



HUDSON HERITAGE - CAMPUS SETTING

U.S. ROUTE 9, WINSLOW GATE, POUGHKEEPSIE, NY 12601



MARIST COLLEGE, CIA, VASSAR & MIDHUDSON REGIONAL HOSPITALS

ADDRESS: Winslow Gate Road,
Poughkeepsie, NY 12601

SPACES AVAILABLE: Unit D-2: 1,533 SF
Unit E-2: 2,000 SF
Unit E-3: 2,490 SF
Unit F-1: 2,325 SF
Unit: L-4: 1,000 SF
Building H: 10,000 SF

LOTS AVAILABLE: Lot K, 1.30 AC
5, Commercial / Residential – 3.75 AC
13, Director's House (Structure Must Remain) – 0.68 AC

DEMAND GENERATORS: Marist College, CIA,
Vassar & MidHudson Regional Hospitals

ASKING PRICE: Sale / Lease: Available Upon Request

PROPERTY OVERVIEW

Located off of heavily traveled U.S. Route 9 across from Marist College. This location is near The Poughkeepsie Metro-North Train Station (Hudson Line) to Grand Central (less than 2 hours) and 1 hour & 35 minutes taking Poughkeepsie Amtrak to Penn Station. Within 1.5 miles you will find the Culinary Institute of America & Vassar Brothers Medical Center in addition to well-known Area Generators such as the Franklin D. Roosevelt Presidential Library and Museum, Eleanor Roosevelt and Vanderbilt Mansion National Historic Sites, and Mills Mansion; Staatsburgh State Historic Site. Area colleges Dutchess Community College, Vassar College, Bard College, and the State University of New York at New Paltz. There are 21,000+ Combined full-time enrollment & 68,000+ unique visits annually.

PROPERTY HIGHLIGHTS

- Two Signalized Access
- Densely Populated Area
- Directly Across From Marist College
- Anchored By ShopRite & CVS Pharmacy
- Direct Access to Walkway Over The Hudson
- Traffic Count: 41,000 AADT
- The Poughkeepsie Train Station is approximately 2.4 ± miles from this location
- Grand Central Terminal Metro-North (Hudson Line) is 1 hour and 50 minutes
- Penn Station to Poughkeepsie Amtrak (Hudson Line) 1 hour and 35 minutes
- Per Placer.ai, ShopRite generated 1.05M visits over the last 12 months, ranking this store as the #1 out of 5 stores in the chain within 15 miles and the #1 most visited grocery store out of 35 grocers within 15 miles of the center.

CO-TENANTS: ShopRite, CVS Pharmacy, Starbucks, Chipotle, Burger King, Jersey Mike's, 'Cue & Brew Barbecue, Smoothie King, Supercuts, AT&T



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

tom@crproperties.com



HUDSON HERITAGE - NOW AVAILABLE

U.S. ROUTE 9, WINSLOW GATE, POUGHKEEPSIE, NY 12601

SHOPRITE, CVS, STARBUCKS, CHIPOTLE, BURGER KING, PULSE MD



10,000 SF Available - SHPO Project Potential, Sale / Lease

Jersey Mike's

Starbucks & Chipotle



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
tom@crproperties.com



U.S. ROUTE 9 - MAJOR RETAIL CORRIDOR PROMINENT NATIONAL AND REGIONAL RETAILER CO-TENANCY

SHOPRITE, CVS, STARBUCKS, CHIPOTLE, BURGER KING, PULSE MD



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
tom@crproperties.com



U.S. ROUTE 9 - MAJOR RETAIL CORRIDOR

PROMINENT NATIONAL AND REGIONAL RETAILER CO-TENANCY

SHOPRITE, CVS, STARBUCKS, CHIPOTLE, BURGER KING, PULSE MD



'Great Lawn'
Designed by Olmstead and Vaux



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

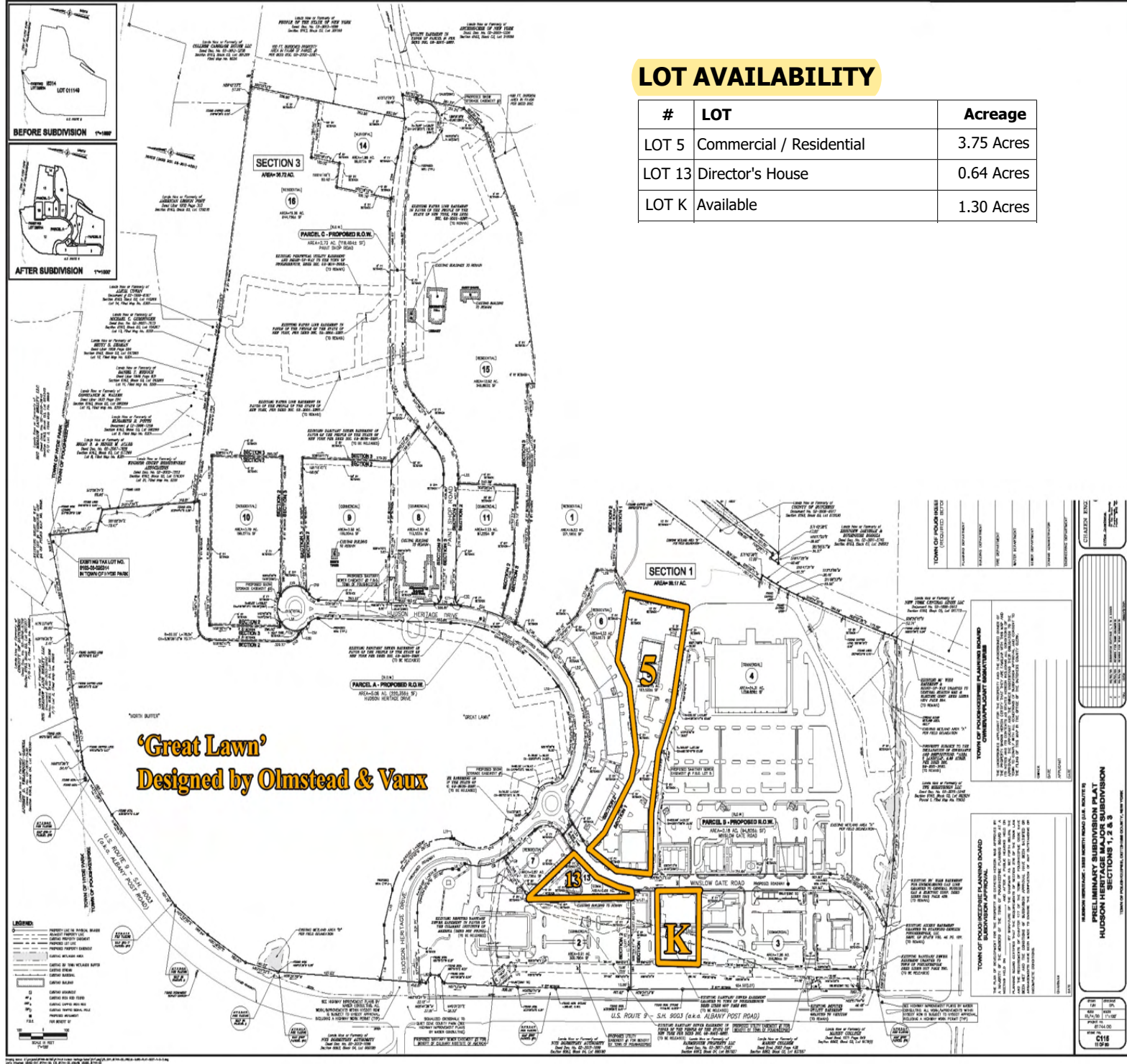
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



GRAND CENTRAL - 90 MINUTES

PENN STATION - 95 MINUTES

HUDSON RIVER TRAIL TO WALKWAY OVER THE HUDSON NEW YORK CITY RAILWAY (HUDSON LINE) - POUGHKEEPSIE



LOT AVAILABILITY

#	LOT	Acreage
LOT 5	Commercial / Residential	3.75 Acres
LOT 13	Director's House	0.64 Acres
LOT K	Available	1.30 Acres



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
tom@crproperties.com



GRAND CENTRAL - 90 MINUTES

PENN STATION - 95 MINUTES

HUDSON RIVER TRAIL TO WALKWAY OVER THE HUDSON NEW YORK CITY RAILWAY (HUDSON LINE) - POUGHKEEPSIE



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

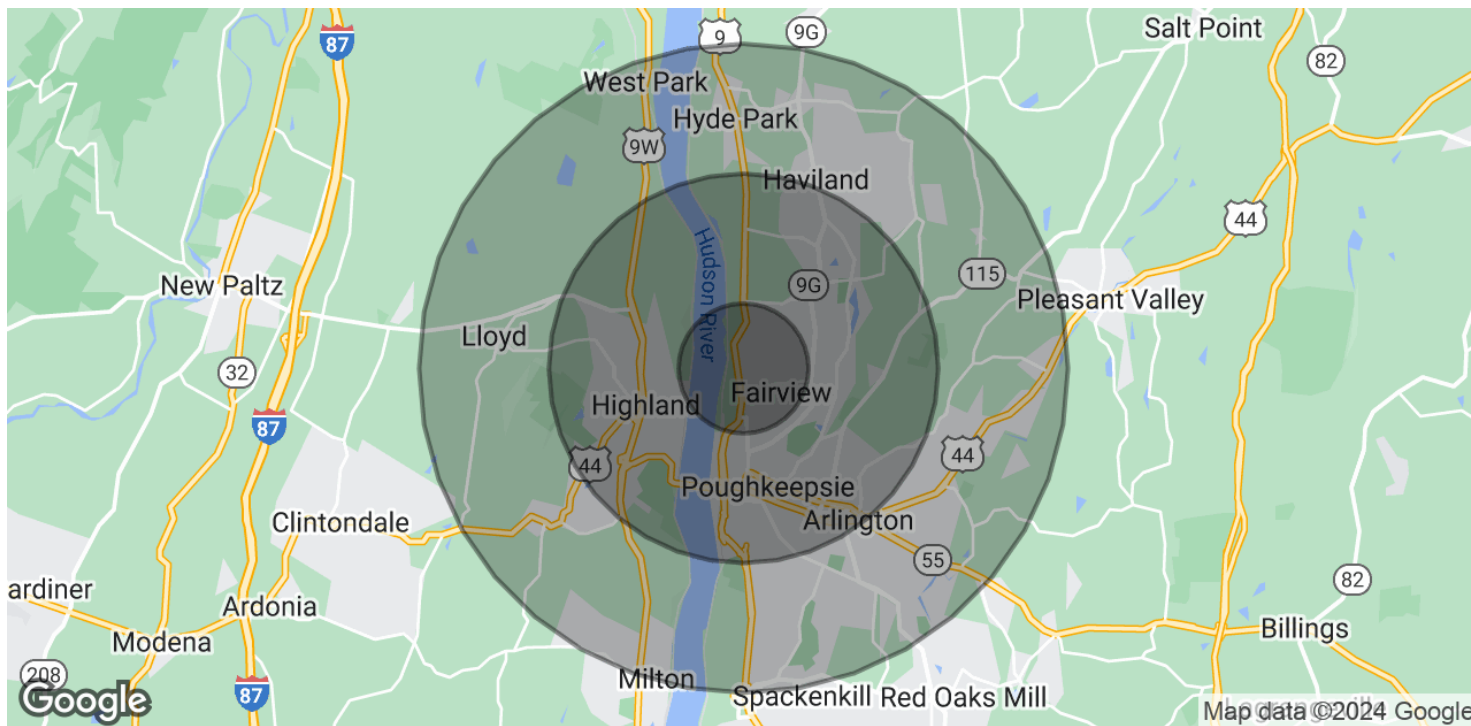
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



HISTORIC HUDSON VALLEY

INCOME, POPULATION, & HOUSEHOLDS

INCLUDING DUTCHESS COUNTY & ULSTER COUNTY AREAS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,792	50,246	84,169
Average Age	25.3	36.3	39.6
Average Age (Male)	27.8	35.9	38.4
Average Age (Female)	25.1	37.2	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,335	21,411	35,596
# of Persons per HH	4.3	2.3	2.4
Average HH Income	\$77,162	\$71,034	\$84,213
Average House Value	\$214,945	\$174,167	\$199,457

* Demographic data derived from 2020 ACS - US Census



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
tom@crproperties.com