



# FOR SALE COMMERCIAL LAND U.S. ROUTE 9 - POUGHKEEPSIE, NY



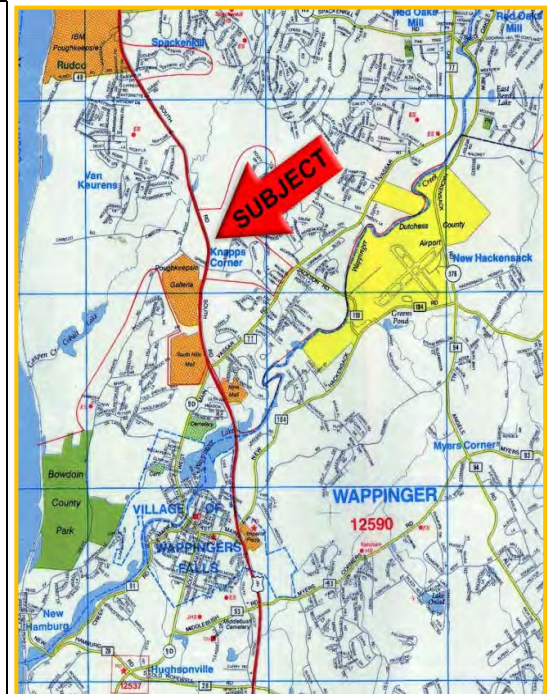
## DEVELOPMENT PROPERTY

- **2052 South Road aka U.S. Route 9**  
Poughkeepsie, NY 12601
- **Location:** South Road aka U.S. Route 9 between BMW of the Hudson Valley and Olive Garden
- **Acres:** 2.8 ± Acres
- **Frontage:** 239.78' on U.S. Route 9
- **Zoning:** BH, Highway Business
- **Potential Uses:** Retail / Bank / Office / Vehicle Related / Restaurant  
Supermarket / Delicatessen / Hotel / Motel  
Fitness Center / Recreation / Day-Care / Nursery
- **Demand Generators:**  
**Poughkeepsie Galleria** - Macy's, Target, Sears, JCPenney, DSW, Finish Line, Regal Cinemas, Bath & Body Works  
**Chestnut Plaza** - Walgreens, Chili's, Bed Bath & Beyond, Panera Bread, Cold Stone Creamery, Sally Beauty  
**South Road Square** - Mother Earth's Storehouse, AutoZone, Sierra Lily, Bonsai II, Subway, GameStop, Dream Girl Nail Spa  
**The Shoppes at South Hills** - ShopRite, Burlington Coat Factory, Christmas Tree Shop, Hobby Lobby, Kmart  
**Nine Mall** - Kohl's, Aldi, Babies R Us, SuperCuts Hair Salon
- **Area Retailers:**

The Diamond Mine	Hudson Cadillac Buick GMC
Healey Chevrolet	Foam & Wash Car Wash
Vitamin Shoppe	AT&T
Sleepy's	Heritage Carpet
Petco	Dollar Tree
Kids "R" Us	Lowe's
- **Demographics:**

	3 Miles	5 Miles	7 Miles
Population	29,972	83,306	152,068
Avg. HH Income	\$98,408	\$90,739	\$87,003
# of Households	11,410	31,233	56,271
- **Area Traffic Count:** U.S. Route 9 / South Road - 43,752 AADT
- **Asking Price:** \$395,000

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



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