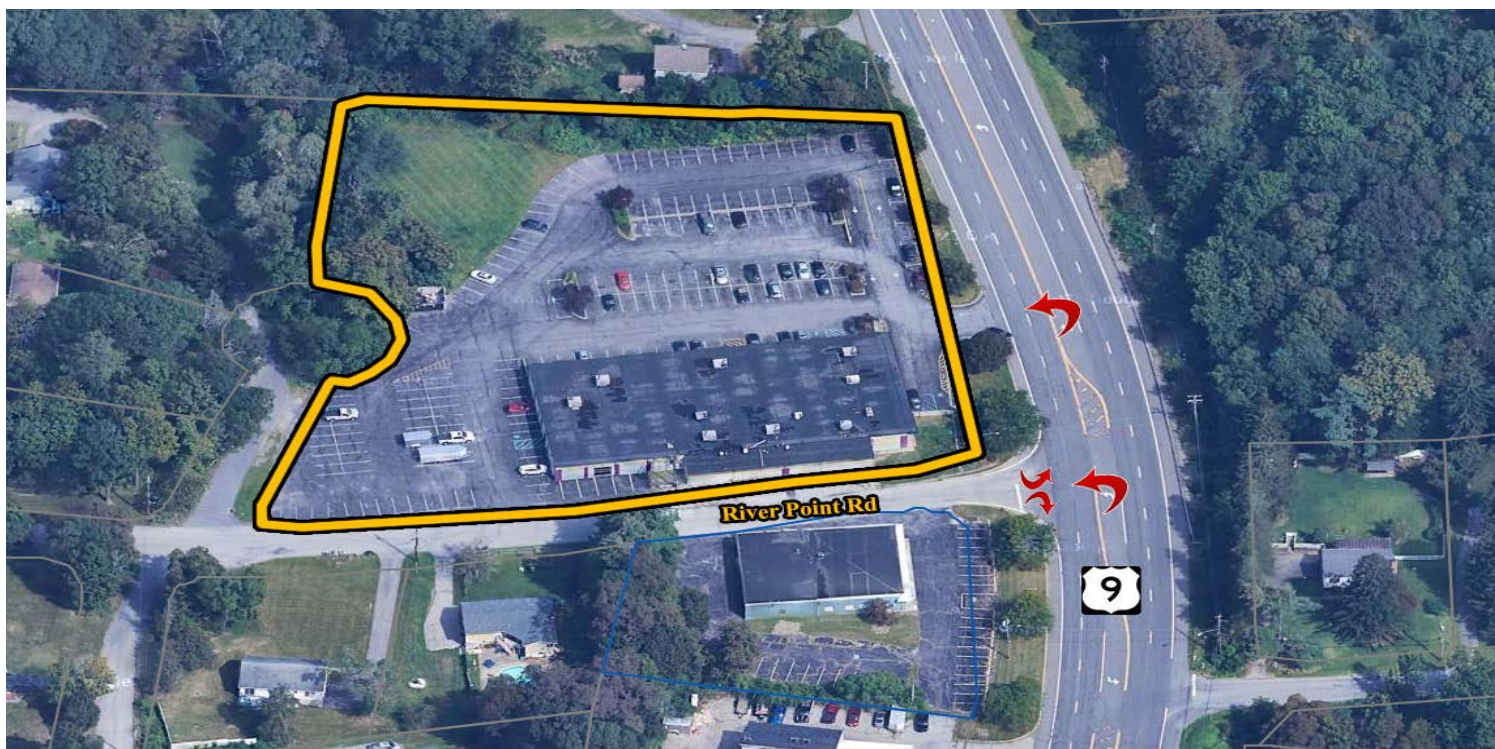




FORMER PLANET FITNESS

U.S. ROUTE 9, 3677 ALBANY POST ROAD, POUGHKEEPSIE, NY 12601



SIGNAGE & ROAD VISIBILITY FROM U.S. ROUTE 9

OFFERING SUMMARY

ADDRESS: NWC of U.S. Route 9
3677 Albany Post Road
Poughkeepsie, NY 12601

LOCATION: NYS Route 9G - 3 Minutes
Mid-Hudson Bridge - 7 Minutes
Poughkeepsie Metro-North - 7 Minutes
Taconic State Parkway - 21 Minutes

BUILDING SIZE: 21,605 SF
LOT SIZE: 2.68 Acres
ZONING: NBD
FRONTAGE: 300'+ on U.S. Route 9
TRAFFIC COUNT: 21,478 AADT
SALE PRICE: **New Asking Price: \$2,500,000**
~~Previously Asking: \$3,150,000~~
Lease: \$12 Per SF, NNN

PROPERTY OVERVIEW

CR Properties is pleased to offer a sale / lease on 3677 Albany Post, Poughkeepsie, NY 12601. This site is located on U.S. Route 9 Between Marist University and Culinary Institute of America. Approximately 3 miles from the Mid-Hudson Bridge & 2.5 miles from Poughkeepsie Train Station & Amtrak Services. This space is 21,605 SF with signage and road visibility on U.S. Route 9.

LOCATION OVERVIEW

Franklin D. Roosevelt Presidential Library & Museum
Val-Kill Eleanor Roosevelt National Historic Site
Vanderbilt Mansion National Historic Site
Mills Mansion, Staatsburgh State Historic Site
Dinmore Golf Course
Dutchess County Fairgrounds
Marist University
Culinary Institute of America
Dutchess Community College
Vassar College
North Cross Estate Luxury Apartments
Bellefield at Historic Hyde Park
Hudson Heritage
Walkway Over The Hudson
Poughkeepsie MTA to Grand Central - (1 Hour, 50 Minutes)
Poughkeepsie Amtrak to Penn Station - (1 Hour, 35 Minutes)



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



DEDICATED LEFT HAND TURN

U.S. ROUTE 9, 3665 ALBANY POST ROAD, HYDE PARK, NY 12601

300'+ FRONTAGE ON U.S. ROUTE 9 | 21,478 TRAFFIC COUNT



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MARIST & CULINARY INSTITUTE AREA

HUDSON HERITAGE: STOP&SHOP, STARBUCKS & MORE

BELLEFIELD AT HISTORIC HYDE PARK: [HTTPS://BELLEFIELDHYDEPARK.CO](https://bellefieldhydepark.com)



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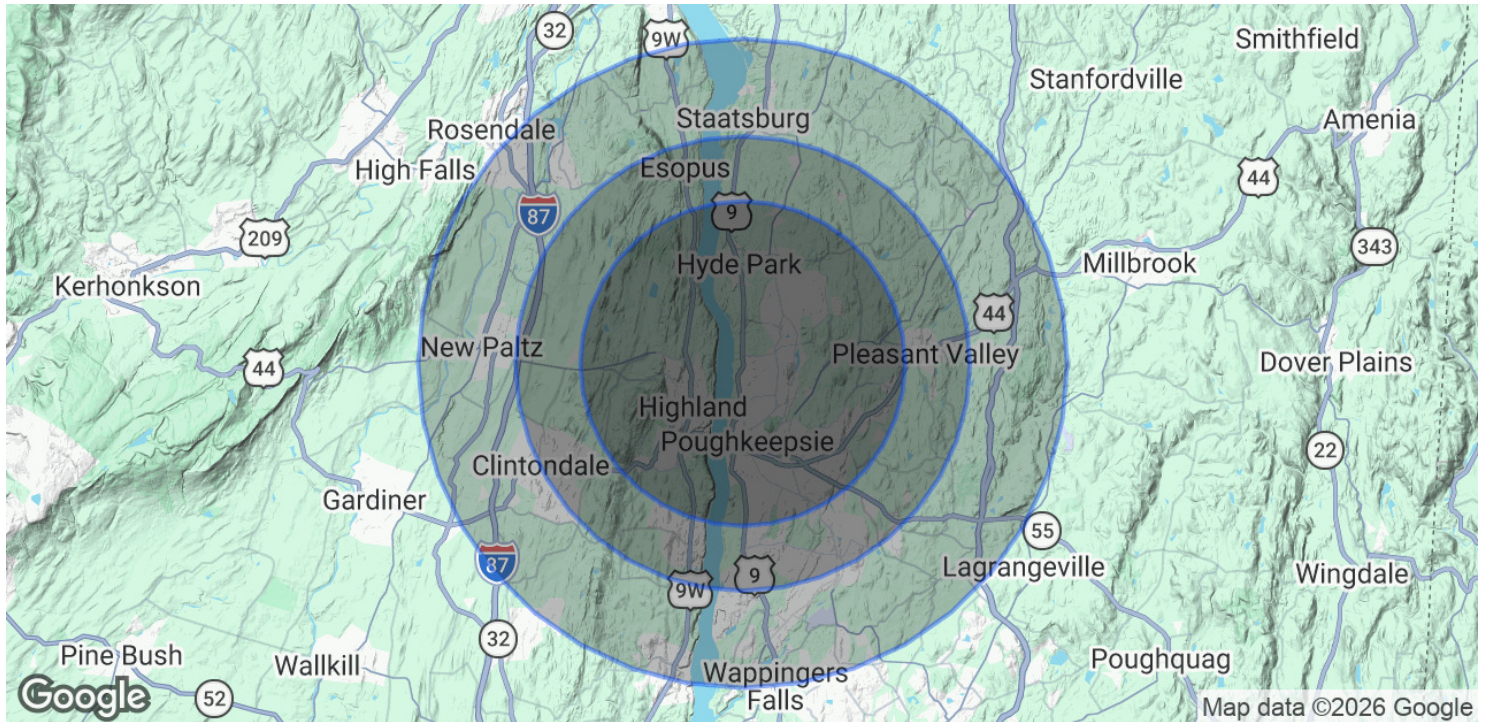
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	86,865	117,344	174,982
Average Age	40.0	41.5	41.9
Average Age (Male)	38.4	40.1	40.7
Average Age (Female)	40.5	41.9	42.4

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	33,899	45,929	67,751
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$105,900	\$114,687	\$119,312
Average House Value	\$283,418	\$312,069	\$331,555

2023 American Community Survey (ACS)



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