



# AVAILABLE - FORMER RITE AID PHARMACY

## 709-719 MAIN STREET POUGHKEEPSIE, NY 12601



**DRIVE THRU ON SITE - 50 PARKING SPACES - SIGNALISED INTERSECTION**

**ADDRESS:** 709-719 Main Street  
Poughkeepsie, NY 12601  
N/W Corner of Main St & Innis Ave

**LOCATION:** Mid-Hudson Bridge - (6 Minutes / 2.1 Miles)  
Poughkeepsie Train Station - (8 Minutes / 2.5 Miles)  
Poughkeepsie MTA to Grand Central - (1 Hour, 50 Minutes)  
Poughkeepsie Amtrak to Penn Station - (1 Hour, 35 Minutes)

**BUILDING SIZE:** 12,269 SF

**ACRES:** 1.44 Acres

**ZONING:** C-2A, Main Street Commercial

**FRONTAGE:** 300' on Main Street  
210' on Innis Avenue  
160' on Blvd Knolls

**ASKING PRICE:** **Sale:** \$2,495,000  
**Lease:** \$24.95 Per SF, NNN



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale / Lease a Commercial Free Standing Building on the North West Corner of Main Street & Innis Avenue, 709-719 Main Street, Poughkeepsie, NY 12601. This Building consists of 12,269 SF, equipped with a functioning drive thru, loading station and the site is 1.44 acres with 50 current parking spaces available. Zoned in C-2A Main Street Commercial, has frontage on Innis Ave & Main Street, with perfect pylon signage and road visibility.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)





NEARBY VASSAR COLLEGE, MARIST COLLEGE  
709-719 MAIN STREET POUGHKEEPSIE, NY 12601

## MAIN STREET BUSINESS DISTRICT - BUS ROUTE



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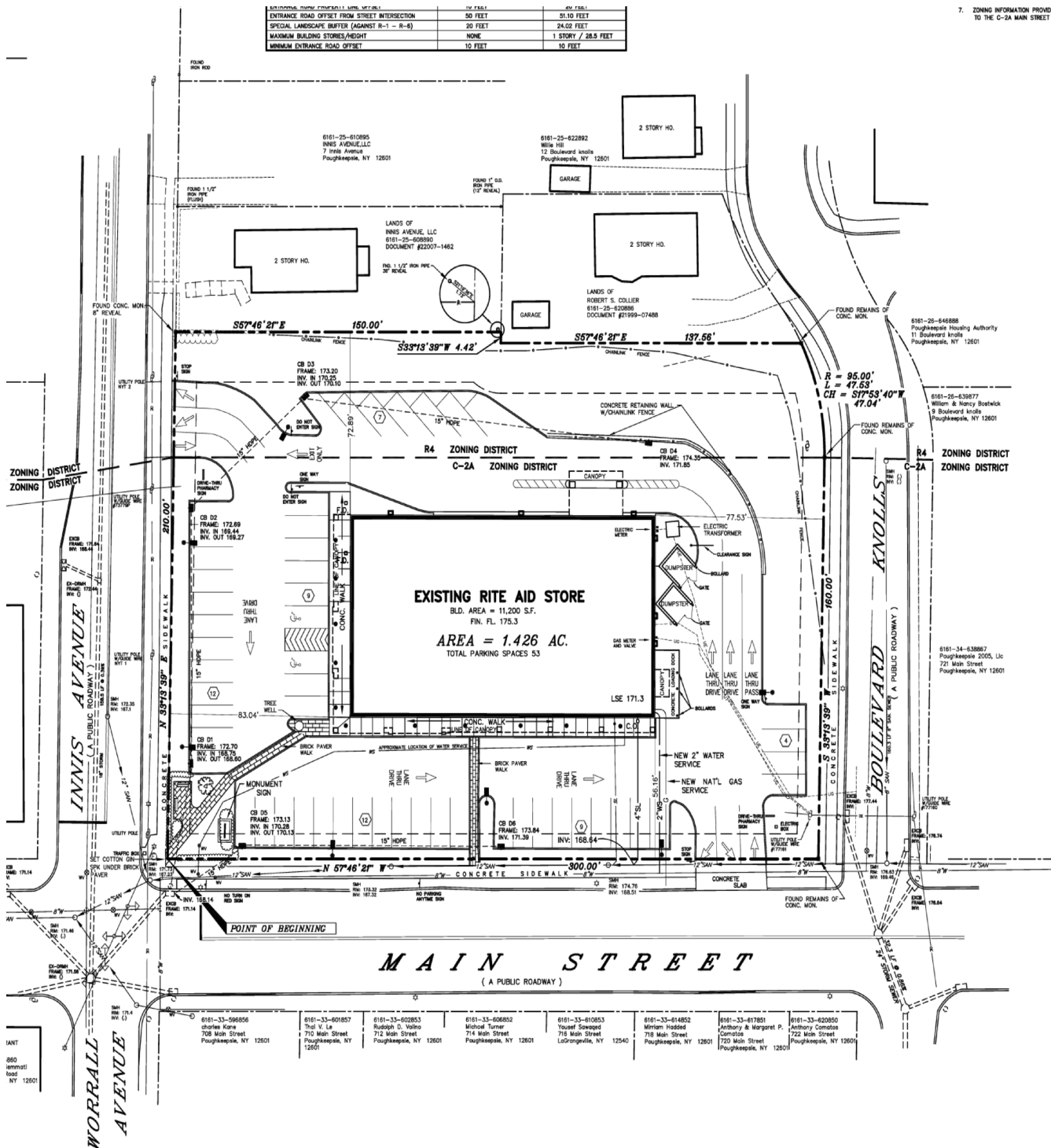
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# FULL SITE PLAN AVAILABLE UPON REQUEST

## 709-719 MAIN STREET POUGHKEEPSIE, NY 12601

### CONTAINS ELEVATIONS, ZONING, EXISTING CONDITIONS



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# MID-HUDSON BRIDGE - (6 MINUTES / 2.1 MILES) POUGHKEEPSIE TRAIN STATION - (8 MINUTES / 2.5 MILES)

METRO NORTH TO GRAND CENTRAL; AMTRAK TO PENN STATION



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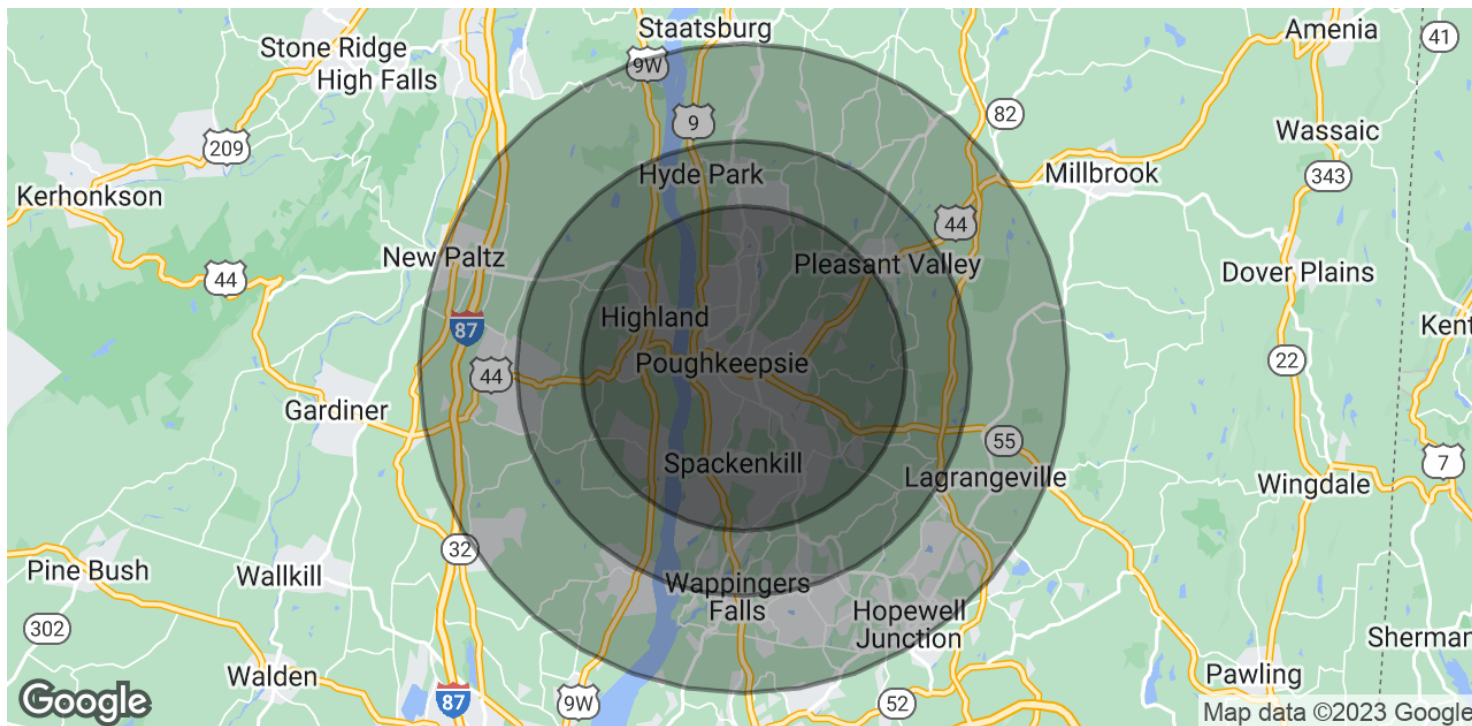
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# DATA & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### DUTCHESS COUNTY & ULSTER COUNTY AREA



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	95,269	127,431	197,963
Average Age	39.9	41.4	41.7
Average Age (Male)	39.0	40.1	40.5
Average Age (Female)	40.8	42.5	42.9

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	39,140	52,951	80,274
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$91,078	\$92,000	\$96,065
Average House Value	\$226,873	\$235,987	\$254,127

\* Demographic data derived from 2020 ACS - US Census



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