



COMMERCIAL PROPERTY

NYS ROUTE 9G, 457 VIOLET AVENUE, POUGHKEEPSIE, NY 12601



Dorsey Lane
Feeder Road to
Marist University
Culinary Institute of America

SHOWROOM / WAREHOUSE

PROPERTY HIGHLIGHTS

ADDRESS: NYS Route 9G
457 Violet Avenue
Poughkeepsie, NY 12601

LOCATION: Poughkeepsie Train Station
Metro North Amtrak Services
(12 Minutes / 5.8 Miles)
Poughkeepsie Train to Grand
Central Terminal:
1 Hour, 50 Minutes

BUILDING SIZE: 7,426 SF

ZONING: Neighborhood Business District

TRAFFIC COUNT: 15,122 AADT @ NYS Route 9G

ASKING PRICE: New Asking Price: **\$525,000**
~~Previously Asking: \$600,000~~

- Violet Avenue is aka NYS Rt 9G which is a truckers route for 3bridges: Hudson - Catskill Rip Van Winkle, Kingston Rhinecliff - Rhinebeck & Poughkeepsie - Highland - Mid Hudson Bridge.
- **Mid-Hudson Bridge** - (9 Minutes / 4.8 Miles)
- **Taconic State Parkway, Exit 54** - (16 Minutes / 9.3 Miles)
- **Kingston-Rhinecliff** - (26 Minutes / 18.8 Miles)
- **Newburgh Beacon Bridge** - (35 Minutes / 19.2 Miles)
- **Rip Van Winkle Bridge** - (47 Minutes / 36.3 Miles)
- **NYS Route 9G** runs N/S through the Hudson Valley region, paralleling the Hudson River. Route 9G begins at an intersection with U.S. Route 9 in Poughkeepsie and extends northward to Columbia County, passing through towns such as Hyde Park, Rhinebeck, and Germantown. NYS Route 9G is a feeder road and leads to Mid-Hudson Bridge, Interstate 84, Interstate 87.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

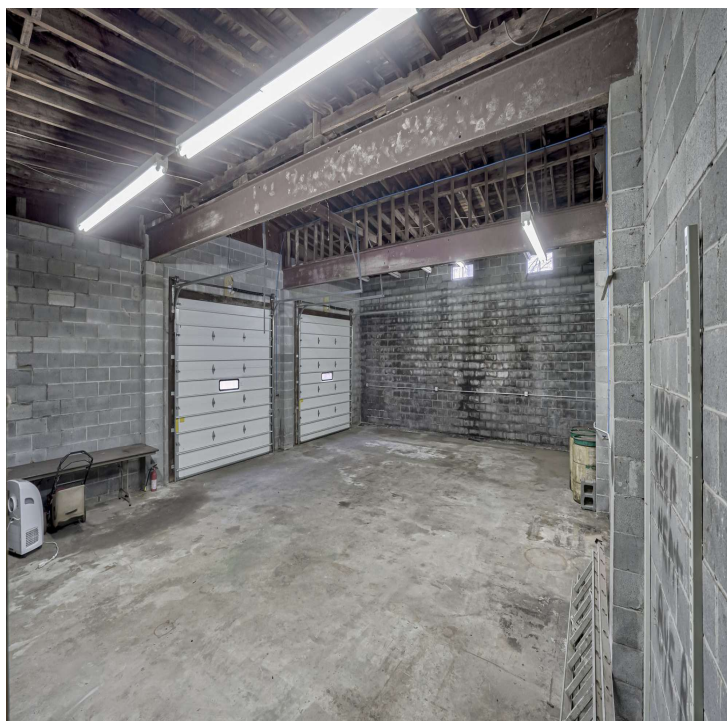
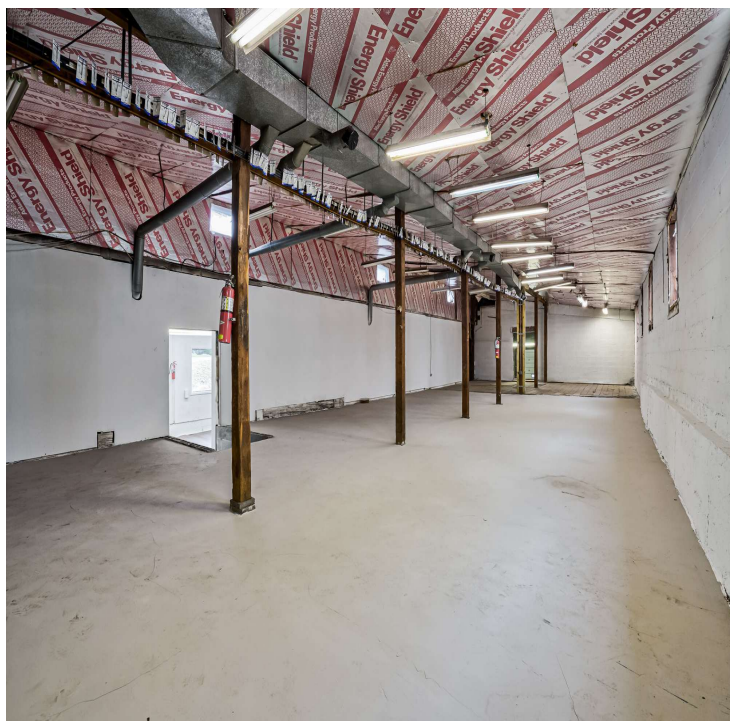
For more information:

Thomas M. Cervone
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NYS ROUTE 9G, DORSEY LANE FEEDER ROAD HUDSON, RHINEBECK, HYDE PARK, POUGHKEEPSIE

NEAR MARIST UNIVERSITY, CULINARY INSTITUTE, HUDSON VALLEY HOSPICE



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NEARBY DEMAND GENERATORS

NYS ROUTE 9G; POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE (9 MIN) | TACONIC STATE PARKWAY (16 MIN)



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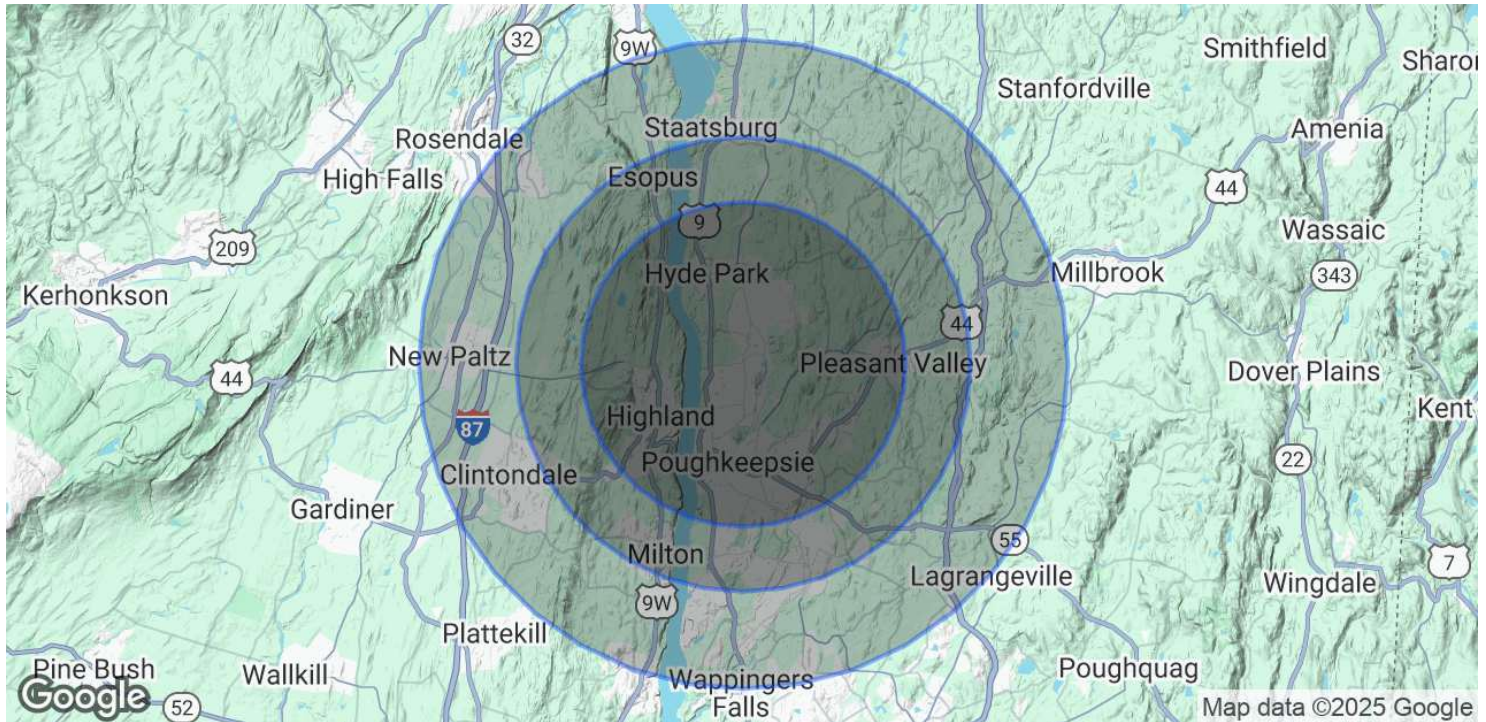
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

POPULAR MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	87,545	117,550	177,004
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	33,600	44,800	66,827
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$104,118	\$114,603	\$121,464
Average House Value	\$317,623	\$351,267	\$384,851

Demographics data derived from AlphaMap



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