



# PLAZA 44 - GROCERY ANCHORED SHOPPING CENTER

15 BURNETT BOULEVARD / U.S. ROUTE 44 POUGHKEEPSIE, NY 12601



## STOP & SHOP, BIG LOTS, DOLLAR TREE, KEY BANK, ULSTER SAVINGS

**ADDRESS:** 15 Burnett Boulevard / US Rte 44  
Poughkeepsie, NY 12603

**LOCATION:** NE Corner of U.S. Rte 44 aka  
Dutchess Turnpike & Burnett Blvd  
Mid-Hudson Bridge - (8 Minutes / 3.1 Miles)  
Poughkeepsie Train & Amtrak - (9 Minutes / 3.3 Miles)

**AVAILABLE SF:** Space H: 1,514 SF  
Space G: 4,200 SF  
Space 0BB: 8,300 SF  
Space 0B0: 2,880 SF

**LEASE RATE:** \$16.00 SF (NNN)  
\$7.00 CAM Tax



### PROPERTY OVERVIEW

CR Properties is pleased to offer to stores for lease in Plaza 44, located NE Corner of U.S. Route 44 aka Dutchess Turnpike & Burnett Blvd. Lease rate is \$16.00 SF (NNN) \$7.00 CAM Tax. GLA: 167,686 +/- SF | PARKING: 5 PER 1,000. Nearby Area Retailers & Demand Generators such as, Vassar College, Marist College, NYS DOT Region 8, Eastdale Village, and many more.



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  
845.485.3100  
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# FORMER GOODYEAR, NEW PAD SITE

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## ANCHORED BY STOP & SHOP



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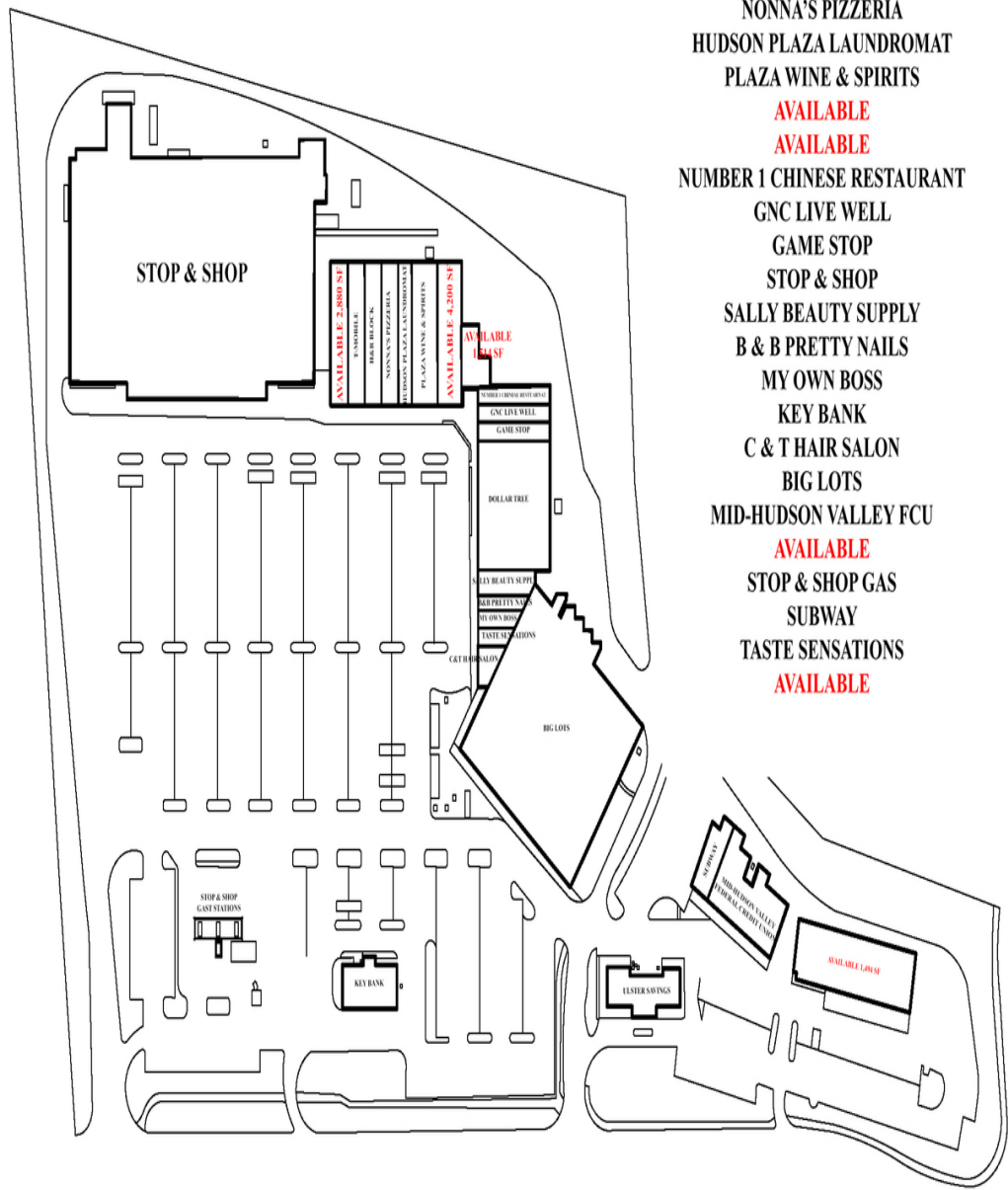


# SITE PLAN AND TENANTS LIST

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## AREA RETAILERS AND DEMAND GENERATORS

Plaza 44



Tenant	Space #	Sq. Footage
DOLLAR TREE	000	11,100
ULSTER SAVINGS	0DD	3,000
T-MOBILE	0C0	2,880
H & R BLOCK	0D0	2,880
NONNA'S PIZZERIA	0E0	2,880
HUDSON PLAZA LAUNDROMAT	0FF	2,016
PLAZA WINE & SPIRITS	0F0	4,200
AVAILABLE	0G0	4,200
AVAILABLE	0H0	1,514
NUMBER 1 CHINESE RESTAURANT	0J0	900
GNC LIVE WELL	0K0	1,500
GAME STOP	0L0	1,500
STOP & SHOP	0A0	69,449
SALLY BEAUTY SUPPLY	0Q1	1,475
B & B PRETTY NAILS	0Q0	825
MY OWN BOSS	0S0	787
KEY BANK	0CC	2,820
C & T HAIR SALON	0U0	630
BIG LOTS	0V0	32,640
MID-HUDSON VALLEY FCU	0AA	5,284
AVAILABLE	0BB	8,300
STOP & SHOP GAS	0EE	1,935
SUBWAY	0W0	1,500
TASTE SENSATIONS	0T0	573
AVAILABLE	0B0	2,880



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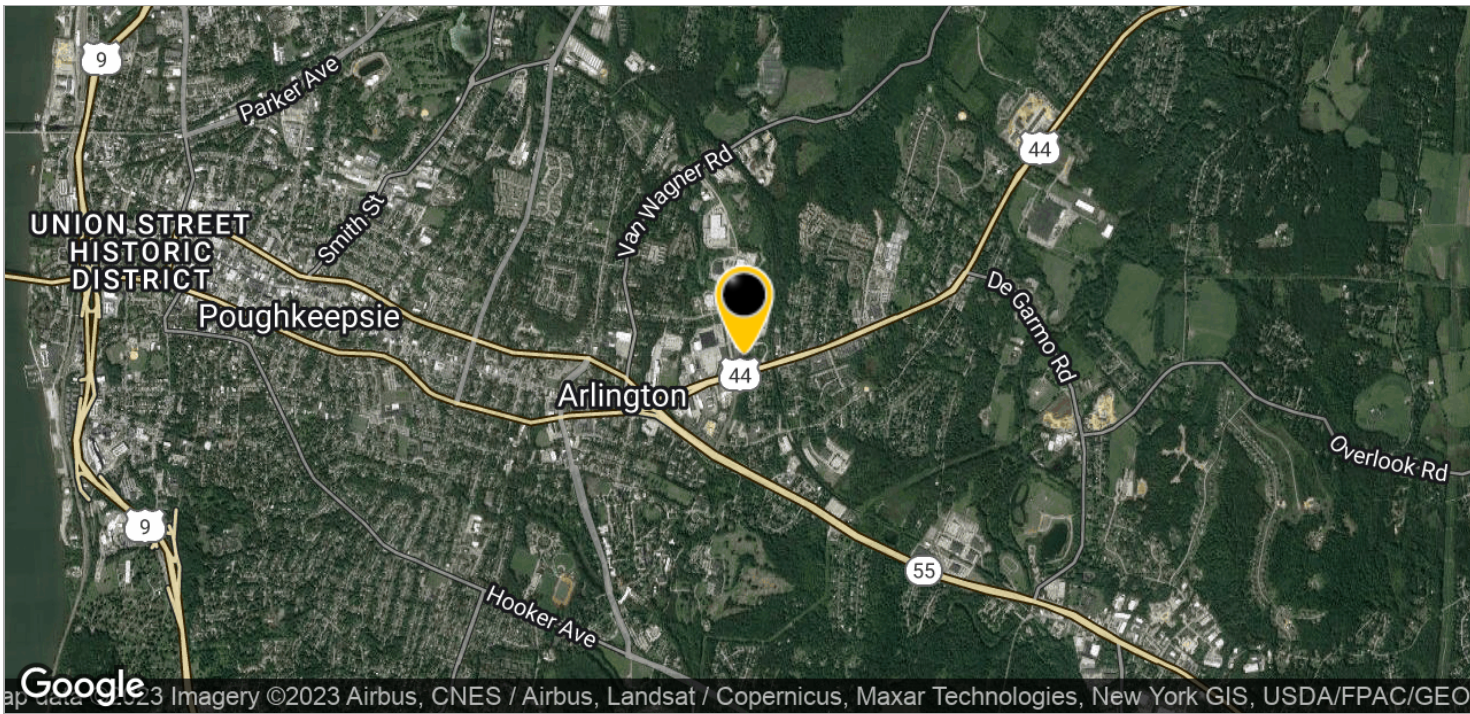
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**MID-HUDSON BRIDGE - (8 MINUTES / 3.1 MILES)**  
**POUGHKEEPSIE TRAIN & AMTRAK - (9 MINUTES / 3.3 MILES)**

**NEWLY DEVELOPED EASTDALE VILLAGE LUXURY APARTMENTS & SHOPPING  
 NEAR MARIST COLLEGE, VASSAR COLLEGE, DUTCHESS COMMUNITY COLLEGE**



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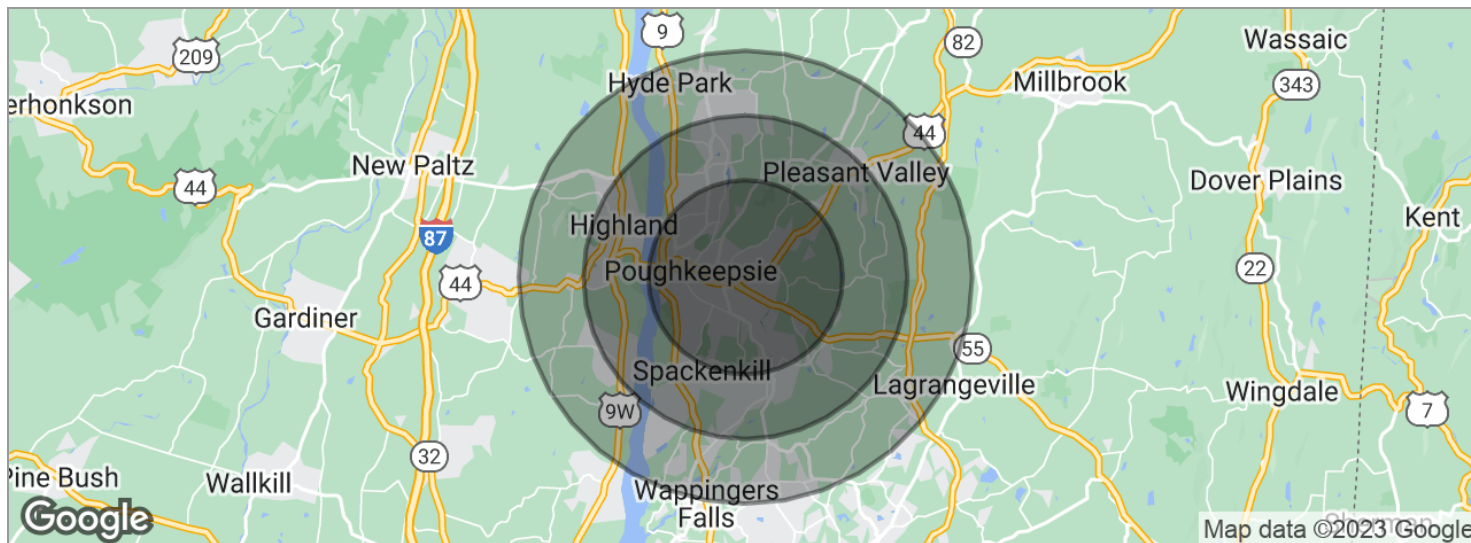
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# HISTORIC HUDSON VALLEY POPULATION, HOUSEHOLD & INCOME

## ULSTER COUNTY & DUTCHESS COUNTY AREA



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total population	66,702	115,554	160,237
Median age	35.2	35.6	36.9
Median age (male)	33.5	34.2	35.5
Median age (Female)	36.2	36.4	37.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total households	24,197	42,289	59,002
# of persons per HH	2.8	2.7	2.7
Average HH income	\$68,907	\$72,643	\$75,189
Average house value	\$276,295	\$285,997	\$299,304

\* Demographic data derived from 2020 ACS - US Census



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