



FOR SALE

4277 ALBANY POST ROAD (ROUTE 9), HYDE PARK, NY

VACANT DRIVE-THRU BANK | DUTCHESS COUNTY

THE OFFERING



ASKING PRICE:
\$410,000 - \$214 / SF

EXECUTIVE SUMMARY

Cushman & Wakefield's is pleased to exclusively present for sale, **4277 Albany Post Road (Route 9), Hyde Park, NY**. The subject property is a 1,920 SF retail building with a drive-thru and an unfinished basement, situated on a .21 acre lot. The asset is positioned directly on US Route 9, a north / south route running along the most most densely populated area of the county. It ties into I-84 in southern Dutchess County which provides east and west access to the Taconic State Parkway, I-684 and I-87 (NYS Thruway).

For more information, or to schedule a walkthrough, please contact the exclusive brokers.

PROPERTY INFORMATION

Address:	4277 Albany Park Road, Hyde Park
Section, Block & Lot:	6.64, 8 & 903.995
County:	Dutchess
Year Built:	1975
Building Size:	1,920 SF
Lot Size:	9,308 SF / .21 Acres
Parking Spaces:	15 Surface Spaces
Drive Thru:	Yes
Stories:	1 + Basement
RE Taxes (2023):	\$4,298 \$2.24 / SF



LOCATION OVERVIEW



DUTCHESS COUNTY, NY

Dutchess County, NY, presents a compelling opportunity for retail investment – Its rich historical significance, including being the home of Franklin D. Roosevelt and the Culinary Institute of America, adds a distinctive charm to the area. Dutchess County has a blend of local boutiques, charming eateries, and cultural attractions, coupled with a strong sense of community.

SUBJECT PROPERTY



LOCAL DEMOGRAPHICS

Distance From Property	1-Mile	3-Miles	5-Miles
Population	4,348	14,324	39,261
Households	1,209	5,169	13,425
Avg. Household Income	\$85,655	\$93,575	\$96,268
Employees	1,360	4,268	18,122

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C&W CONTACT:

JAMES DESIMONE

Pyramid Brokerage Company

T 845 787 1379

JDesimone@pyramidbrokerage.com

LONG ISLAND EXPERTISE:

DAN ABBONDANDOLO

Executive Director

T 631 425 1232

Dan.Abb@cushwake.com

JOEGY RAJU

Senior Associate

T 631 425 1216

Joegy.Raju@cushwake.com

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