



HOULIHAN LAWRENCE  
COMMERCIAL

FOR LEASE



INTRODUCING  
**41 Main Street**  
POUGHKEEPSIE, NY 12601

**600**  
SQFT



**UNIQUE PRIME RETAIL OPPORTUNITY AT  
HISTORIC POUGHKEEPSIE TRAIN STATION**

- Metro North is seeking new high quality compatible uses that provide improved quality for their riders experience
- Concession space in waiting room
- Prospects are expected to bring vibrant activity and amenities for commuters and visitors
- Food, drinks, retail goods, tourism, arts, cultural, educational programming uses are all welcome
- Average weekday ridership is 2,874 riders
- Average monthly ridership is 11,400 riders
- Poughkeepsie serves as a regional station for Amtrak

**DARREN GORDON**

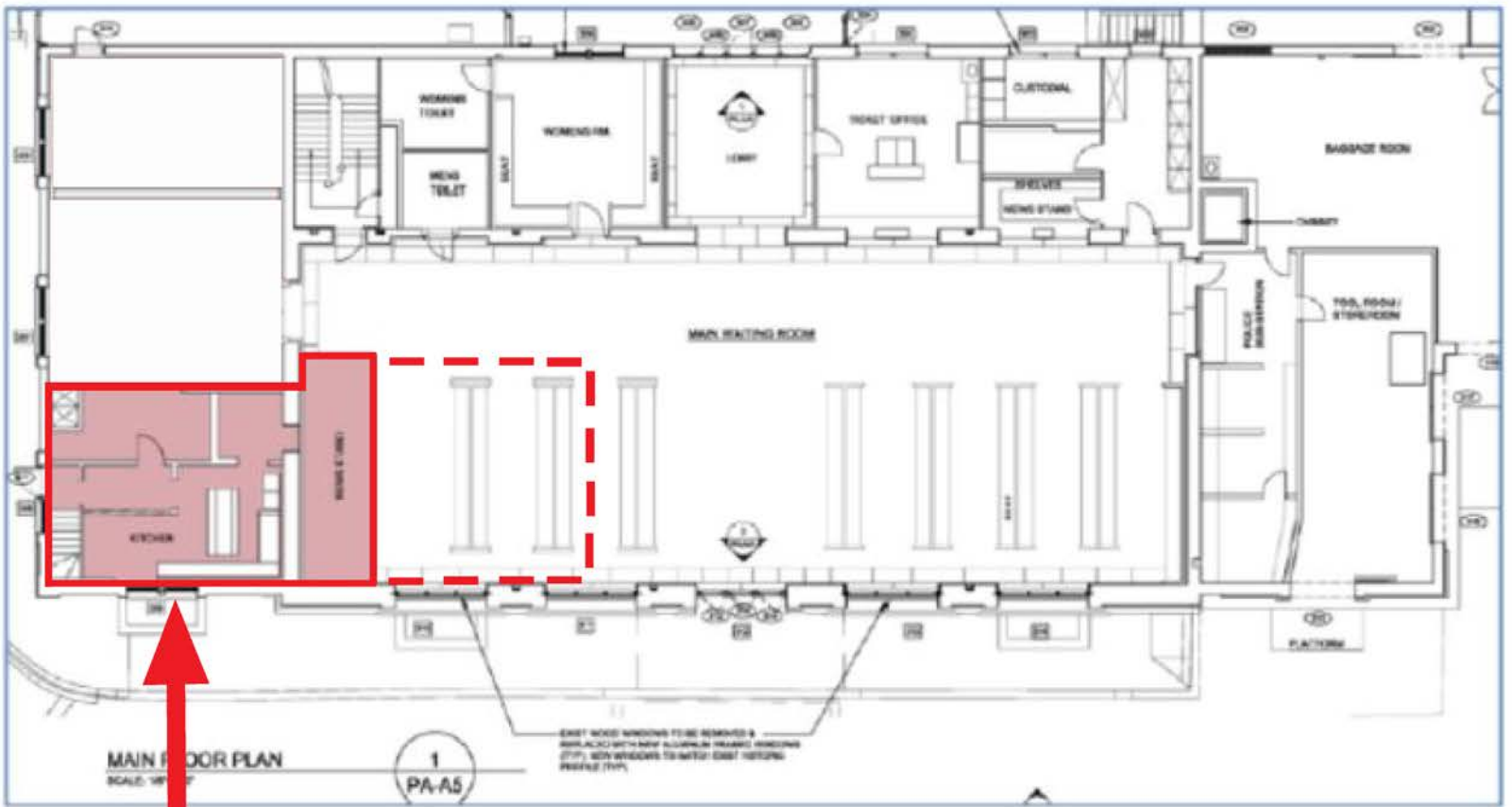
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# FLOOR PLAN



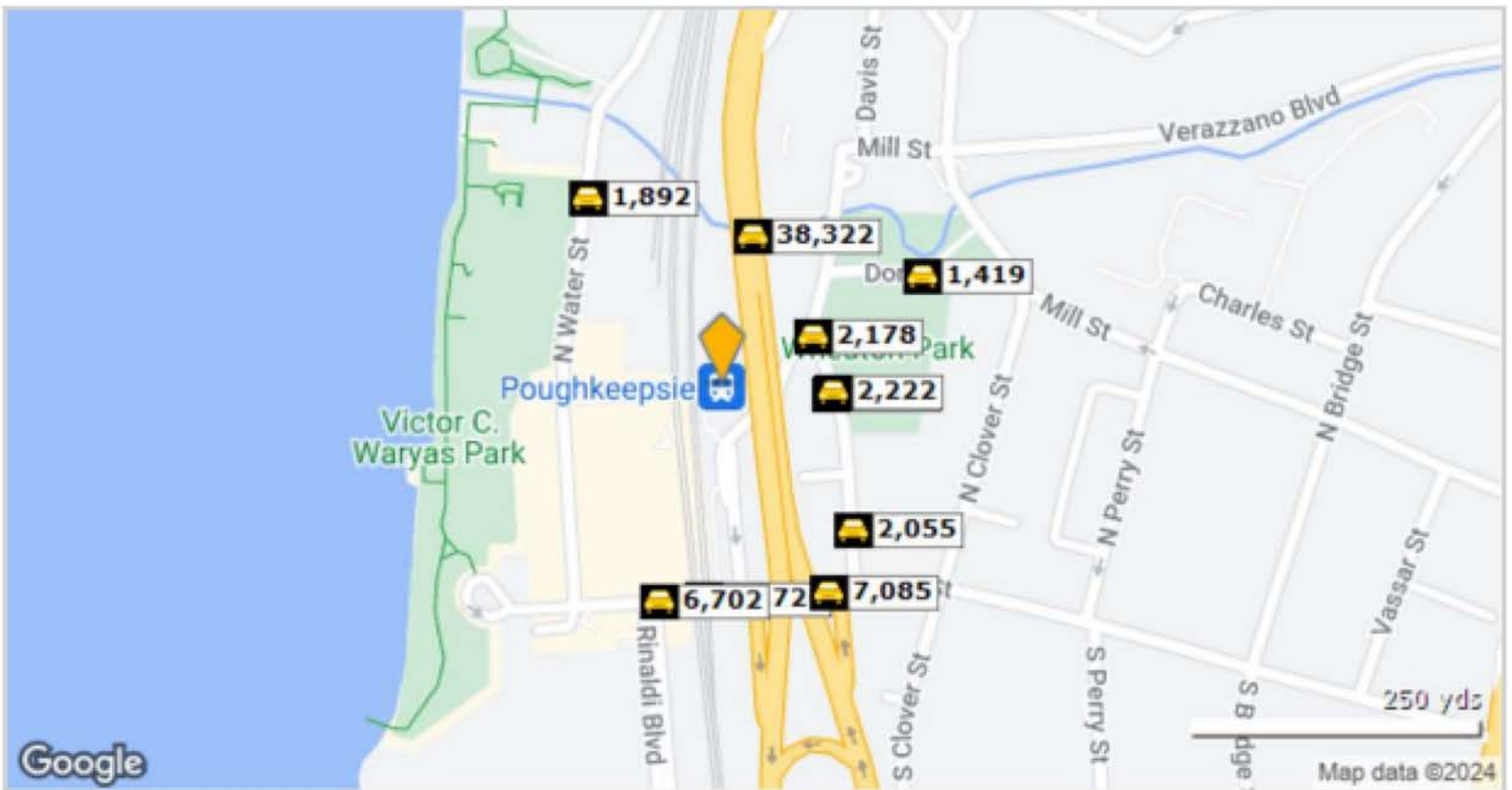
SPACE CURRENTLY FOR LEASE

# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	16,716	62,857	93,079
2023 Estimate	16,516	61,739	91,562
2010 Census	16,413	59,852	89,531
Growth 2023 - 2028	1.21%	1.81%	1.66%
Growth 2010 - 2023	0.63%	3.15%	2.27%
<b>2023 Population by Occupation</b>			
	<b>14,043</b>	<b>58,375</b>	<b>88,279</b>
Real Estate & Finance	221 1.57%	1,451 2.49%	2,439 2.76%
Professional & Management	2,604 18.54%	13,206 22.62%	21,705 24.59%
Public Administration	151 1.08%	1,322 2.26%	2,064 2.34%
Education & Health	2,742 19.53%	10,413 17.84%	15,428 17.48%
Services	2,872 20.45%	8,458 14.49%	11,413 12.93%
Information	10 0.07%	225 0.39%	504 0.57%
Sales	1,408 10.03%	6,739 11.54%	10,162 11.51%
Transportation	613 4.37%	1,900 3.25%	2,636 2.99%
Retail	749 5.33%	3,586 6.14%	5,308 6.01%
Wholesale	96 0.68%	397 0.68%	716 0.81%
Manufacturing	382 2.72%	1,526 2.61%	2,371 2.69%
Production	762 5.43%	3,042 5.21%	4,334 4.91%
Construction	579 4.12%	2,168 3.71%	3,512 3.98%
Utilities	404 2.88%	1,730 2.96%	2,452 2.78%
Agriculture & Mining	26 0.19%	271 0.46%	375 0.42%
Farming, Fishing, Forestry	0 0.00%	174 0.30%	217 0.25%
Other Services	424 3.02%	1,767 3.03%	2,643 2.99%
<b>2023 Worker Travel Time to Job</b>			
	<b>7,426</b>	<b>29,318</b>	<b>44,120</b>
<30 Minutes	4,634 62.40%	19,483 66.45%	29,100 65.96%
30-60 Minutes	1,956 26.34%	6,358 21.69%	9,266 21.00%
60+ Minutes	836 11.26%	3,477 11.86%	5,754 13.04%
<b>Households</b>			
2028 Projection	5,918	23,575	33,889
2023 Estimate	5,826	23,079	33,236
2010 Census	5,730	22,151	32,238
Growth 2023 - 2028	1.58%	2.15%	1.96%
Growth 2010 - 2023	1.68%	4.19%	3.10%
Owner Occupied	1,239 21.27%	10,465 45.34%	18,657 56.13%
Renter Occupied	4,586 78.72%	12,614 54.66%	14,578 43.86%
<b>2023 Households by HH Income</b>			
	<b>5,827</b>	<b>23,079</b>	<b>33,235</b>
Income: <\$25,000	2,005 34.41%	5,671 24.57%	6,746 20.30%
Income: \$25,000 - \$50,000	1,643 28.20%	4,455 19.30%	5,839 17.57%
Income: \$50,000 - \$75,000	1,037 17.80%	3,722 16.13%	5,178 15.58%
Income: \$75,000 - \$100,000	317 5.44%	2,248 9.74%	3,378 10.16%
Income: \$100,000 - \$125,000	370 6.35%	2,233 9.68%	3,735 11.24%
Income: \$125,000 - \$150,000	240 4.12%	1,730 7.50%	2,537 7.63%
Income: \$150,000 - \$200,000	92 1.58%	1,620 7.02%	3,011 9.06%
Income: \$200,000+	123 2.11%	1,400 6.07%	2,811 8.46%
<b>2023 Avg Household Income</b>	<b>\$52,953</b>	<b>\$81,453</b>	<b>\$93,203</b>
<b>2023 Med Household Income</b>	<b>\$36,587</b>	<b>\$59,298</b>	<b>\$69,304</b>

Source: CoStar

# TRAFFIC COUNTS



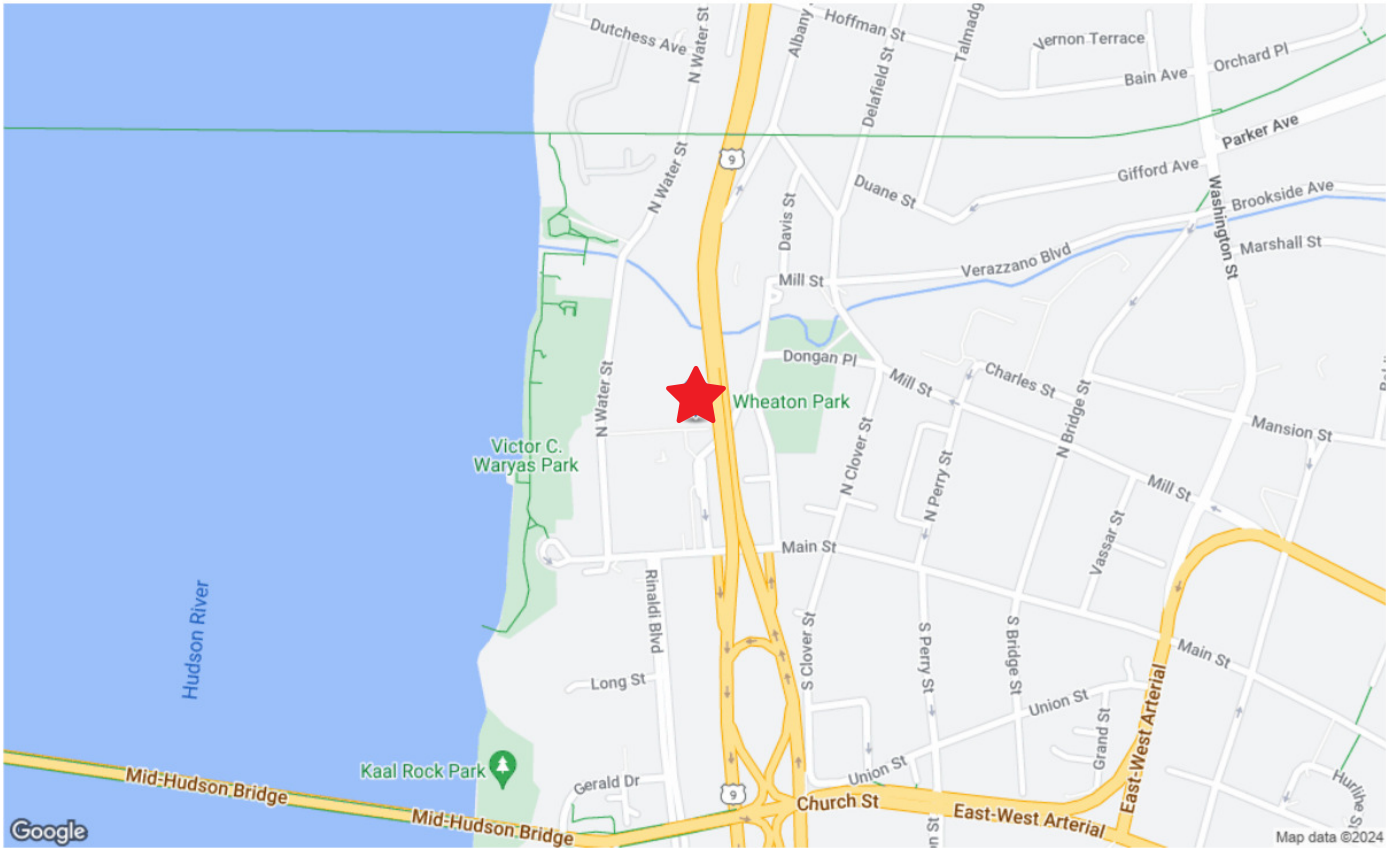
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Davies Place	Dongan Pl	0.06 N	2018	2,178	AADT	.05
2 Davies Pl	Dongan Pl	0.06 N	2020	2,691	MPSI	.05
3 Davies Pl	Dongan Pl	0.06 N	2022	2,222	MPSI	.06
4 I 787	Academy St	0.03 S	2018	38,322	AADT	.08
5 US Hwy 9	Main St	0.04 SW	2022	2,055	MPSI	.10
6 Main St	Rinaldi Blvd	0.03 W	2022	10,726	MPSI	.10
7 Main St	Rinaldi Blvd	0.00 SW	2022	6,702	MPSI	.11
8 Main St	US Hwy 9	0.01 W	2022	7,085	MPSI	.11
9 Dongan Pl	Davies Pl	0.05 W	2022	1,419	MPSI	.12
10 N Water St	Main St	0.20 S	2022	1,892	MPSI	.12

Source: CoStar

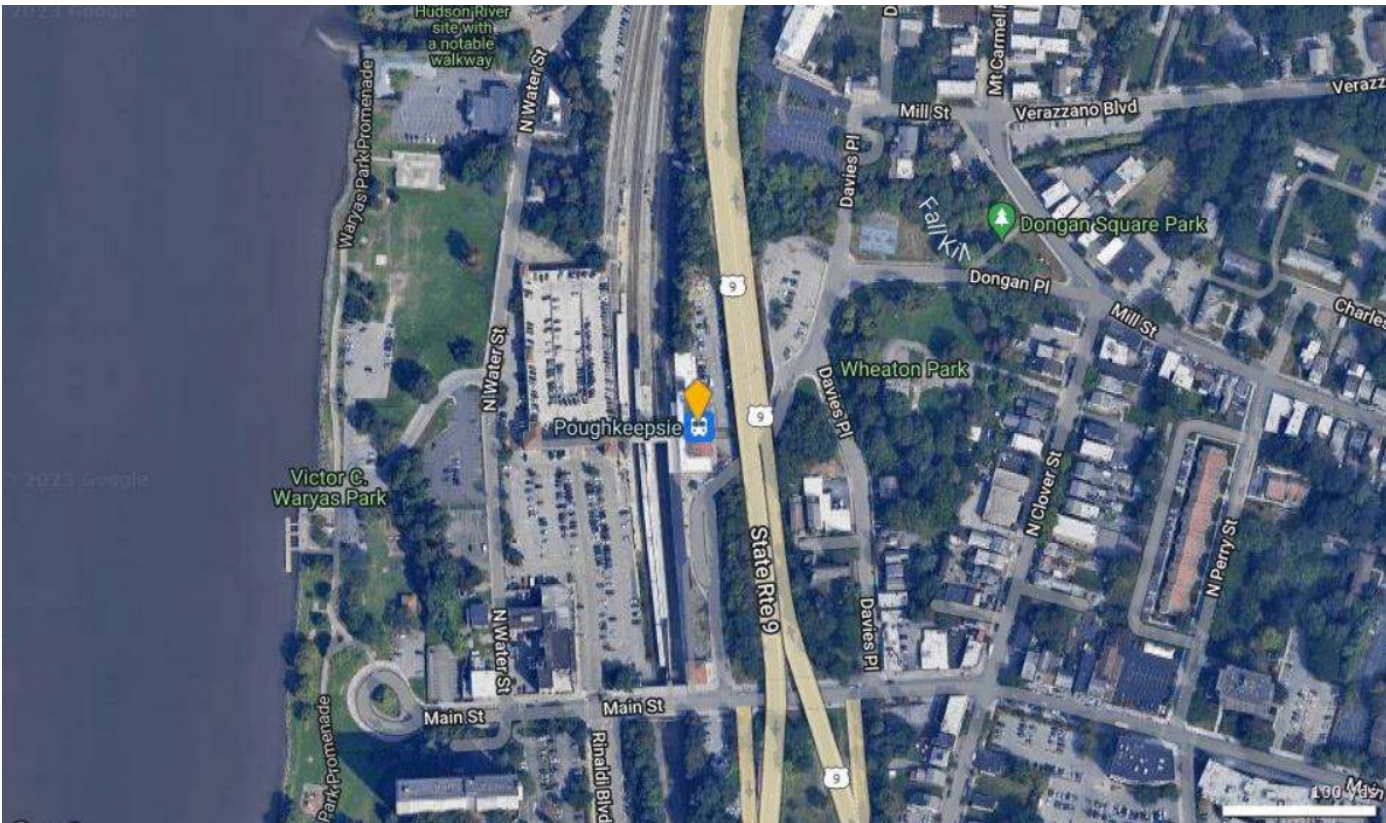


# MAPS

Regional Map



Aerial Map



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