



NORTH POINT - NOW LEASING

U.S. ROUTE 9, 3350 NORTH ROAD, POUGHKEEPSIE, NY 12601



1 FRONT PERSPECTIVE



2 VIEW FROM PARKING 2

JOIN RITE AID OPPOSITE MARIST COLLEGE & MIDHUDSON REGIONAL HOSPITAL

ADDRESS: U.S. Route 9
3350 North Road
Poughkeepsie, NY 12601

LOCATION: MidHudson Bridge: less than 2.3 miles
Poughkeepsie Train/ MTA: Less than 5 minutes

AVAILABLE SF:
A: 952 SF
B: 847 SF
C: 847 SF
D: 994 SF
E: 1,041 SF
Spaces A,B,C Are Retail
Spaces D & E are Restaurant

ZONING: B-N, Neighborhood Business

LEASE RATE: \$39 SF, NNN



PROPERTY DESCRIPTION:

CR Properties is pleased to offer a 5 Store Site Plan on U.S. Route 9, 3350 North Road, Poughkeepsie, NY. This location is less than 2.3 miles from the MidHudson Bridge & less than 5 minutes from the Poughkeepsie Train/ MTA. Zoning is (B-N), Neighborhood Business. Directly across this location you will find Marist College, currently over 6,000 students population & more than 500 full-time & adjunct faculty. The entrance to MidHudson Regional Hospital which has 243 staffed beds is across the street from this site.

Poughkeepsie Metro North to Grand Central is 1 Hour & 50 Minutes Amtrak to Penn Station is 1.5 Hours



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:

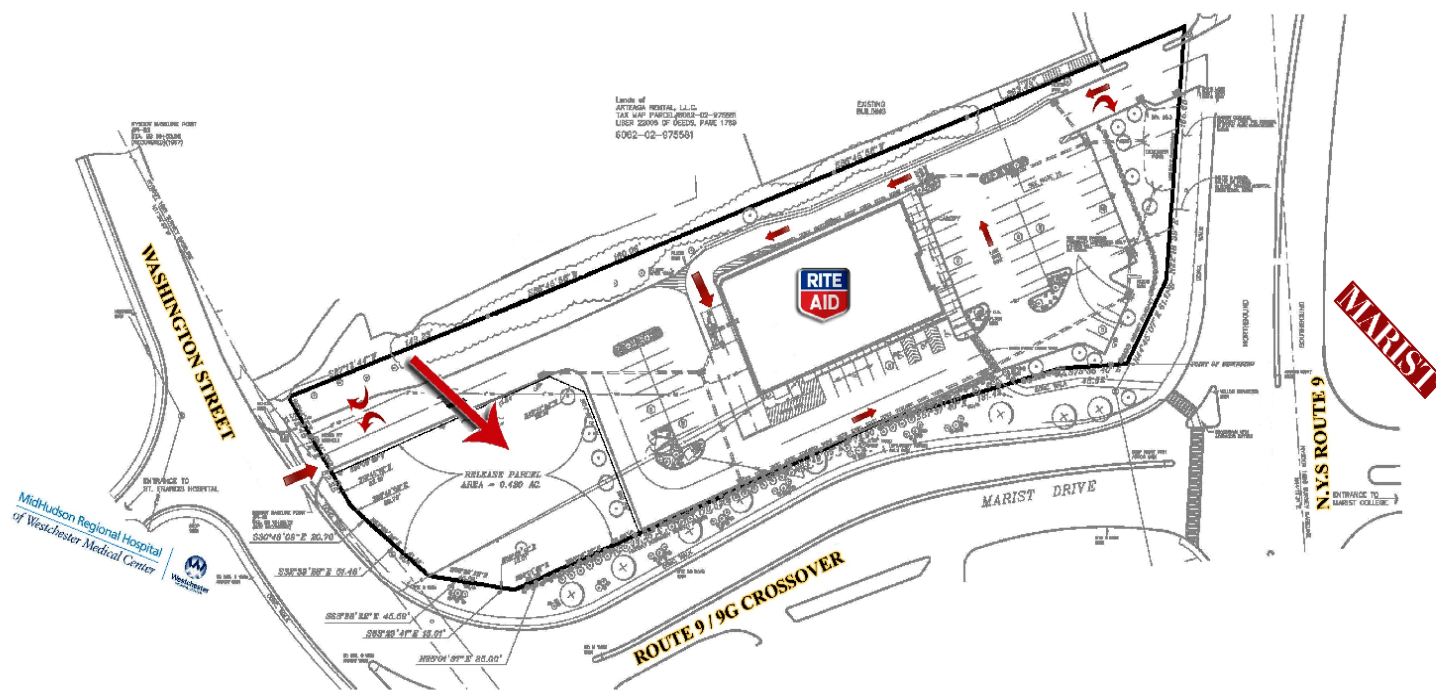
Thomas M. Cervone
845.485.3100
tom@crproperties.com



SITE PLAN & DEVELOPMENT PLAN

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BUILT TO SUIT



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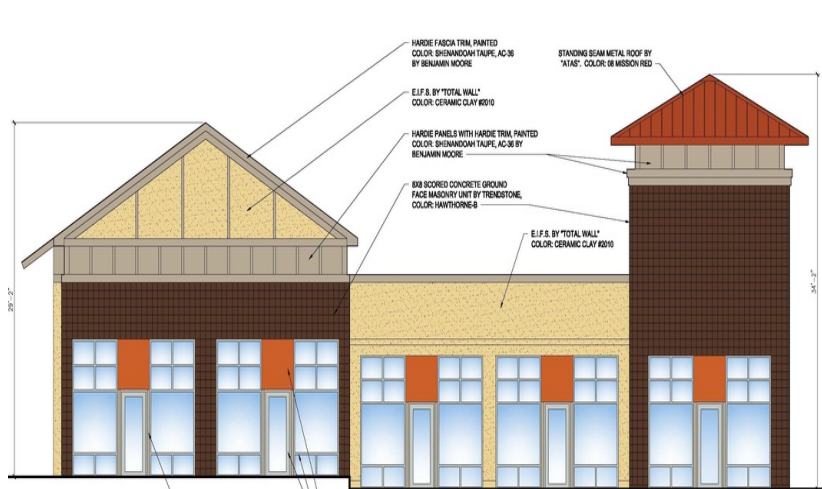
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FRONTAGE ON MARIST DR & WASHINGTON STREET U.S. ROUTE 9, 3350 NORTH ROAD, POUGHKEEPSIE, NY 12601

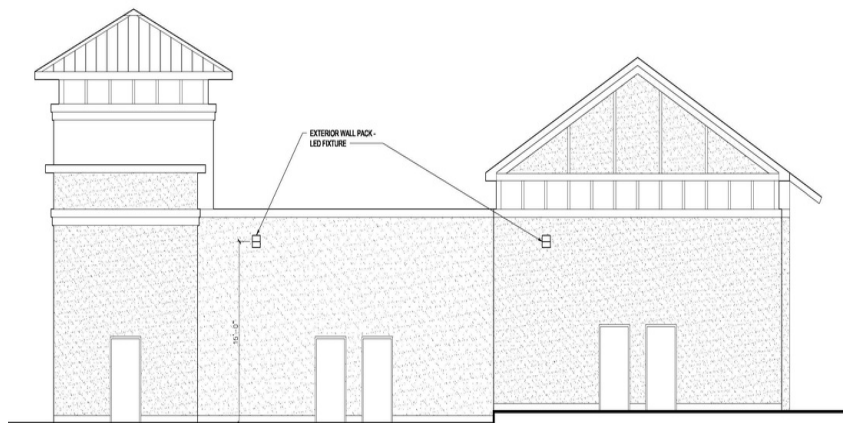
RENDERED ELEVATIONS



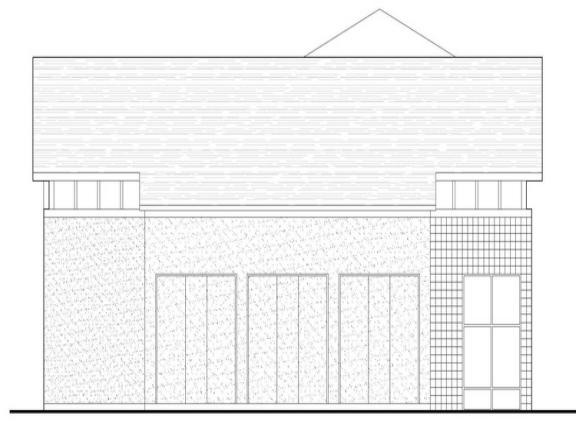
1 EAST EXTERIOR ELEVATION
39'0" x 12'



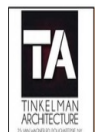
2 NORTH EXTERIOR ELEVATION
39'0" x 12'



3 WEST EXTERIOR ELEVATION
39'0" x 12'



4 SOUTH EXTERIOR ELEVATION
39'0" x 12'



CLIENT:
MARIST CENTERPOINT
 800 MT. VERNON HIGHWAY
 ATLANTA, GA.

PROJECT NAME:
CENTERPOINT PROPERTIES
 RETAIL DEVELOPMENT
 TOWN OF POUGHKEEPSIE

REVISION DATES	
2019.07.25 - SUB. FOR PLANNING Bd.	
RENDERED EXTERIOR ELEVATIONS	
DESIGN BY:	SD-01
DATE:	
DATE:	

P:\14_2019\1503300 - CenterPoint\Drawings\Level01 - Schematic Design\01-01.dwg



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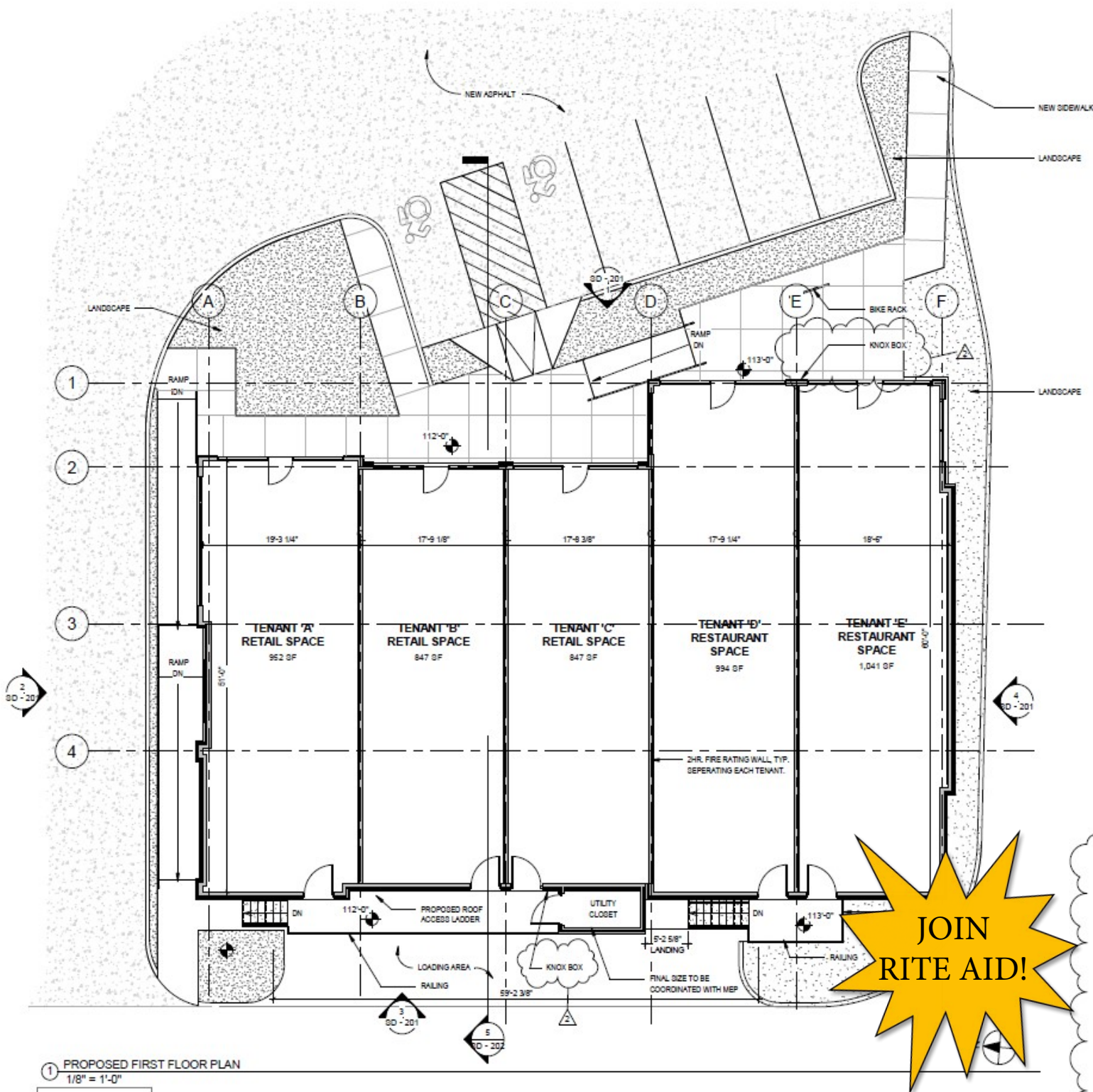
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BANK CONCEPT - PROPOSED RETAIL CENTER

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ZONING: (B-N) NEIGHBORHOOD BUSINESS



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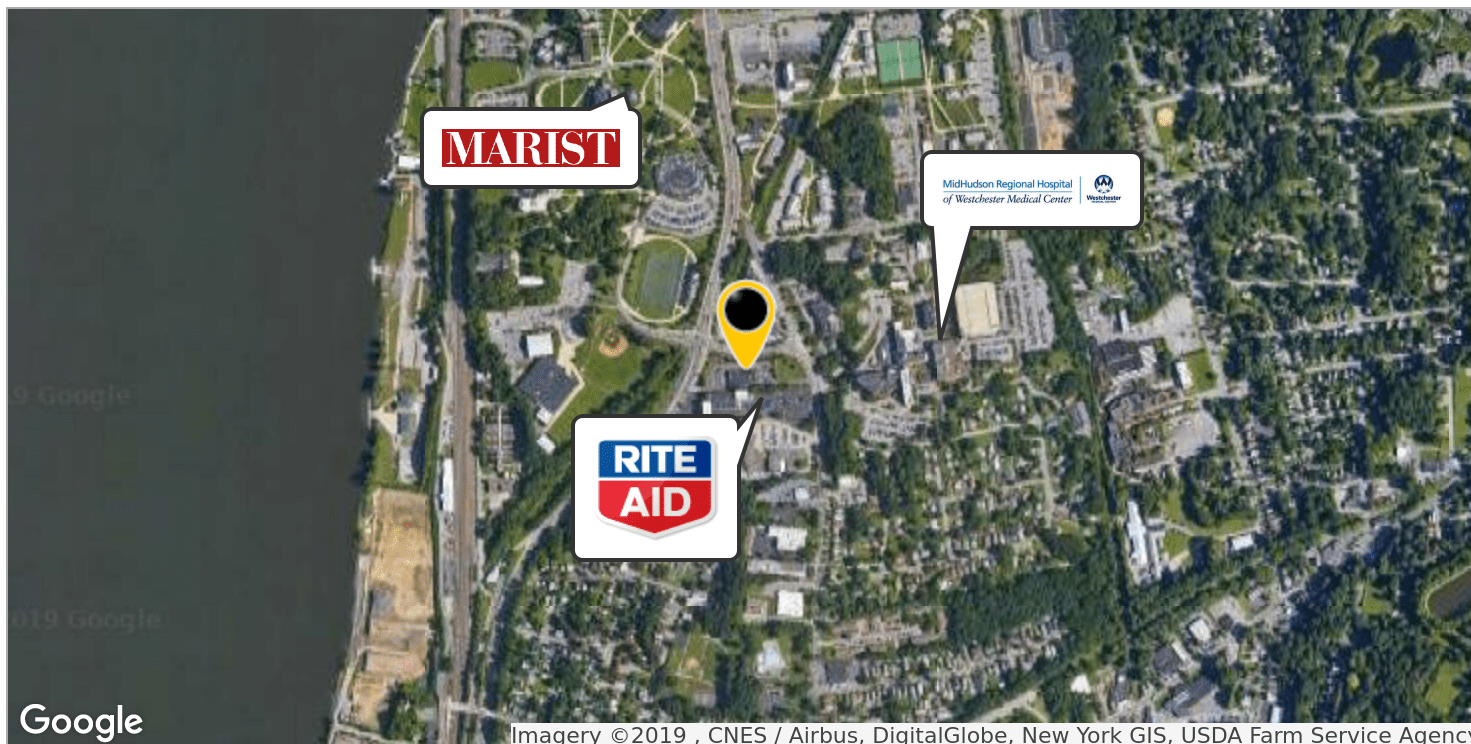
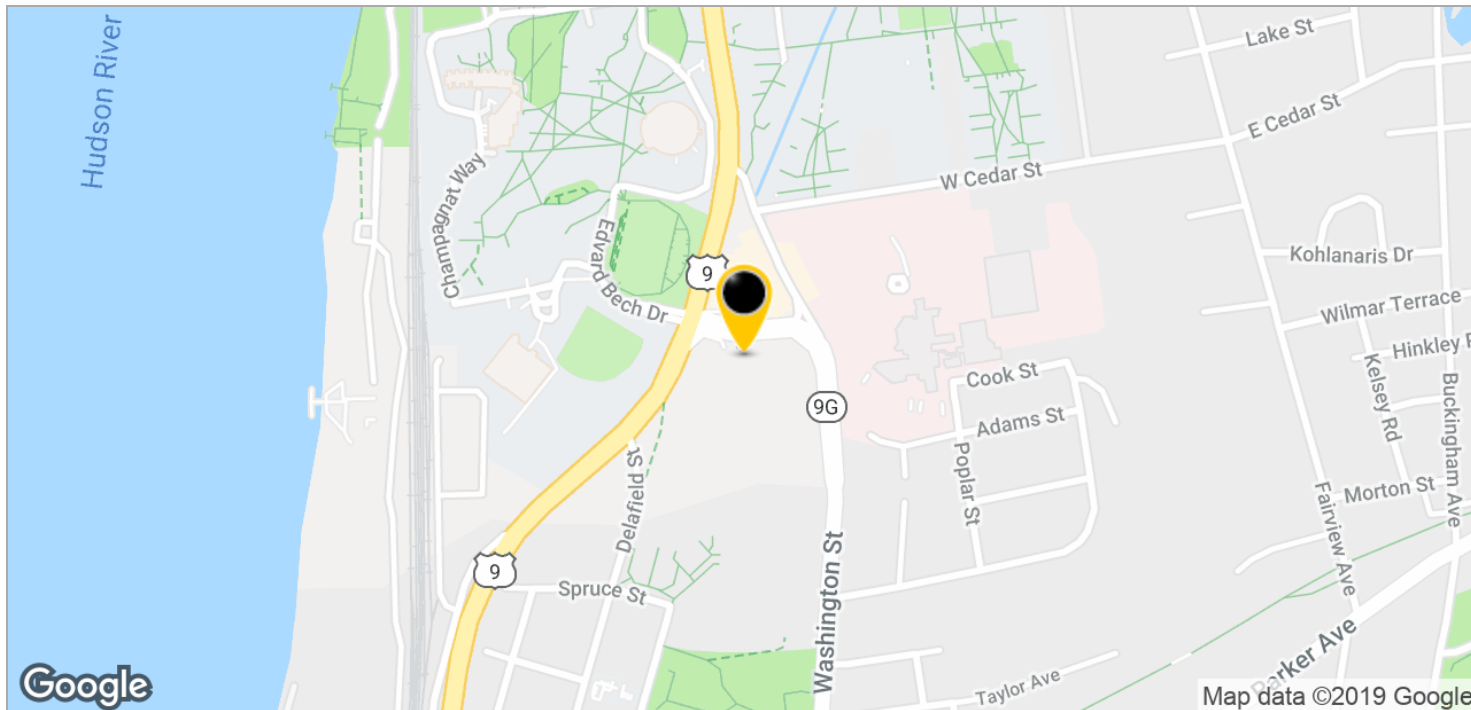
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MIDHUDSON BRIDGE - 2.3 MILES AWAY MARIST COLLEGE - 6,000 STUDENTS & 500 FULL TIME / ADJUNCT

MIDHUDSON REGIONAL - 243 STAFFED BEDS



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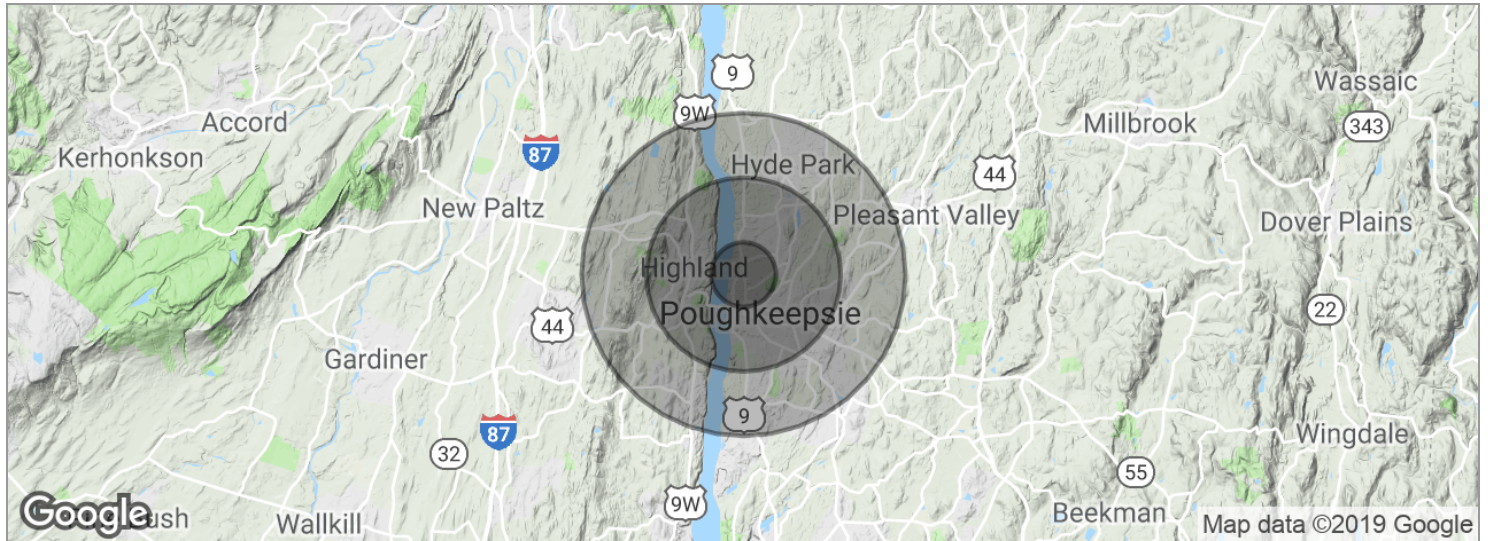
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DEMOGRAPHICS & MAP DATA

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INCLUDING ULSTER COUNTY AREAS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,040	67,469	108,664
Median age	28.0	32.7	34.9
Median age (male)	29.5	31.4	33.4
Median age (Female)	27.2	33.2	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,583	25,302	40,263
# of persons per HH	2.6	2.7	2.7
Average HH income	\$43,287	\$56,318	\$67,155
Average house value	\$235,794	\$255,399	\$273,836

* Demographic data derived from 2010 US Census



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