



SALE / LEASE

U.S. ROUTE 9 - POUGHKEEPSIE, NY

DEVELOPMENT PARCEL



MIXED-USE TOWN CENTER

COMMERCIAL | RESIDENTIAL

HOTEL | ASSISTED LIVING | SELF STORAGE



- **U.S. Route 9**
2611-2629 South Road
Poughkeepsie, NY 12601
- **Description:** Development site on U.S. Route 9, proposed for commercial, residential, retail, mixed-use and pad site opportunities in Poughkeepsie, NY. The location is a gateway market to Poughkeepsie located between the Mid-Hudson Bridge cloverleaf intersection and the IBM / Spackenkill Road intersection. Situated on U.S. Route 9 in Dutchess County's shopping district, neighboring retailers and businesses include; Price Chopper, TJ Maxx, Marshall's, Dollar Tree, Staples, Stop & Shop, Wendy's, Michaels, Toys R' Us, Dunkin Donuts, Barnes & Noble, Petsmart, Starbucks, CVS, Residence Inn, CareMount Medical Group, State Farm, and more.
- **Location:** The surrounding area is serviced by the Poughkeepsie Metro-North Train Station offering transportation for the Hudson Line to Grand Central Terminal. The train station serves MTA and Amtrak as well as local and regional bus services. Area generators and local tourism include Locust Grove Estate, Walkway Over the Hudson, MidHudson Regional Hospital, Franklin D. Roosevelt Presidential Library and Museum, Vanderbilt Mansion and Eleanor Roosevelt National Historic Sites, and much more. Area colleges and institutions include the Culinary Institute of America, Marist College, Vassar College, Dutchess Community College, Bard College, and SUNY New Paltz.
- **Acreage:** 17.45 ± Acres
- **Frontage:** U.S. Route 9 - 358.8'
- **Zoning:** B-H, Highway Business
- **Proposed:**
 - Mixed-Use Town Center
 - Big Box & Pad Site Opportunities
 - Automotive
 - Commercial / Residential
 - Retail / Bank
 - Hotel / Assisted Living
- **Demographics:**

	3 Miles	5 Miles	7 Miles
Population	53,163	98,428	137,584
Avg. HH Income	\$75,106	\$77,035	\$80,563
# of Household	20,145	36,332	50,192
- **Area Traffic Count:** U.S. Route 9 from NYS RT 113 / Spackenkill Road to Beechwood Ave - 63,769 AADT
- **Asking Price:** Sale: \$3,995,000
Lease: Available Upon Request

** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **

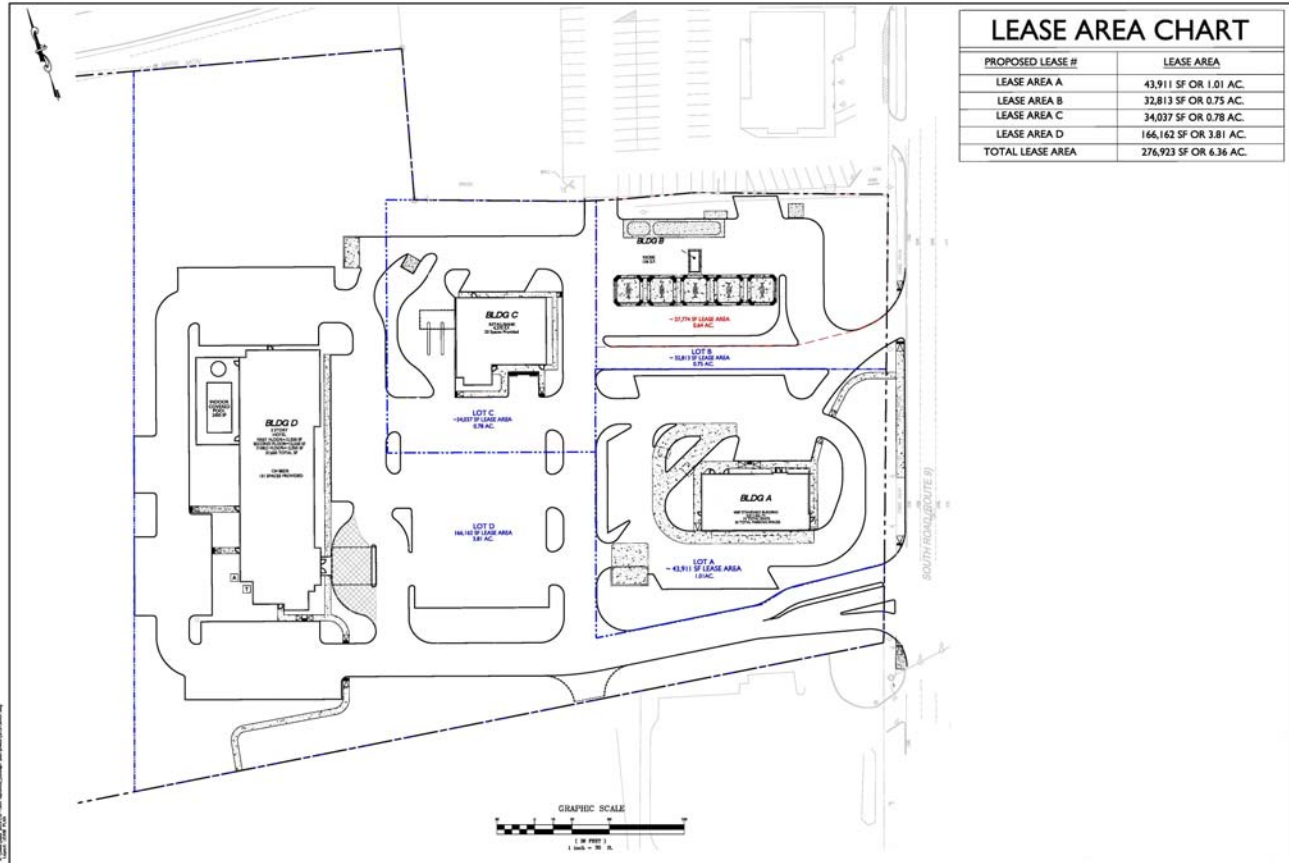


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Lease Plan



Overall Site Plan

