



PAD SITE AVAILABLE - FORMER BANK

2585 SOUTH ROAD, POUGHKEEPSIE, NY 12601



HUDSON PLAZA - U.S. ROUTE 9

LOCATION: U.S. Route 9
2585 South Road
Poughkeepsie, NY 12601

ACCESS: U.S. Route 9 South

LOT SIZE: 25.2 ± Acres

AVAILABLE SF: 3,678 ± SF

CO-TENANTS: McDonald's, Price Chopper, Dollar Tree, Mavis Tire, & More!

TRAFFIC COUNT: U.S. RT 9 - 63,000+ AADT

ASKING PRICE: Available Upon Request

PROPERTY HIGHLIGHTS

- U.S. Route 9 Visibility & Signage
- Grocery Anchored Retail Shopping Center
- 1,281 Parking Spaces; 1 Space per 250 SF
- Dutchess County's Shopping & Business District
- Near Marist College, Vassar College, Culinary Institute of America
- Area Retailers: Staples, Barnes & Noble, Burlington, Sleep Number, Jersey Mikes, Smoothie King, Home 2 Suites, Michael's & More!
- Within 4 Miles of the MidHudson Bridge, Walkway Over the Hudson, and Poughkeepsie Train Station for Metro-North and Amtrak Services

	3 MILES	5 MILES	7 MILES
Population	52,668	117,315	164,640
Number of Households	21,063	44,279	61,005
Average Household Income	\$72,683	\$69,797	\$73,946



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



PAD SITE AVAILABLE

2585 SOUTH ROAD, POUGHKEEPSIE, NY 12601

FORMER BANK BRANCH WITH DRIVE-THRU



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

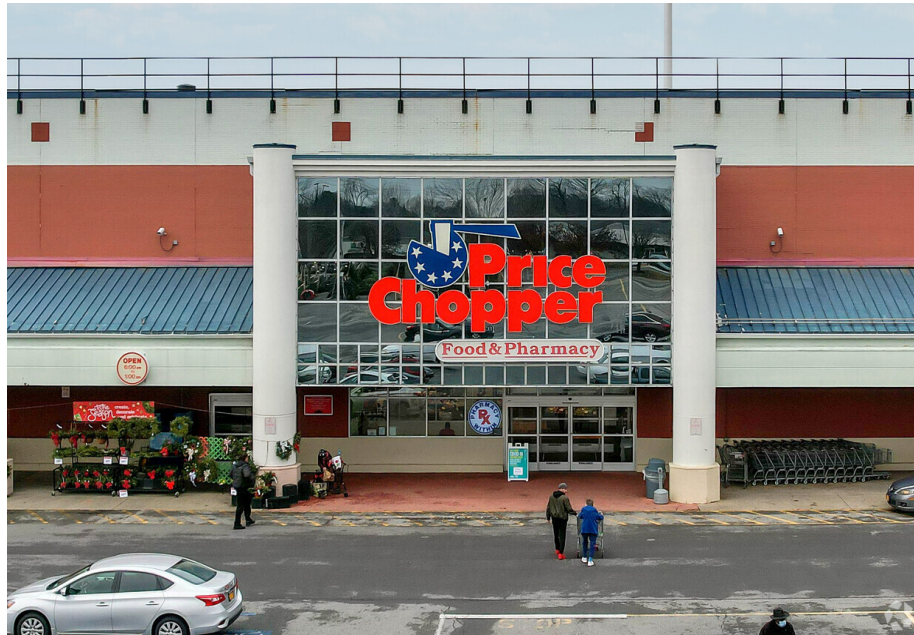
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



STRONG CO-TENANCY

2585 SOUTH ROAD, POUGHKEEPSIE, NY 12601

JOIN PRICE CHOPPER, RAINBOW SHOPS, DOLLAR TREE & MAVIS



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



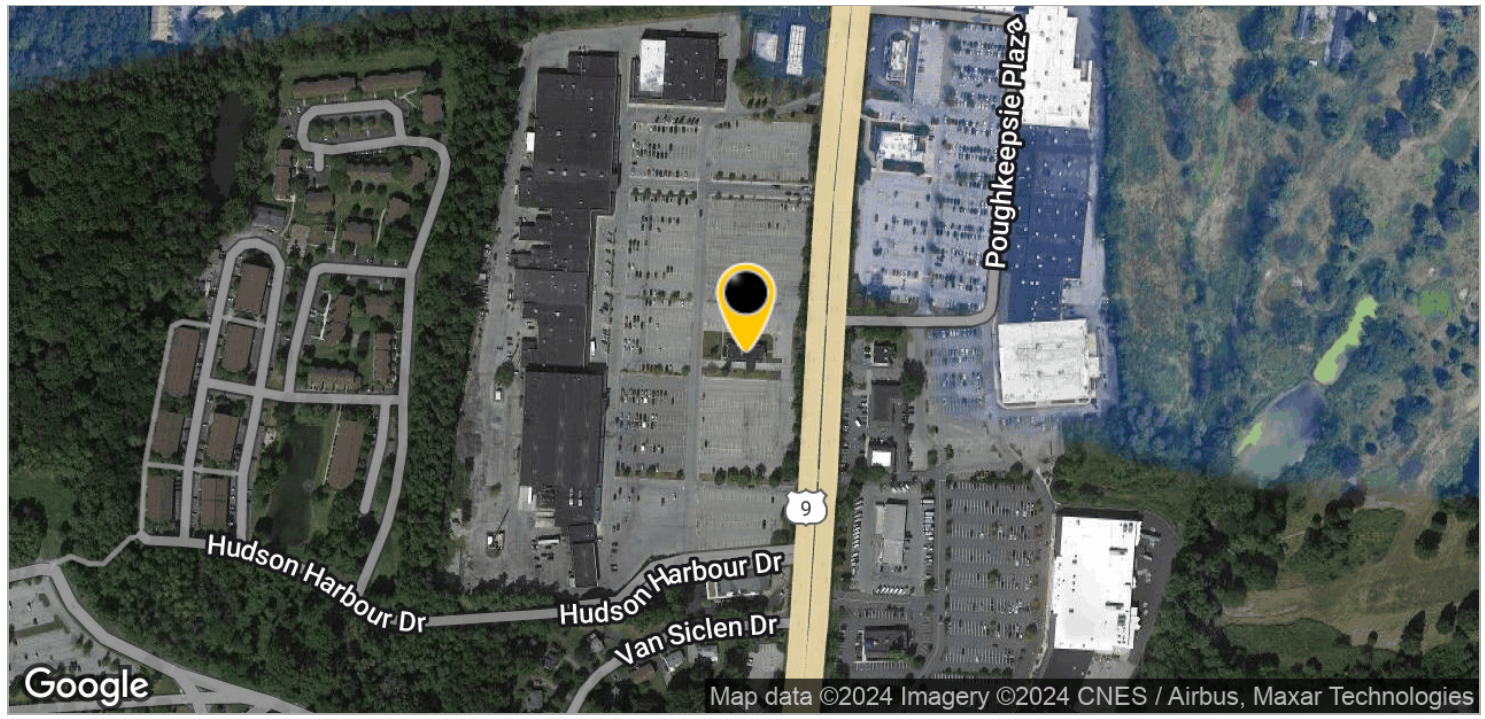
ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

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



DUTCHESS COUNTY'S SHOPPING DISTRICT STRONG CO-TENANCY / NEIGHBORING RETAILERS

VITAMIN SHOP, SLEEP NUMBER, JERSEY MIKES, SMOOTHIE KING, HOME 2 SUITES



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