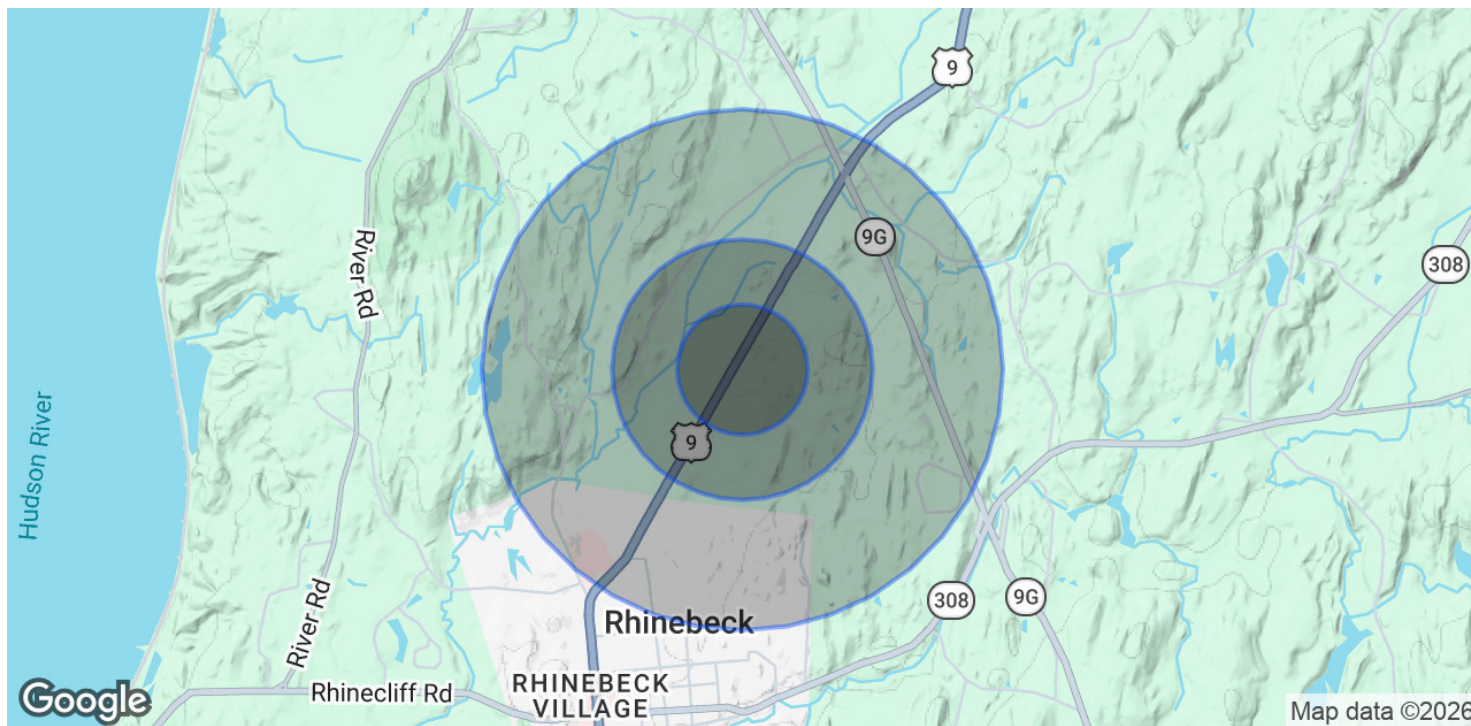
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DEMOGRPAHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	23	94	1,126
Average Age	62.8	62.2	52.4
Average Age (Male)	59.1	58.1	50.6
Average Age (Female)	65.3	64.8	54.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	44	559
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$139,396	\$127,833	\$115,621
Average House Value	\$525,425	\$513,785	\$497,300

2023 American Community Survey (ACS)



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