



# ARLINGTON SQUARE FOR LEASE: 2,400 SF

U.S. ROUTE 44 / 718 DUTCHESS TURNPIKE, POUGHKEEPSIE, 12603



## JOIN CVS, PANERA BREAD, AT&T, STARBUCKS

**ADDRESS:** U.S. Route 44  
718 Dutchess Turnpike  
Poughkeepsie, NY 12603

**LOCATION:** Mid-Hudson Bridge  
(11 Minutes / 3.8 Miles)  
Taconic State Parkway  
(14 Minutes / 6.6 Miles)

**BUILDING SIZE:** 2,400 SF Rentable; Approximate

**CO-TENANTS:** CVS, Starbucks, Arlington Wine & Liquor, Panera Bread, AT&T, Rhinebeck Bank

**TRAFFIC COUNT:** 17,412 AADT (U.S. Route 44)

**ASKING PRICE:** \$35 / SF NNN



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer for lease a commercial space, located inside Arlington Square. Join CVS, Starbucks, Arlington Wine & Liquor, Panera Bread, and AT&T. This is an ideal location with over 25,000 shoppers coming to nearby Adams Fairacre Farms per week. In Addition, new housing developments such as Eastdale Village Town Center, Lagrange Farms Apartments are right up the road. Centrally located, Poughkeepsie's Mid-Hudson Bridge is 11 minutes / 3.8 miles away and the Taconic State Parkway is 14 minutes / 6.6 miles away.

Metro-North Hudson Line to Grand Central Terminal is 1 hour and 50 minutes (Poughkeepsie Train Station).

Poughkeepsie Amtrak to Penn Station is 1 hour and 25 minutes

Matterport Virtual Tour: <https://my.matterport.com/show/?m=ShJjocMYuSp>  
Photography: <https://crproperties.com/search-property-listings/?propertyId=KeatingSU>



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



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For more information:

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# JOIN ARLINGTON SQUARE SHARED TRAFFIC SIGNAL WITH ADAMS FAIRACRE FARMS

## NEARBY EASTDALE VILLAGE & LAGRANGE APARTMENTS



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# NEARBY ADAMS FAIRACRE FARMS

3 MINUTES / 0.2 MILES

AREA TRAFFIC COUNT: 17,412 AADT (U.S. ROUTE 44)



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**TACONIC STATE PKWY - (14 MINUTES / 6.6 MILES)**  
**MID-HUDSON BRIDGE - (11 MINUTES / 3.8 MILES)**

**CVS, STARBUCKS, ARLINGTON W & L, PANERA BREAD, AT&T**



Google

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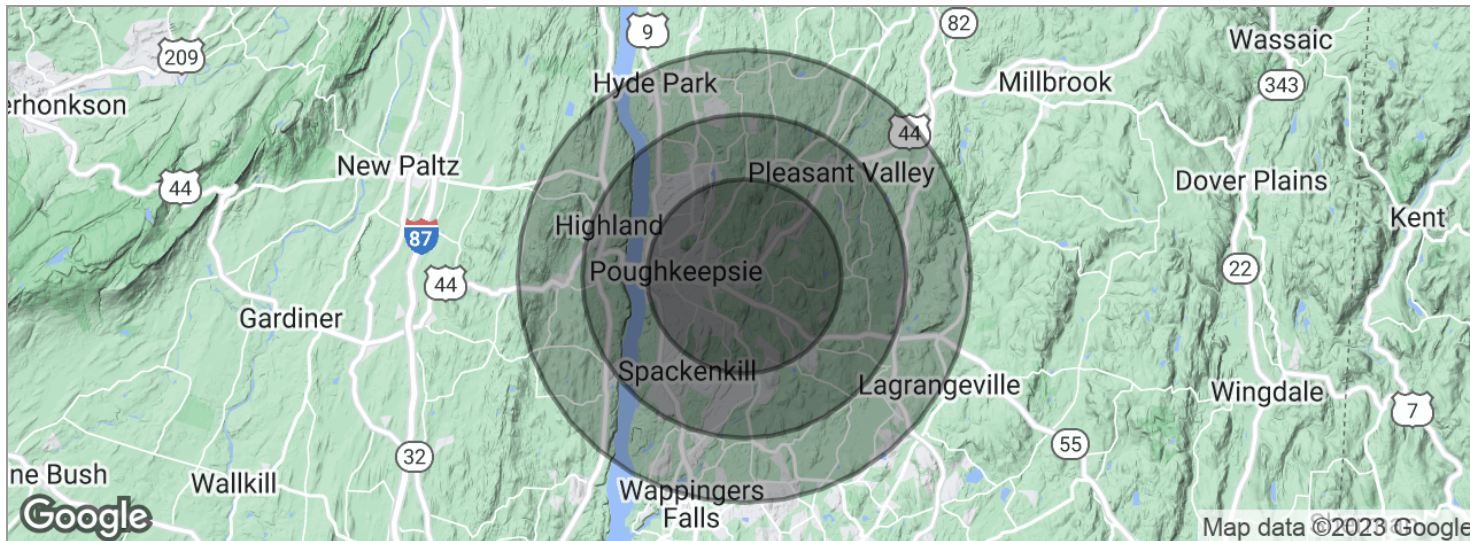
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# NEARBY EASTDALE VILLAGE TOWN CENTER LAGRANGE FARMS APARTMENTS

## AREA TRAFFIC COUNT - 17,412 AADT (U.S. ROUTE 44)



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total population	57,348	95,528	127,898
Median age	40.0	40.0	41.4
Median age (male)	38.7	39.0	40.1
Median age (Female)	41.3	40.9	42.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total households	25,048	39,131	52,692
# of persons per HH	2.3	2.4	2.4
Average HH income	\$87,424	\$91,762	\$94,285
Average house value	\$195,853	\$229,055	\$240,187

\* Demographic data derived from 2020 ACS - US Census



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