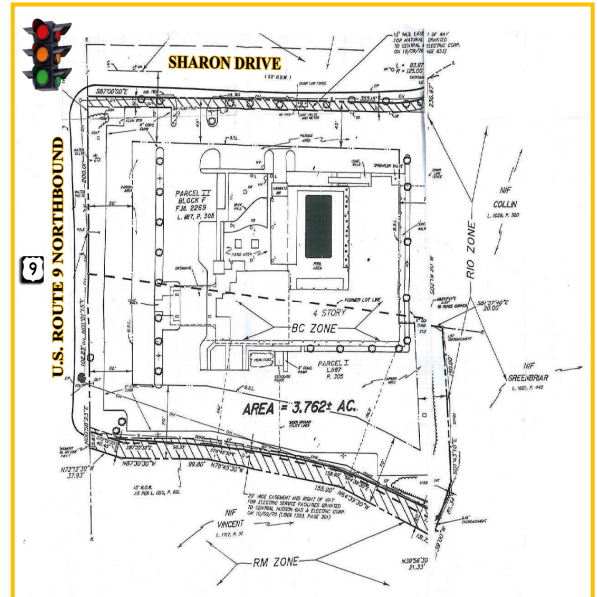




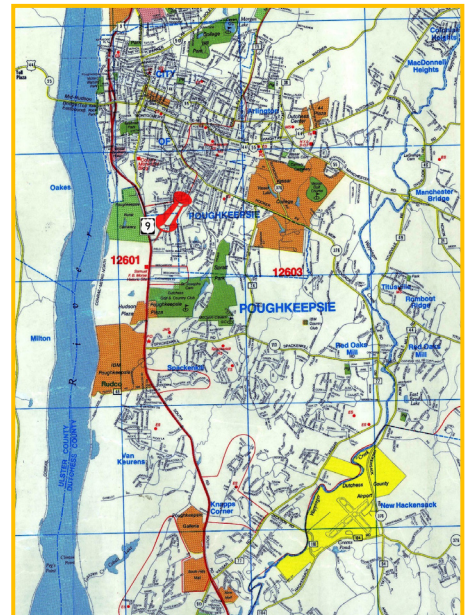
# RESTAURANT

## U.S. ROUTE 9 & SHARON DRIVE POUGHKEEPSIE, NEW YORK



### JOIN HOLIDAY INN EXPRESS

- **U.S. Route 9**  
2750 South Road  
Poughkeepsie, NY 12601
- **Location:** Southeast corner of U.S. Route 9 at Sharon Drive
- **Signalized Intersection**
- **Acreage:** A portion of 3.8 +/- Acres
- **Frontage:** 200.01' - U.S. Route 9 / 355.15' - Sharon Drive
- **Zoning:** B-H, Highway Business
- **Demand Generators:** IBM Poughkeepsie  
Casperkill Golf Club  
Poughkeepsie Galleria Mall  
Vassar College  
Marist College  
Culinary Institute of America  
Vassar Brothers Medical Center  
MidHudson Regional Hospital



<b>Demographics (2015 Estimate):</b>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	59,443	97,660	136,121
Avg. HH Income	\$71,481	\$78,026	\$81,257
# of Households	21,946	35,437	49,837

#### Area Traffic Count:

U.S. Route 9 from Beechwood Avenue to Academy St. - 52,396 AADT

- **Asking Price:** Available Upon Request

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



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