



FOR LEASE: RETAIL STOREFRONT

283 MAIN STREET, POUGHKEEPSIE, NY 12601



LOCATED IN OPPORTUNITY ZONE, POUGHKEEPSIE CENTRAL BUSINESS DISTRICT

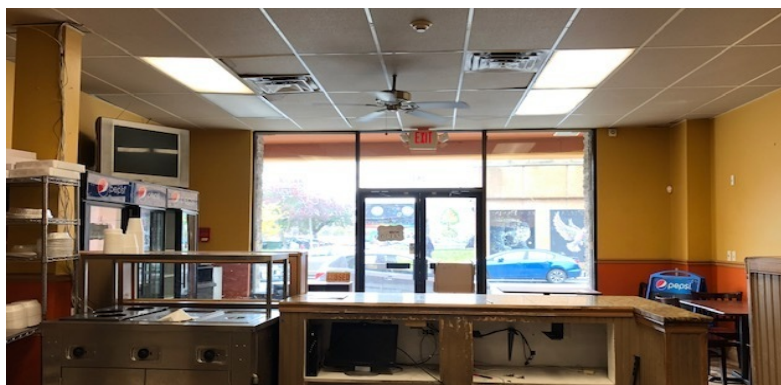
ADDRESS: 283 Main Street
Poughkeepsie, NY 12601

LOCATION: Dutchess County Business District
Mid-Hudson Bridge:
(3 Minutes / 0.8 Miles)
Poughkeepsie Train Station (Hudson Line):
(3 Minutes / 1 Mile Away)

COMMUNITY HAPPENINGS: First Friday
The Chance Theatre
Mid-Hudson Civic Center
Middle Main
Walkway Over The Hudson

BUILDING SIZE: 2,760 SF
(Additional 1,000 SF Basement at no charge)

ASKING PRICE: \$18.00 per SF, NNN



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Retail Storefront For Lease at 283 Main Street, Poughkeepsie, NY. Located in Dutchess County Central Business District & Federal Opportunity Zone, close proximity to Community Happenings, Area Retailers, and Demand Generators. 3 Minutes away is the Metro-North Train Station, Hudson Line to Grand Central Terminal is 1 hour and 50 minutes Poughkeepsie Amtrak to Penn Station is 1 hour and 25 minutes and 0.8 miles from the Mid-Hudson Bridge. There is 2,760 SF 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 CENTRAL BUSINESS DISTRICT

283 MAIN STREET, POUGHKEEPSIE, NY 12601

REAR ACCESS FOR DELIVERY & DROP OFF SERVICE



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:

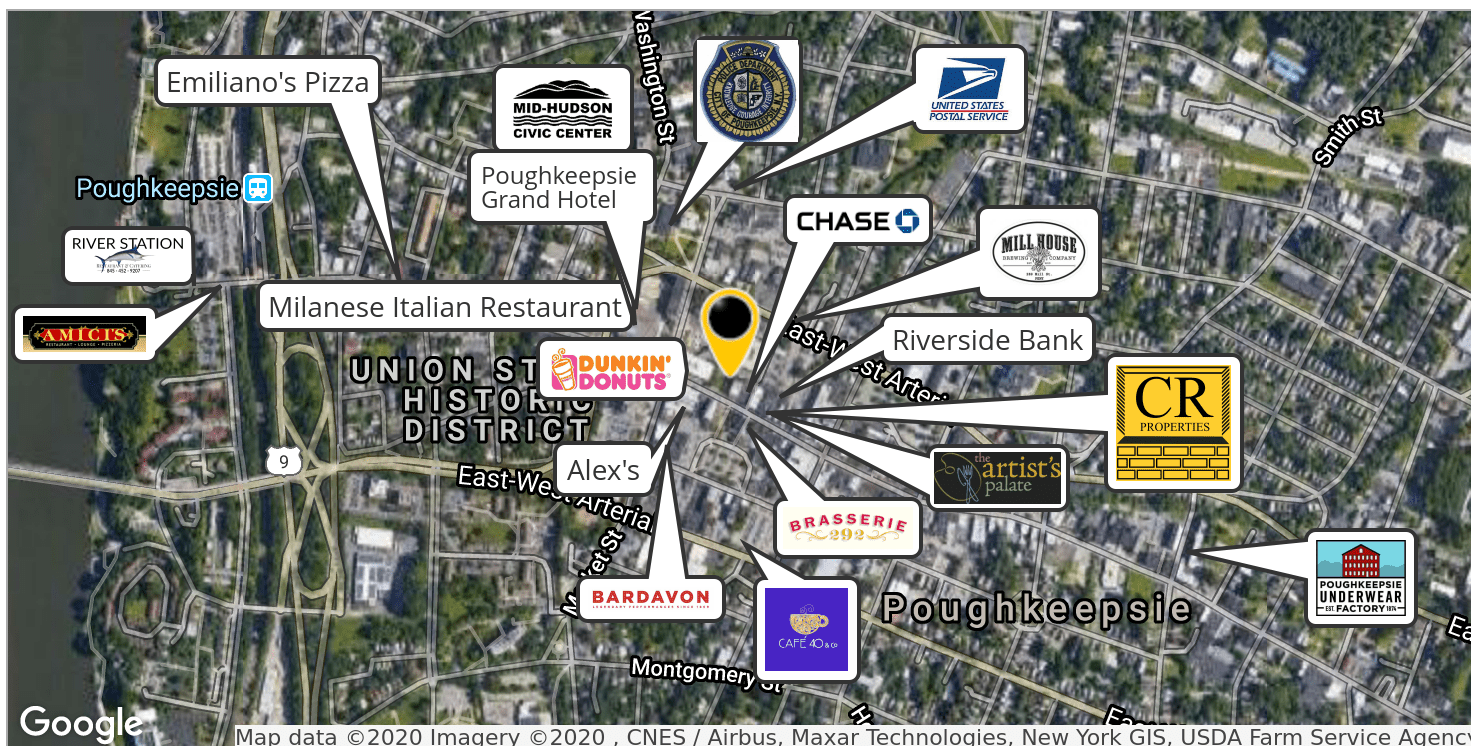
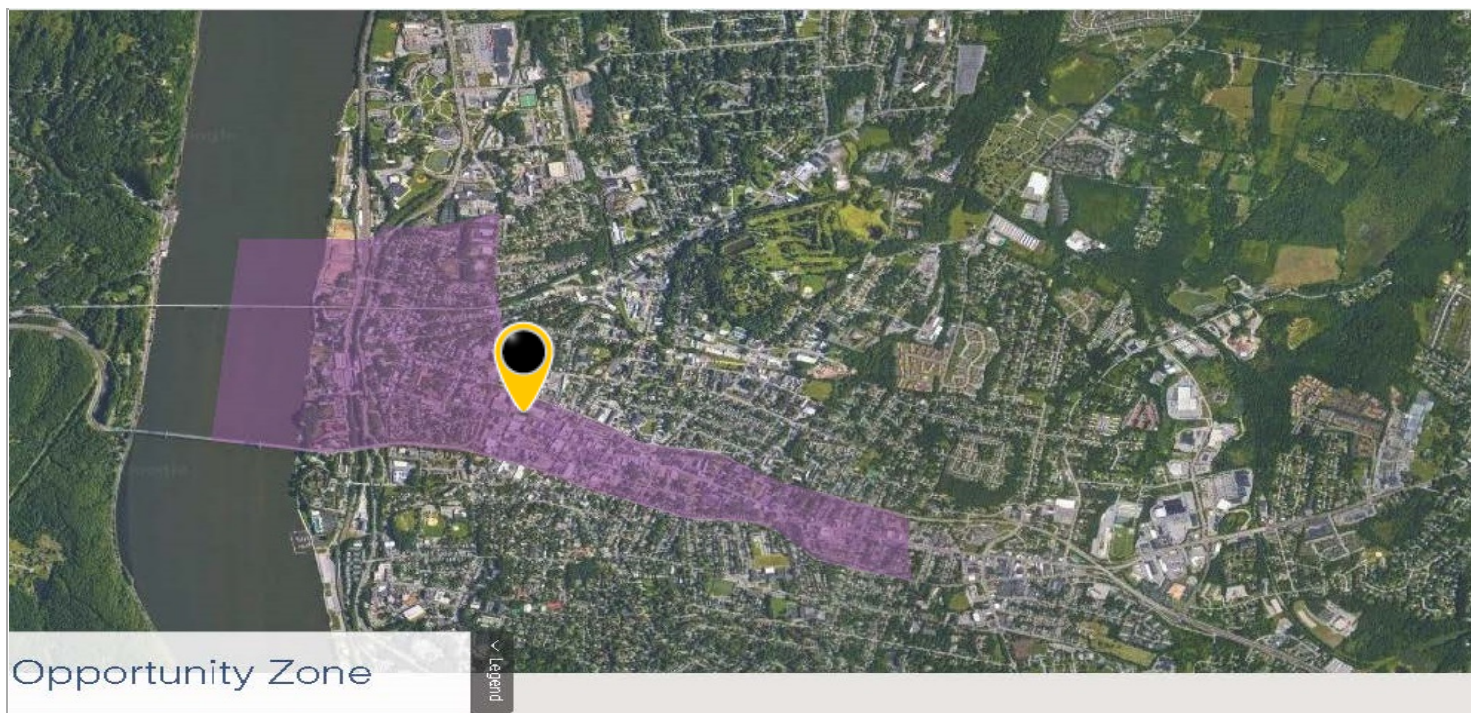
Thomas M. Cervone
845.485.3100
tom@crproperties.com



MID-HUDSON BRIDGE

METRO NORTH POUGHKEEPSIE TRAIN STATION:

1 HOUR & 50 MINUTES TO GRAND CENTRAL TERMINAL



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:

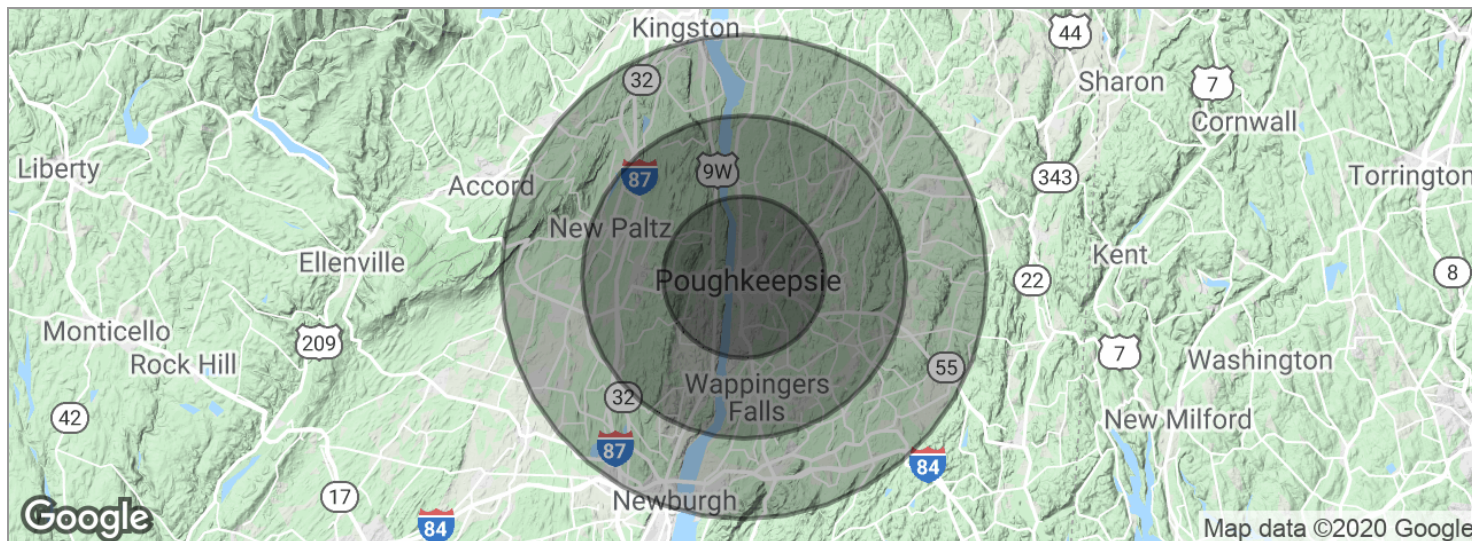
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION | HOUSEHOLD & INCOMES

INCLUDING DUTCHESS COUNTY & ULSTER COUNTY AREAS



POPULATION	5 MILES	10 MILES	15 MILES
Total population	113,486	219,192	384,603
Median age	35.3	37.7	38.4
Median age (male)	33.9	36.4	37.4
Median age (Female)	36.0	38.5	39.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	41,987	80,781	140,156
# of persons per HH	2.7	2.7	2.7
Average HH income	\$69,128	\$78,293	\$82,766
Average house value	\$276,040	\$315,149	\$330,378

* Demographic data derived from 2010 US Census



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