



# DUTCHESS COUNTY'S SHOPPING DISTRICT

## 2265 SOUTH ROAD, POUGHKEEPSIE, NY 12601



### U.S. ROUTE 9 - JOIN DUNKIN' DONUTS!

**LOCATION:** U.S. Route 9  
2265 South Road  
Poughkeepsie, NY

**SIGNAGE:** U.S. Route 9

**CO-TENANT:** Dunkin' Donuts

**TYPE:** Restaurant / Deli / Eatery  
Office Space  
General Retail  
Event Space

**AVAILABLE SF:** 2,400 +/- SF  
To Be Confirmed

**AREA TRAFFIC COUNT:** 42,274 - AADT

**LEASE PRICE:** \$20.00 Per SF, NNN

#### PROPERTY HIGHLIGHTS

- Dutchess County's Shopping District
- Join Dunkin' Donuts
- U.S. Route 9 Access / Visibility
- Signalized Intersection

	3 MILES	5 MILES	7 MILES
Population	35,181	113,928	169,847
Number of Households	13,774	43,915	63,056
Average Household Income	\$90,959	\$72,655	\$75,444



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

2265 SOUTH ROAD, POUGHKEEPSIE, NY 12601

RESTAURANT / DELI / EATERY / EVENT / OFFICE / RETAIL



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



# DEMAND GENERATOR: IBM POUGHKEEPSIE

## 2265 SOUTH ROAD, POUGHKEEPSIE, NY 12601

### EATERIES / SHOPPING / ENTERTAINMENT / ACTIVITIES

#### AREA RESTAURANTS

- Texas Roadhouse
- Red Lobster
- Umberto's of Mamma Marisa
- Bonefish Grill
- Olive Garden
- Panera Bread
- Cold Stone Creamery

#### AREA RETAILERS

- Poughkeepsie Galleria Mall
- South Hills Mall
- Guardian Self Storage
- Dutchess Chrysler Dodge, Jeep, and Ram
- BMW of Hudson Valley
- Friendly Ford
- Half Time Beverage
- Davis Furniture
- Bed Bath & Beyond
- Walgreens
- Men's Warehouse
- Aspen Dental

#### CO-TENANTS

- Dunkin' Donuts
- Carl's Junior
- Crunch Fitness
- Bounce Trampoline Sports
- The Gravity Vault Indoor Rock Gyms



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

## 2265 SOUTH ROAD, POUGHKEEPSIE, NY 12601

### TENANT SPACE AVAILABLE FOR LEASE



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

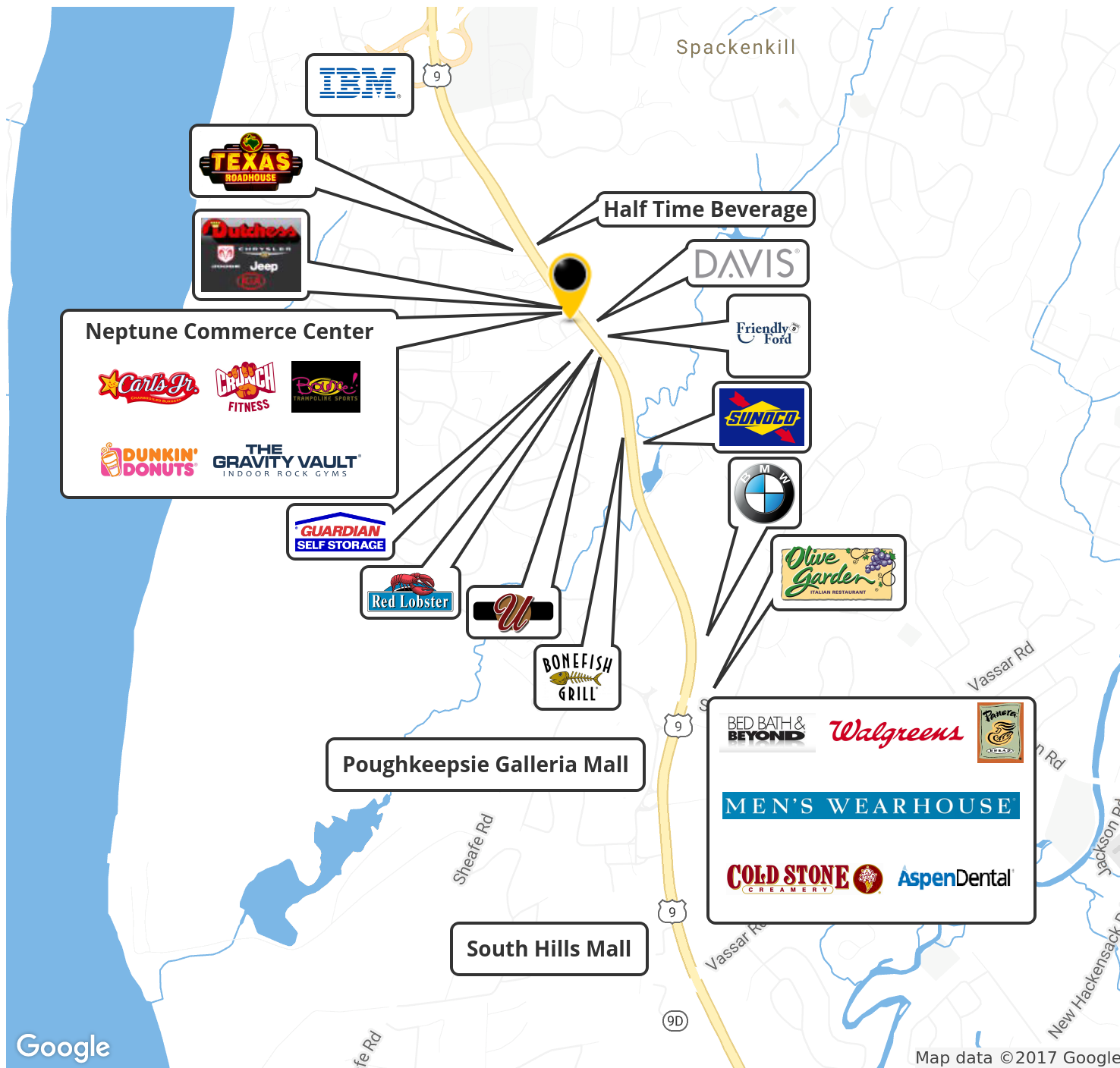
tom@crproperties.com



# DUTCHESS COUNTY'S SHOPPING DISTRICT

## 2265 SOUTH ROAD, POUGHKEEPSIE, NY 12601

CRUNCH FITNESS / BOUNCE TRAMPOLINE SPORTS / THE GRAVITY VAULT



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:

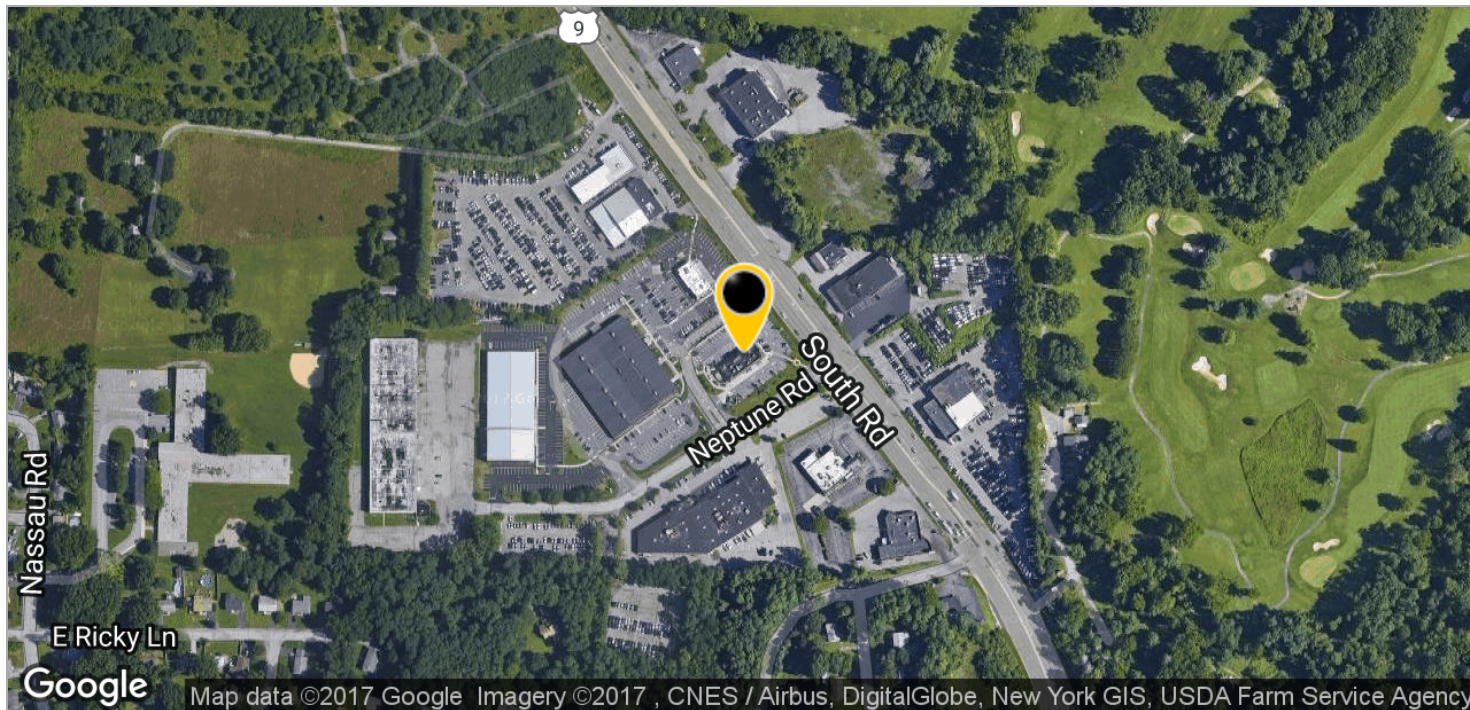
Thomas M. Cervone  
 845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# DUTCHESS COUNTY'S SHOPPING DISTRICT

2265 SOUTH ROAD, POUGHKEEPSIE, NY 12601

## U.S. ROUTE 9 / SOUTH ROAD - SIGNALIZED INTERSECTION



Map data ©2017 Google Imagery ©2017, CNES / Airbus, DigitalGlobe, New York GIS, USDA Farm Service Agency



Map data ©2017 Google



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